



The S 5 Ranch +/-107 Acres



This ranch is a GEM. Ranch style home with highway frontage and private entrance gate sitting on this gentle rolling terrain makes the place a diamond. The minimal hunting pressure and abundant wildlife is a bonus. Many, many extras to enjoy.

Located in North Central Edwards County
Just at short 7 minute drive from Rocksprings
+/- 2500ft of Highway frontage

Completely fenced with private entrance gate
Electricity/Private water well/ New septic system in place
+/- 2143sqft, 3/2.5 Custom Ranch Style home masterfully constructed
Stucco exterior construction making for super low maintenance
Winding native limestone sidewalk to front door

High gauge metal roofing
Steel stud construction
Over insulated making for low heating and cooling bills
Central heat and air

Easy to maintain stained and scored concrete flooring in high traffic areas, carpet in bedrooms
Vaulted 14' Aspen tongue and groove ceiling in living room

Top of the line wood burning stove accented with native limestone and cedar post
Huge utility room, pantry and storage closet

Spacious kitchen with abundant custom cabinet space and rolling stock island
2 separate bunkrooms off the back of the house for overflow guests

+/- 640sqft Outdoor kitchen/Lounge to enjoy the mild climate that the +/- 2400 ft. elevation the Hill Country provides
Workshop, barns, lean-to cover and dog kennels

The headquarters area is fenced separate from the pasture
Good set of working pens

Water well feeds one trough and supplements the pond near the center of the property
Gentle rolling live oak terrain with abundant topsoil and minimal rock

Excellent internal road system though out the ranch
The hunting pressure in the entire area has been minimal
The game includes abundant axis, turkey, whitetail, blackbuck
The pond allows for great dove hunting opportunities

Ag Exempt taxes (livestock does not convey)
Reduced Price! \$635,000 listing #154

