



Devil's Fork Ranch 162 Acres



This ranch has it all! From great access to the first-class accommodations to go along with great hunting and beautiful Hill Country terrain and views. If you are looking for a plush family hunting retreat or a place to hang your hat this ranch is a must see. Check out the details below.

Located in western Edwards county just over a mile off the highway via excellent maintained road
Less than 25 minutes from Rocksprings

The terrain offers it all; from level valleys with minimal rock and large live oaks and mesquite to hilltop views that offer up spectacular 30 mile views

Great private ranch roads Partially fenced with private entrances

The plush accommodations include a custom built +/- 860 sq. ft. main house with large master bedroom and large sleeping loft, vaulted ceiling, custom cedar wood work, custom cabinets, top of the line appliances and furnishings; +/- 306 sq. ft. of front and rear porches, refined rock walkway leading to the rock fire pit

The 720 sq. ft. metal building on a slab offers ample space for storing equipment and also boasts a bunkroom for over flow guests

There is also an outbuilding with a retractable roof that houses a Meade LX 200GPS telescope for viewing the stars

Private water well, electricity, licensed septic

Western Hill Country Realty

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830-683-4435



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Other extras that convey are...

Custom built well shed

3 Yamaha 250 4-wheelers (all 2007 models)

10KW generator

2 Spintec 700 lb broadcast feeders, 1 All Season 600 lb protein feeder, 2 barrel tripod feeders

2 top of the line hunting blinds, 1 popup blind

Many tools and extras that are necessary to maintain a ranch

The hunting on this ranch has been meticulously managed

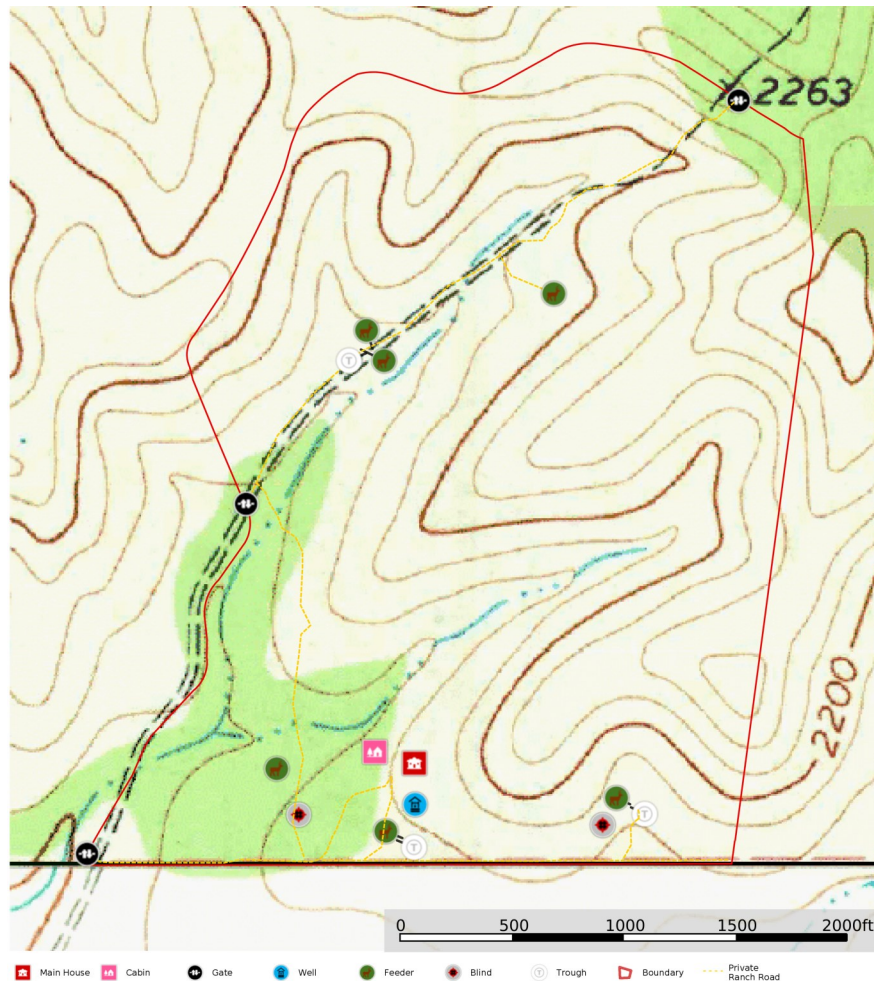
Areas have been left undisturbed and currently are home to abundant axis

The other game includes turkey, hogs and great quality whitetail for this part of the hill country

Wildlife exempt taxes

This ranch is as turnkey, plush and game rich as I have seen on the market in a long time. Give us a call to schedule soon, it will not be on the market long.

