**EAGLE RIDGE CADE DRAW**

**FEATURES LIST**

**Hunting Equipment Details:**

Four Texas Wildlife Supply Monster Deer Blinds, five corn feeders, three protein feeders and three alfalfa hay racks. Setup and ready to hunt.

Prefab ground blind.

Two hog traps.

Polaris Ranger UTV

**Shooting Range:**

LaRue Tactical automatic steel targets set at 450, 650, and 900 yards.

**Structures:**

*806 sq. ft. Cabin*
This cozy 2-bedroom, 1-bath cabin includes a full kitchen, living area, and a loft that can be used as a third sleeping space. The cabin is surrounded by a large deck, including a second-story observation deck. It comes fully furnished and equipped with everything you need for immediate use, such as hot and cold running water, mini-split system for comfort, telephone, and Internet. Furnishings include sofas, an armchair, a wine fridge, a new high-end refrigerator, a TV, updated appliances including a gas range, microwave, toaster, a cedar dining table, beds, and all the necessary linens like sheets and towels. The kitchen is fully stocked with dishes, cooking appliances, a food processor, blender, Calphalon pots and pans, and knives.

*1,200 sq. ft. Two-Story Steel Ranch Warehouse*
This two-story warehouse is built on a concrete foundation with a large, covered overhang area. It includes two additional refrigerators and two freezers. Next to the warehouse is a cleaning/butcher frame, with well water easily accessible nearby.

*Outdoor Covered Pavilion*

Set on a cement platform, the pavilion includes a massive wood burning stone fireplace with mantel and hearth. For BBQs, the space includes a Klose BBQ pit, and smoker. Dine at the rustic table and benches, easily seats 12- 16 hungry hunters.

**Wildlife**:

The ranch habitat attracts most of the native Texas wildlife, whitetail deer, wild turkeys, feral hogs, coyotes, bobcats, ringtail cats, foxes, raccoons, quail, dovel and many other native small animals and birds are present on the ranch. The area is also home for a number of different feral exotics that roam freely on the ranch, including Elk, axis deer, aoudads, sika deer and others.

**Water:**

Brand new well added in January 2025. Supplemental water is provided via a wildlife guzzler system as part of the wildlife plan for a 1-D-1 Open Space Agricultural Valuation. Two cement troughs supplied by well water, one watering hole piped from cabin and one filled from a 250-gallon tote tank.

**Grasses and Trees:**

Native grasses and trees have flourished with minimal habitat disruption and no domestic livestock grazing. The predominant hardwoods on the ranch are Live Oak and Post Oak. Cedar and Pinon Pine are also present throughout the ranch.

**Minerals:**

All rights of current owner will convey, current owner does not own minerals