



# Sleepy Canyon Ranch



**110  
Acres**



Located in north central Edwards county

Short 20 minute drive to Rocksprings

35 minutes to Junction

Near end of the road, private & quiet

Heavily wooded, gently rolling terrain makes a great habitat for wildlife

Improvements include 896sqft MH, private 360ft deep 7+ gallons a minute water well,  
licensed septic, electricity, numerous storage outbuildings, skinning rack

Very functional and ready to enjoy this hunting season!

2 watering troughs

Ranch is completely fenced

Good road system meandering throughout the ranch

Abundant game includes whitetail, turkey, hogs, axis, aoudad, and several other free ranging exotics

Wildlife exempt taxes

\$495,000

listing #159

## Western Hill Country Realty

[www.westernhillcountryrealty.com](http://www.westernhillcountryrealty.com)

[info@westernhillcountryrealty.com](mailto:info@westernhillcountryrealty.com)

830-683-4435





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