

# WHITETAIL BREEDING & HUNTING FACILITY

CR270- MILAM COUNTY NEAR JONES PRAIRIE



**TURN-KEY OPERATION READY FOR YOU. WILDLIFE, BREEDING FACILITIES, GAME FENCING, GUEST LODGING.....IT'S ALL HERE AND IN PLACE.**



This 920 acre ranch has it all. A charming and rustic 4,500 sf, 6 bedroom, 3 bath guest lodge with full kitchen, spacious living area and great outdoor gathering areas with fire pits, TV's and covered patios. The lodge also includes a 2/1 ranch managers apartment adjacent to the guest accommodations.







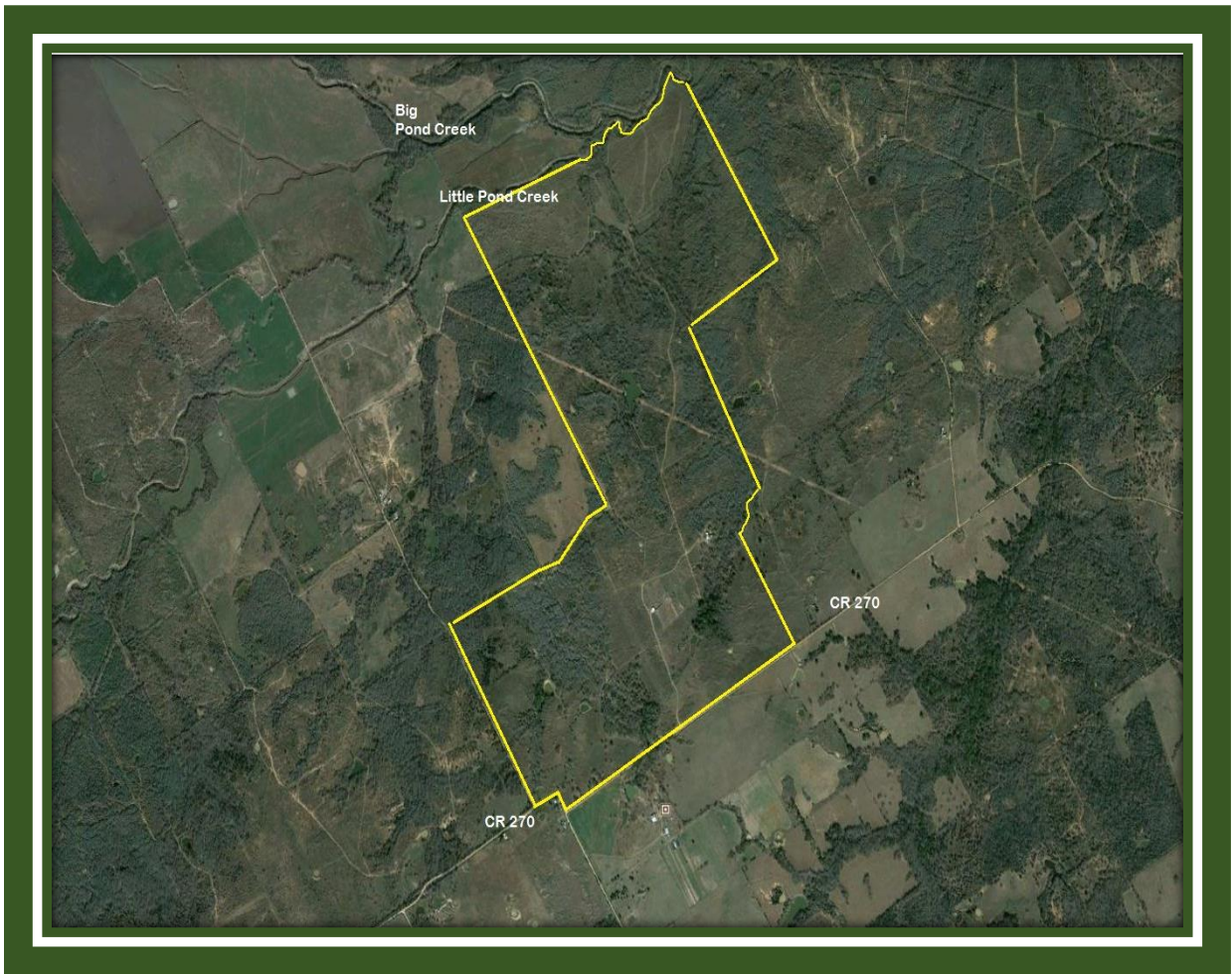
The ranch is entirely game fenced with some cross-fencing and wildlife working pens, separation units, fawn care barn, an enclosed working barn with medical care facility and squeeze chutes all designed with the whitetail's safety in mind. Rolling terrain, mesquite covered fields and meandering creek beds provide the ultimate habitat for wildlife. Whether you are looking to improve your line of whitetail genetics or manage a variety of exotic animals, this place has all the hard work already laid out and is waiting for you to step in and get right to work.











Listed turnkey with the exception of  
a few personal items and a some of the breeding stock for  
**\$ 3,588,000.00**



### **Cunningham Real Estate**

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