



3 Bar M Ranch 978 Acres Edwards County, TX



This is a rare opportunity to own a ranch that has been in the same family since the turn of the 19th Century. Located less than 15 minutes due north of Rocksprings, this ranch has been well managed for decades to improve the habitat for wildlife and livestock grazing.

The attention to detail on the gentle rolling live oak ranch is second to none.

Located in North Central Edwards County

Access is via all-weather county maintained road

Good four foot perimeter fencing on all sides, and a cross fence dividing the ranch into two pastures

Two water wells (one is new) and four stock ponds
and several watering troughs provide water throughout the ranch

Remodeled 3/2 1782 sqft home surrounded by huge live oaks makes a very comfortable lodge

A covered 680 sqft rock patio provides a spot to enjoy the views

2 car covered parking garage

Swimming pool with large deck

Large storeroom in the garage plus a 450 sqft additional storage shed

A multi-use +/- 90ft X 30ft metal barn can be used for a game processing area,
parking ATVs and ranch vehicles or livestock purposes

Great set of livestock pens

+/- 11 acre field is high fenced and can be used for wildlife food plots
and planting additional feed for livestock

A great road system provides 2 wheel drive access to all parts of the ranch

The wildlife includes excellent whitetail, tons of turkey, abundant axis

The ponds make for great dove hunting

Ag Exempt Taxes

No current grazing lease

Whether you are looking for a recreational ranch or a working livestock ranch this well managed ranch is second to none! You must see to appreciate the attention to detail.

