

# M & M Ranch 460 Acres Edwards County, TX



Wanna get away for a while? Come on out and see this 460 acres of Texas Hill Country paradise. Located just 25 minutes southwest of Rocksprings. This well-manicured, well taken care of little hill country charm has it all. Perfect for the avid hunter, family retirement, or company corporate retreat. This one is built to last.

Posted high on the hilltop providing panoramic views for miles and miles is a 2800sf 3 bedroom, 3 bath Satterwhite log home. D logs, Dead standing Spruce, ¾ inch thick Ponderosa pine inside walling, oak cabinets, granite counter tops, high ceiling, tile flooring. First class state of the art appliances and furniture to convey, covered porches wrapping around the home, covered parking 18x24 outdoor kitchen and party area complete with all the essential appliances and furniture for first class entertainment

Covered mobile home for guests or clients, walk-in cooler, covered skinning and cleaning area, 2 conex containers, John Deer Gator, Polaris ranger, welding machine. Wooden pen and run for horses Licensed septic, Water well, Pumphouse, centrifugal pump with several water holding tanks

The perimeter of the property is completely high game fenced allowing for peaceful family and friend hunting or immediate income as a company or corporate setup if so desired

There are currently approximately 50 axis, 50 whitetail, and 50 blackbuck antelope on the property Several blinds and feeders, 3 watering stations, and 1 pond on the property Great trail and road system throughout

The terrain has a very nice blend of moderately steep to gently rolling hill country with nice valleys and dry creek beds sweeping through. Good mixture of large mature live oak and live oak thickets as well as shin oak, cedar, persimmon, algerita, and mountain laurel provide the perfect balance of vegetation, habitat, and cover for the wildlife. Nice amount of cleared areas on the property as well

Wildlife exemption on the taxes

This property is a must see! You will look long and hard to ever find one as neat and as well kept!

\$2.2 mil #460

## Western Hill Country Realty

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

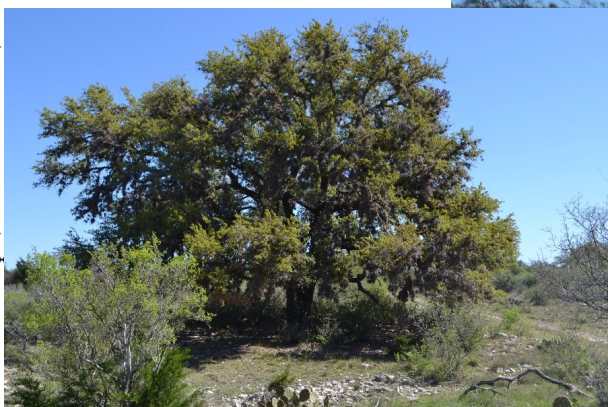
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