



# Rancho Tranquil 51 Acres



Wanna get away for a while? Turnkey and ready to enjoy!

Located in southwest Edwards county

Good access roads allowing for easy 30 minute ride from Rocksprings

New 2019 fully furnished 1200sqft 3/2 home with all the comforts and appliances included  
front deck overlooking the property

Own private water well, electricity, licensed septic

40ft by 50 ft metal barn fully enclosed, 14 ft high with large sliding doors on each side  
2 travel trailers in good condition. 32ft and 24 ft

Walk in cooler, concrete feed room, connex storage container

Great trail system in place leading to 4 blinds, 5 feeders, 5 watering troughs  
providing year-round feed and water for the wildlife

Property is completely perimeter low fenced

Beautiful rolling live oak terrain with areas of thick cover and moderately open areas

Many good areas with topsoil for food plotting

One of the main drainage dry creeks that feeds the west prong of the Nueces  
winds through the property allowing for wildlife highway

Large live oaks lining the dry creek allowing for turkey habitat

Good area for axis, whitetail, turkey, hogs, aoudad

Ag exempt taxes

\$349,950

Listing #51

## Western Hill Country Realty

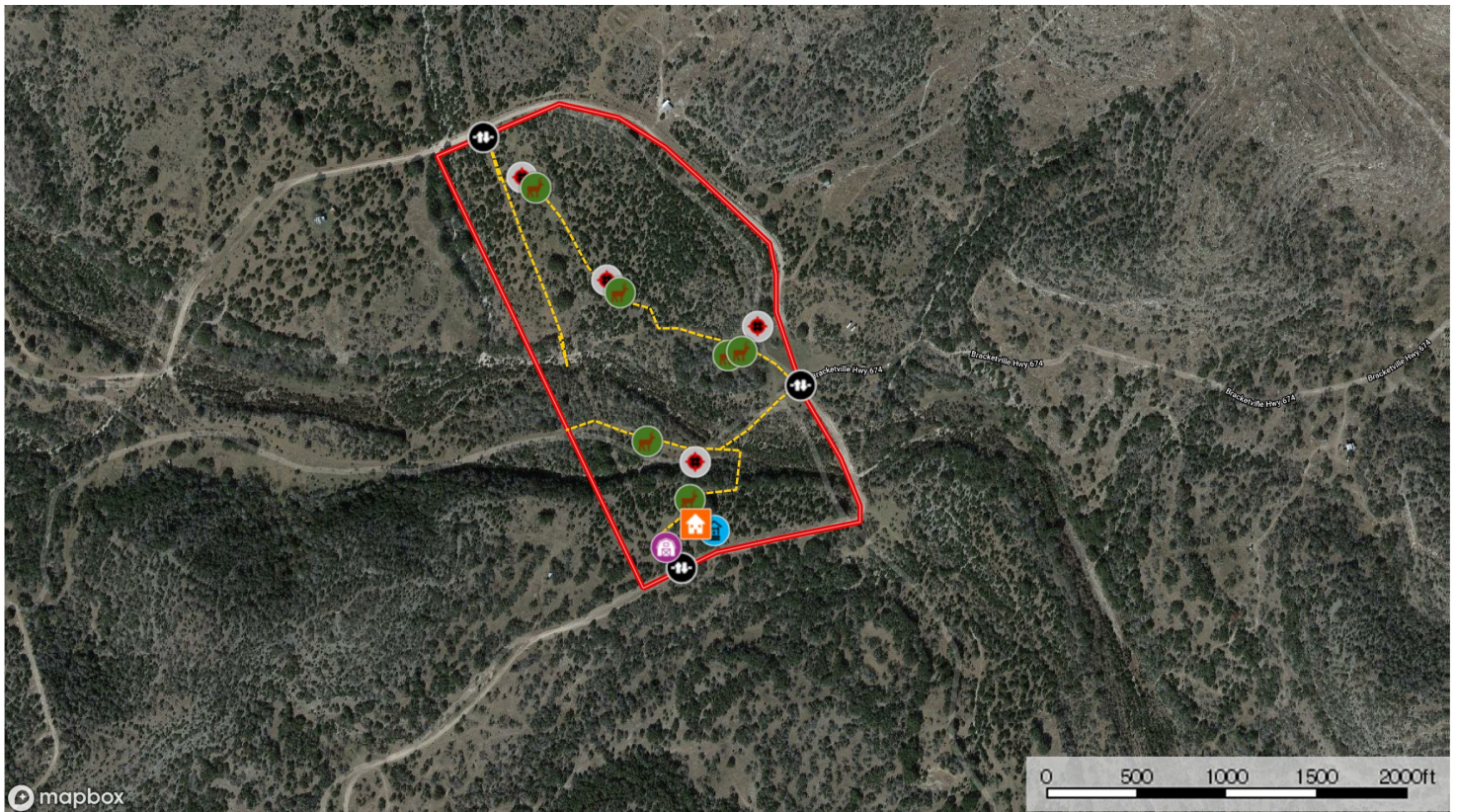
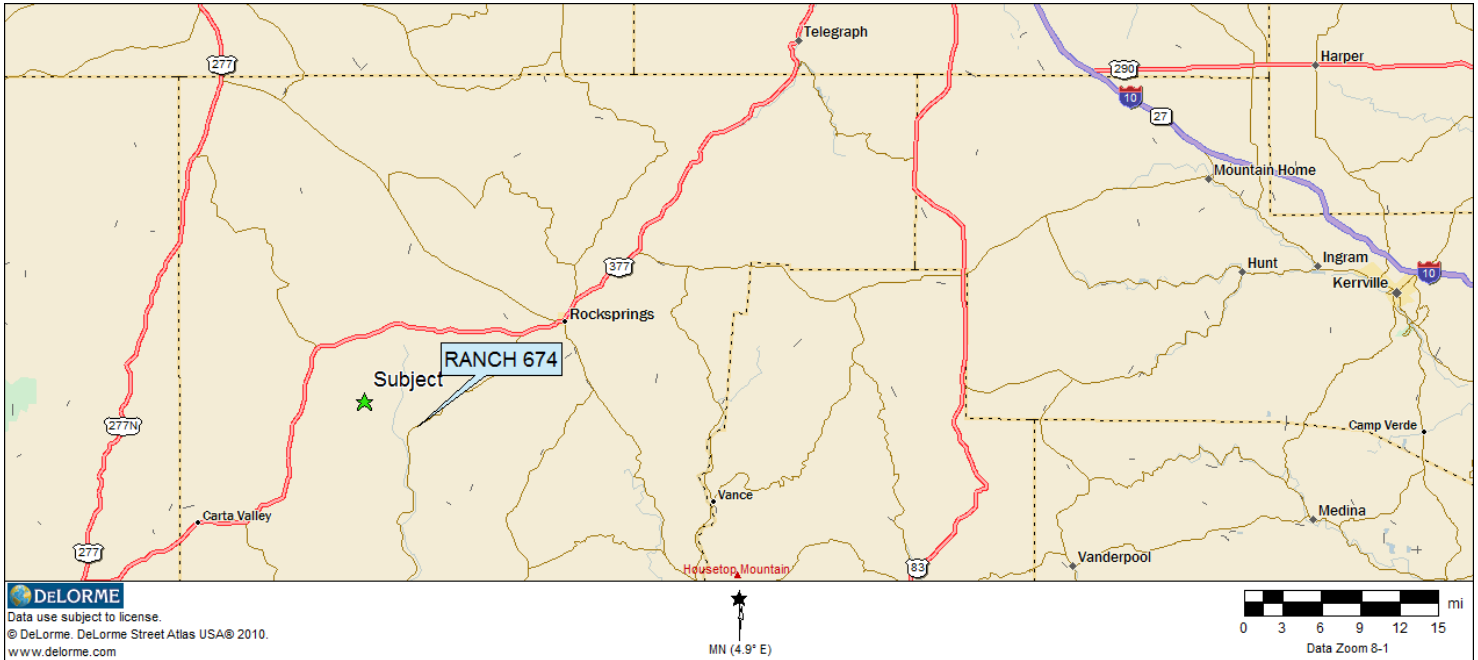
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830-683-4435



# Rancho Tranquil 51 Acres



- House
- Barn
- Gate
- Well
- Feeder
- Blind
- Road / Trail
- Boundary

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