\$1,515,900

Listing #901

Western Hill Country Realty

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Glynn Hendley: Broker

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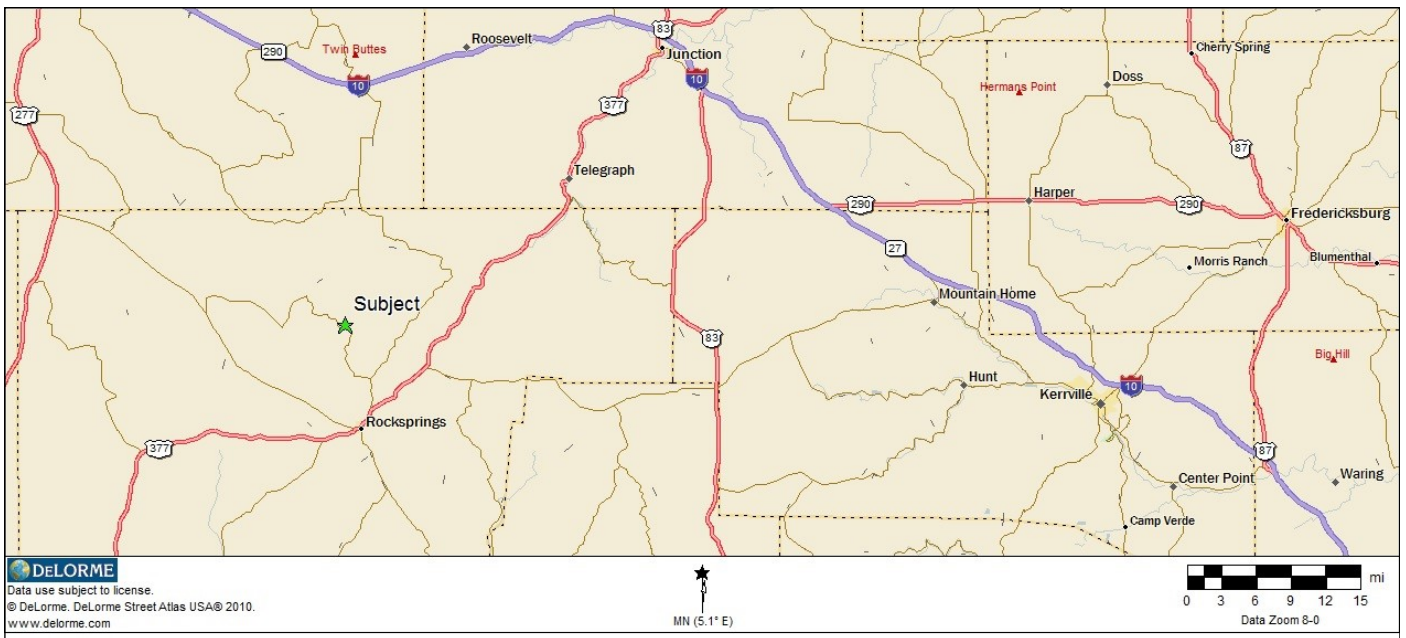
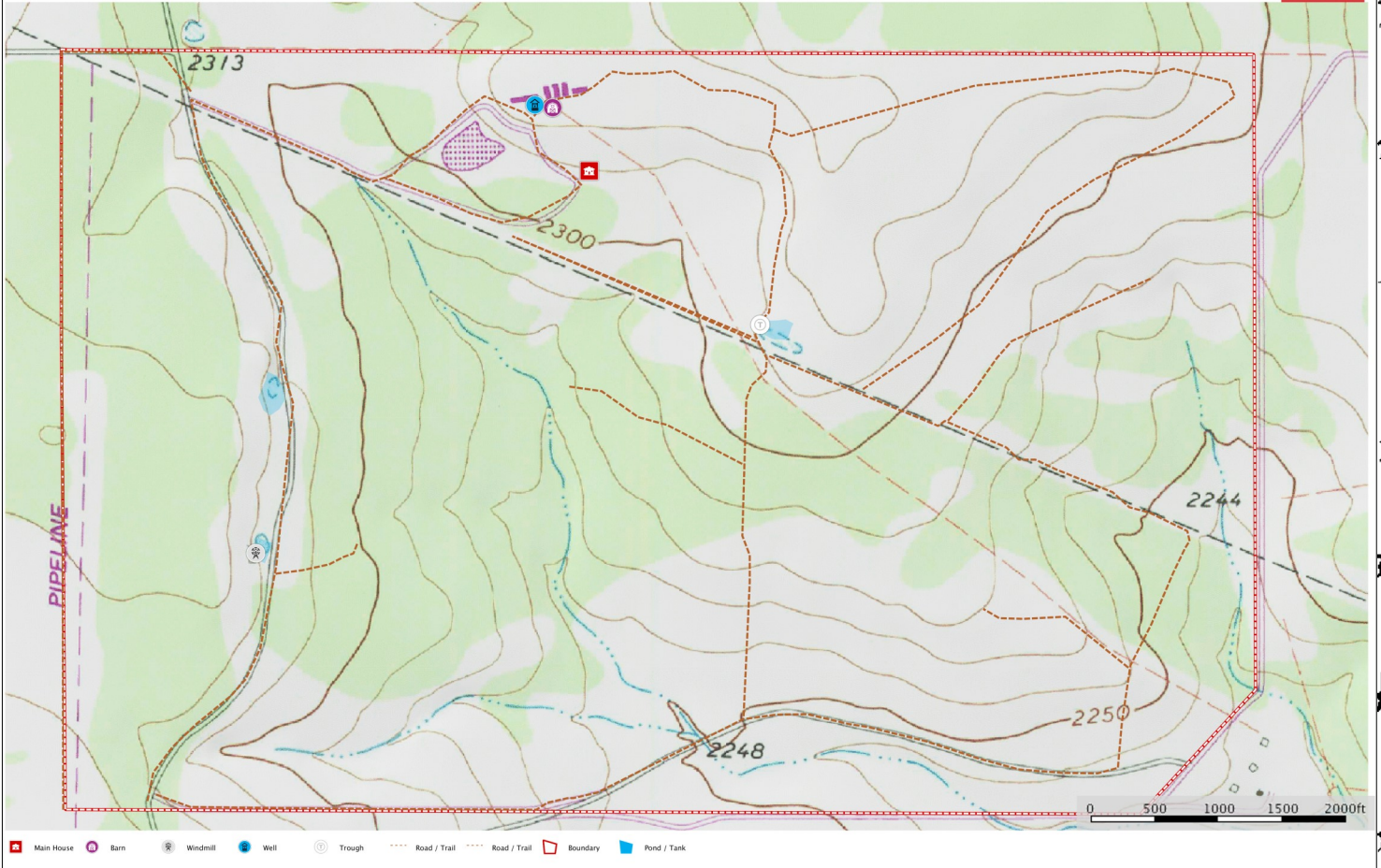
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