



J.Katison Ranch 300 Acres Edwards County, TX



Beautiful 300 Acre Ranch just 17 miles South/Southwest of Rocksprings, featuring:

Good, all weather County Road access off of CR551, Gently rolling hills, abundant live oak, red oak and even a few pinon pine trees, Open grassland areas suitable for livestock grazing, Scattered Cedar Motts perfect for deer and wildlife cover, Nice set of rock working pens for cattle, Excellent, taut perimeter fencing that features 3 strands of barbed wire under woven wire, Water well that feeds 4 live-stock water troughs, Over 2.3 miles of excellent all-weather roads throughout for easy access , Large low-fenced neighbors, Over 1.3 miles of 4 wheel drive trails

Two houses featuring sleeping accommodations for 17 or more

Approximately 1,000 SF, 4/1 house featuring high quality construction, new central, HVAC, large full bath, kitchen and living area and beautiful large covered patio, Granite Countertops, Maple Cabinets, Shiplap wood walls and ceilings, Wood trim, Land Line Telephone and Internet by Southwest Texas Telephone

Approximately 1,850 SF, 2 story rock house featuring Berridge standing seam metal roof with garage below and upstairs Apartment that features 1 ½ baths, central HVAC, full kitchen and game area, Granite countertops, Maple cabinets, Shiplap wood walls, vaulted, wood beam ceiling, Upstairs half bath and full bath down-stairs, Oversized 2 car garage with workbenches and cabinets, Heavy steel security shutters and expanded metal security door

Game: Abundant White-tailed Deer, Axis Deer, Turkey, Bob-White Quail and other wild-life

5 hunting locations with 3 Deer blinds and 2 tree stands for bow hunting

Some feeders and equipment to transfer with the Property

5 Excellent, 50' x 50' first class deer feed pens constructed of metal pipe and t-posts, with metal entry gates, 3 strand barbed wire and wound-wire fencing

Game managed by current owner

Protein and deer wormer fed year round

Healthy Herd of 24 Barbados Blackbelly Sheep
which could be used for livestock valuation

6' x 6' Kolpak Walk-In Cooler with weather cover

Large Game Skinning and Cleaning Rack Not part of a subdivision

Water Well, septic unlicensed Approximately 500 SF Livestock/storage barn

Ag Valuation in place \$795,000 Listing #311



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Western Hill Country Realty

glynn@westernhillcountryrealty.com

Glynn Hendley: Broker

www.westernhillcountryrealty.com

830-683-4435