\$830,000 Listing #176



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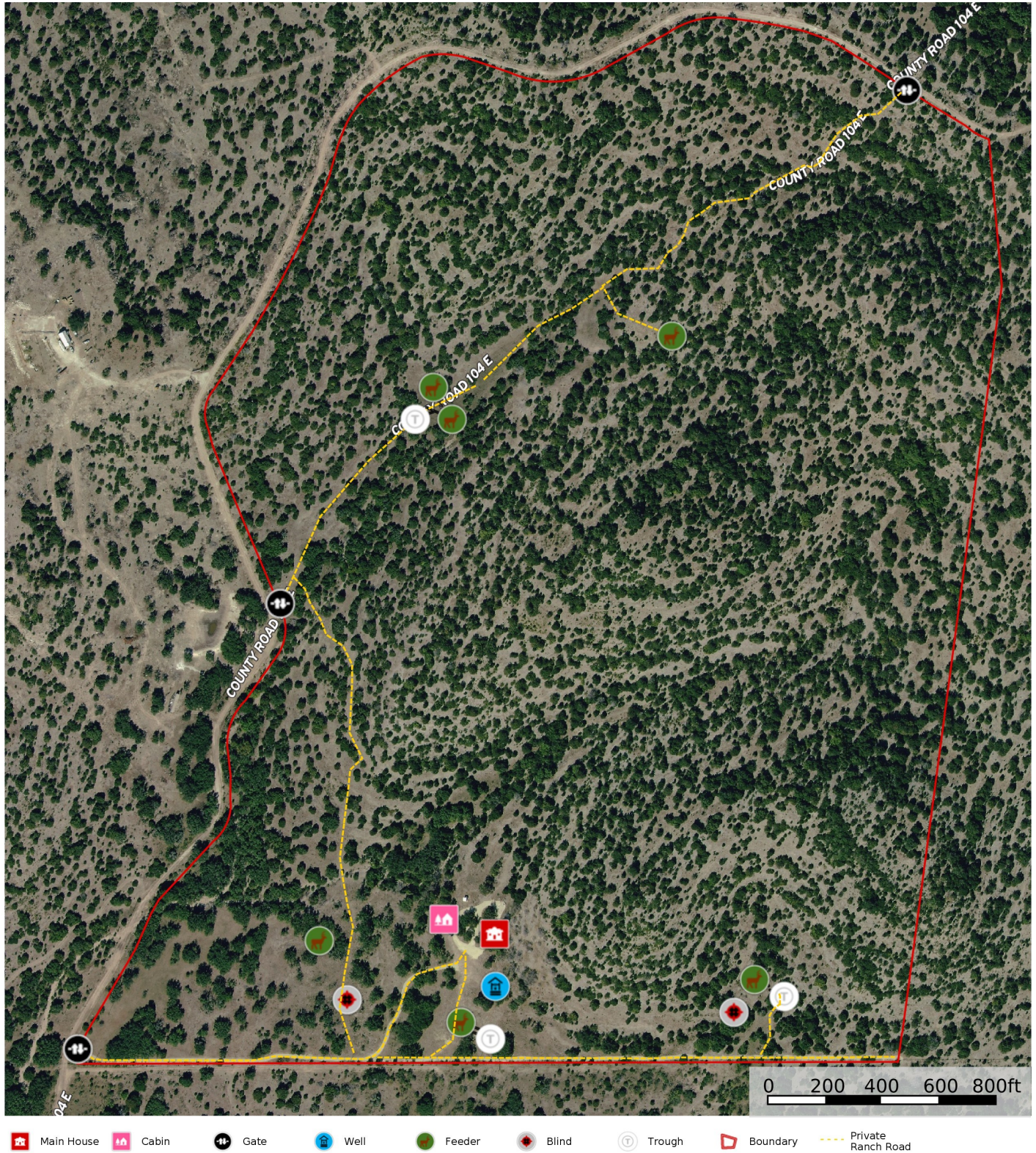
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