Western Hill Country Realty

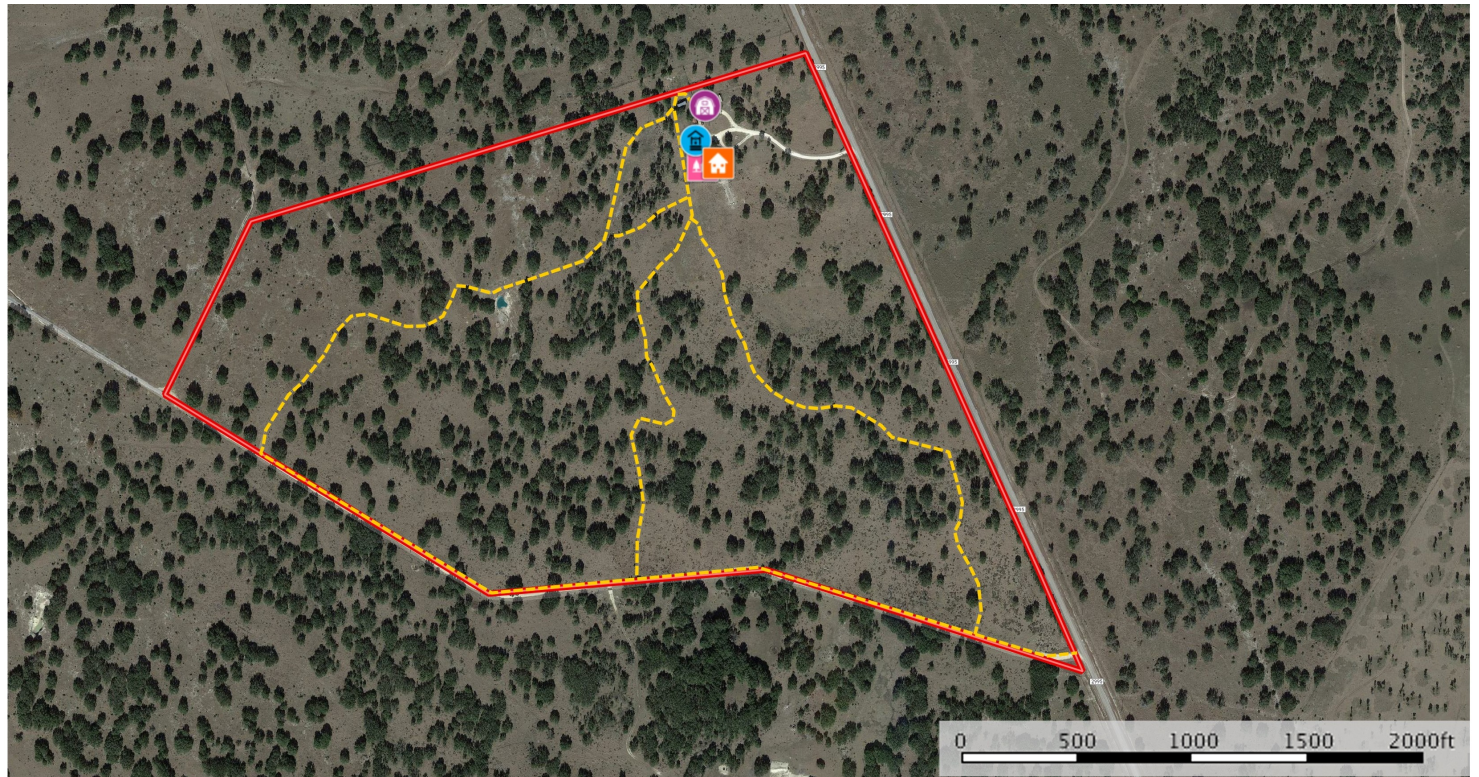
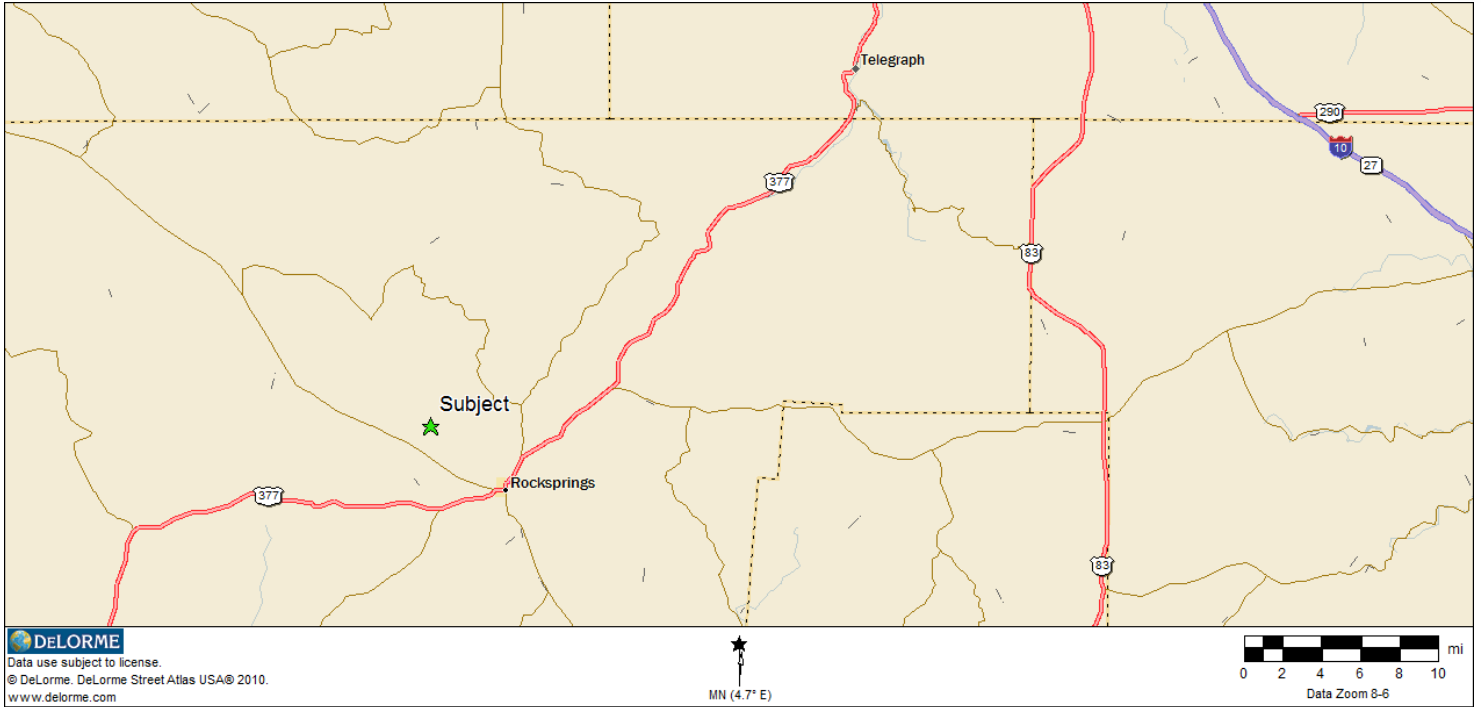
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830-683-4435



The S 5 Ranch +/-107 Acres



- House
- Barn
- Well
- Cabin
- Road / Trail
- Pond / Tank
- Boundary

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