



W-Bar-S Ranch

+/-2120 Acres

Edwards County, TX



Located in central Edwards county, less than 15 minutes from Rocksprings

Over two miles of highway frontage on US377

Terrain varies from rolling live oak covered hills to
beautiful canyons on the southwest side of the ranch

Seasonal west prong creek of the Nueces River headwaters sweeps
through ranch north to south carving out beautiful fertile valleys
that create a perfect habitat for wildlife

Large oak trees line the seasonal creek bed making great roosts for turkey

Two water wells

Perimeter fencing with excellent cross fencing dividing ranch into several usable pastures

Paved drive access off US377

+/-2000sf rock ranch house with metal roofing Additional apartment in barn and garage area

Numerous outbuildings for storage Functional, sturdy set of working pens

Good internal roads allowing access to all parts of ranch

East side of ranch has had brush control maintenance

Additional electrical power running across east side and all along northern boundary of ranch

Excellent quality whitetail, plenty of turkey and hogs, abundant free ranging axis, aoudad,
several other free ranging exotics

Exempt taxes

\$1595/ac

listing #2120

Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

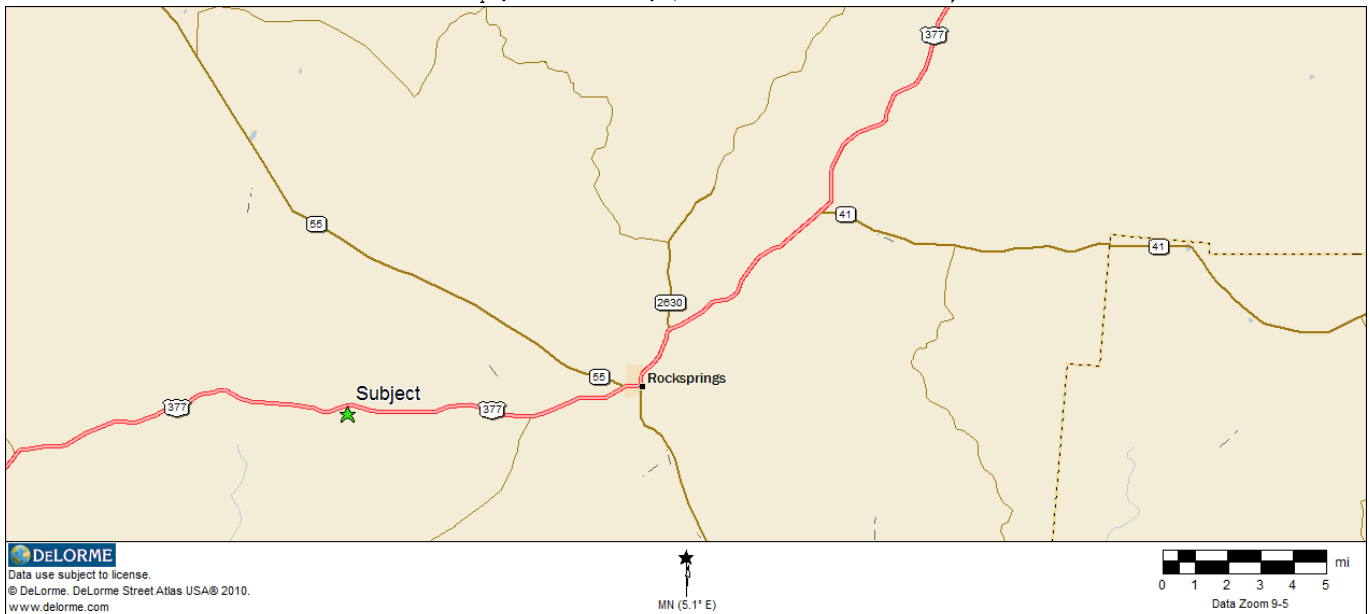
830-683-4435



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Windmill Water Storage Tank Main House Barn Trough Elec. Line Transmission Erosion Fence Boundary



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