

the Real Estate Ranch

TOP OF THE ROCK RANCH 200 ACRES IN CROCKETT COUNTY, TX!



FOR SALE



0000 CACTUS
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HIGHLIGHTS

The Real Estate Ranch

- 200 ACRES
- HUNTING RANCH
- INVESTMENT POTENTIAL
- HUNTER'S PARADISE
- UNIQUE BLEND OF RUGGED TERRAIN
- HUNTING CABIN



Description



Top of the Rock Ranch 200 Acres in Crockett County, TX!

Unbeatable Sunsets The Top of the Rock is Perfectly Named as One of the Highest Elevations of All the Rim Rock Tracts which is Located in Southern Crockett Co. 200 Acres with Huge Bluffs & Views with many canyons that work as wildlife highways. Tucked in the Southside of the Rim Rock Ranch give a feeling of Solitude & Big Ranch Life. 9600 acre Mayfield Ranch Borders to East w/ Great Fences on the South is the KA Ranch @ 2250 acres also has newer great fences. Most of this Property is Ridgeline with a Great Central Canyon & Numerous Draws. There is a well on the property & id say 250 gallon water storage that feeds the Cabin. In Mentioning the Cabin this is a fantastic break from the Harsh Crockett Co Elements it has a bunk loft, tv w/ movies, surround sound, indoor & outdoor kitchen, great balcony (could make a Great Blind) with a Potbelly wood burning stove. The Owner has put alot of Effort & work into the hunting Includes Fantastic Tower Blinds & Multiple Corn Feeders. This Tract has not been prepped for the year & could be your sweet equity for the Year.

Wildlife: Elk, Fallow, sika, Aoudad, Axis, Mule Deer, Whitetail deer, turkey, hogs, quail, and dove.

Description

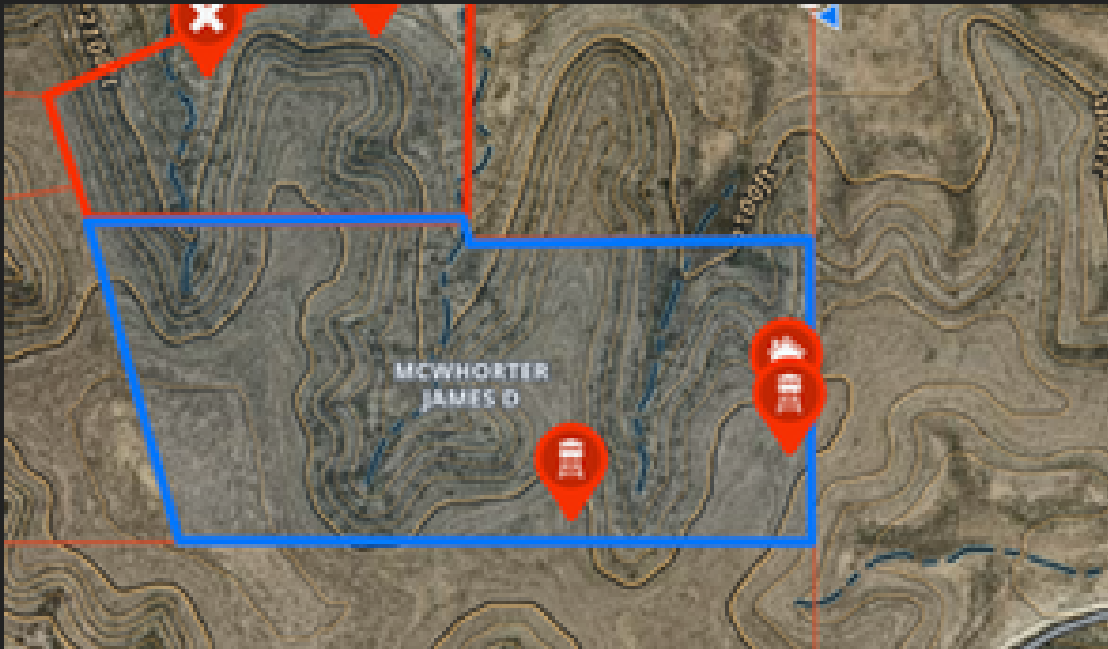


Top of the Rock Ranch 200 Acres in Crockett County, TX!

Investment Highlights

Terrain & Views: Dominated by a scenic ridgeline, a central canyon, and numerous draws, this land is a haven for outdoor enthusiasts. The rugged topography creates a stunning backdrop and prime habitat for diverse wildlife.

- **Wildlife:** A hunter's dream, the ranch is teeming with elk, fallow, sika, aoudad, axis, mule deer, whitetail deer, turkey, hogs, quail, and dove. The owner has invested heavily in hunting infrastructure, including premium tower blinds and multiple corn feeders, though the property awaits your personal touch for the upcoming season—your opportunity for sweat equity.
- **Cabin:** Escape the harsh Crockett County elements in a well-appointed cabin featuring a bunk loft, TV with movie library, surround sound, indoor/outdoor kitchen, a spacious balcony (perfect for a hunting blind), and a cozy potbelly wood-burning stove. A well and 250-gallon water storage system ensure self-sufficiency.
- **Location & Access:** Approximately 36 miles southwest of Ozona, the ranch is easily accessible via I-10 (4 miles west), Hwy 2083 (28 miles south), CR 412 (1 mile east), and 3 miles of well-maintained caliche roads within the Rim Rock Ranch Subdivision.
- **Fencing:** High-quality fences along the southern and eastern boundaries ensure privacy and security.
- **Minerals:** Conveyed as surface rights only; the seller does not own mineral rights.



Directions

The ranch is approximately 36 miles southwest of Ozona, being 4 miles west on I-10 and then 28 miles south on Hwy 2083 (Pandale Road). The property is then approximately 1 mile east on CR 412 (Clegg Road) and then about 3 miles further east on Rim Rock Ranch Subdivisions caliche maintained roads.



SITE PHOTOS:

the Real Estate Ranch



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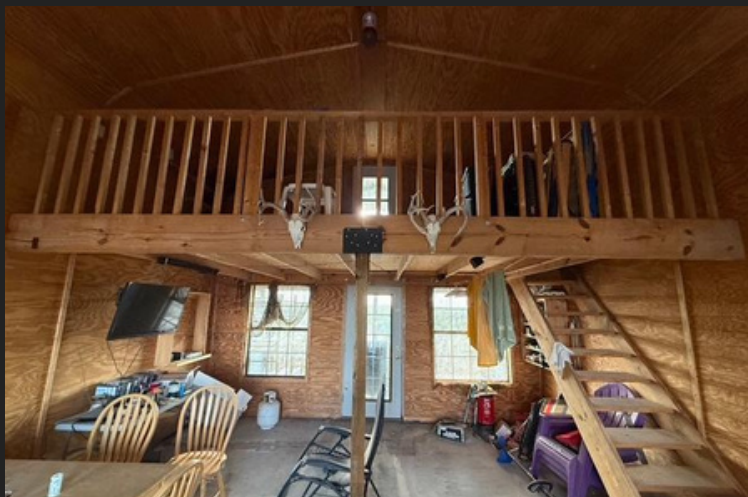
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