



Montezuma Canyons 248 Acres Edwards County, TX



This 248 acre piece of hill country heaven located in Southwest Edwards county is a must see. The property has a little something for everyone ranging from an avid hunter to a family looking for the perfect place to settle down. The property makes for a perfect wildlife preserve or haven for someone just wanting to observe all the different species of game. Only about a 20 minute drive into town, this property gives that secluded feel, without the way off the beaten path effort to get there. The property is completely low fenced with a private gated entrance.

The 2400 sq ft steel frame custom built metal roof home sits strategically giving stellar views of the property and is nicely landscaped all around the perimeter. Urethane poly foam insulation make it very energy efficient. The high ceilings, tile flooring, and modern day décor give this hacienda in the country a very comfortable and cozy feel. All appliances convey, with most furniture to convey as well. It also includes an 18x22 shop, and a 20x20 carport. The water well is very strong, and the septic system is licensed.

Terrain at Montezuma Canyons is rolling to rolling steep, providing some of the prettiest views in the western hill country. Well managed wildlife over the years with acres of cedar cleared areas, and ample beneficial vegetation and habitat for the varied species of game. A large seasonal creek runs through the property allowing for habitat and funneling of wildlife into the property. Cover will consist primarily of live oak, shin oak, pinion pines, and cedar.

5 watering troughs are accessible throughout the property for water year round. 3 spin cast feeders, 1 protein feeder, 3 turkey feeders and 3 blinds. 1 3500 gallon holding tank with a water catche will convey as well.

The wildlife is second to none in the area... including whitetail, axis, elk, aoudad, sika, fallow, hogs and turkey.....Bobwhite and Montezuma Quail are abundant. Texas Parks and Wildlife have filmed some studies of Montezuma quail on the property. This property has been very well managed for the wildlife and habitat for wildlife. Wildlife Exempt Taxes \$795,000 listing #213

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