



JMK Ranch

252 Acres



This is an elaborate ranch, ready to enjoy. The attention to detail in all aspects of this property is really second to none.
 A perfect ranch for the family to enjoy. **TURNKEY**--ready to go.
 252 completely low fenced acres located in North Central Edwards County Short 20 minute drive north of Rocksprings
 Newly constructed 3/2, +/-1600sf of living space, two story, ranch style lodge
 Spacious open floor plan, high vaulted ceiling
 Big front porch looking out over the pond and a feeder
 Grilling/outdoor kitchen area on back porch
 Granite countertops, Knotty alder cabinets and internal doors
 Top of the line furnishings, appliances, electric fixtures, and plumbing fixtures
 Elaborate cedar railing on stair case
 Easy to clean and maintain stained concrete flooring
 Two strong water wells—one solar well providing water to pond and one electric sub pump for house and troughs
 Electricity in place, Licensed septic system, Large covered parking area,
 Shed for ATV storage 3 extra RV Hook-ups
 Skinning shed with large meat cooler, electric winch, meat cutting table, sink with hot water
 Gentle rolling, live oak terrain with abundant topsoil for food plots
 Heavy vegetative cover with areas that have been opened for blinds and feeders
 Miles and miles of internal roads, allowing access to all parts of the ranch
 3 first class All Season Blinds, 1 2000lb protein feeder, 2 All Season cottonseed feeders, 6 All Season Stand and fill feeders
 3 watering troughs throughout the ranch, with water supplied through buried water lines
 Hunting on this ranch is superb. Native game includes whitetail, turkey, hogs.
 Exotic animals, available for year round hunting, include many trophy axis, Blackbuck antelope, Fallow and the occasional sika

This is an opportunity to own a first class hunting ranch where the attention to detail has not been overlooked.
 The area this low fenced ranch lies in is well known for trophy axis. Give us a call to schedule a showing.
 Exempt taxes listing #252 \$895,000

Western Hill Country Realty

www.westernhillcountryrealty.com

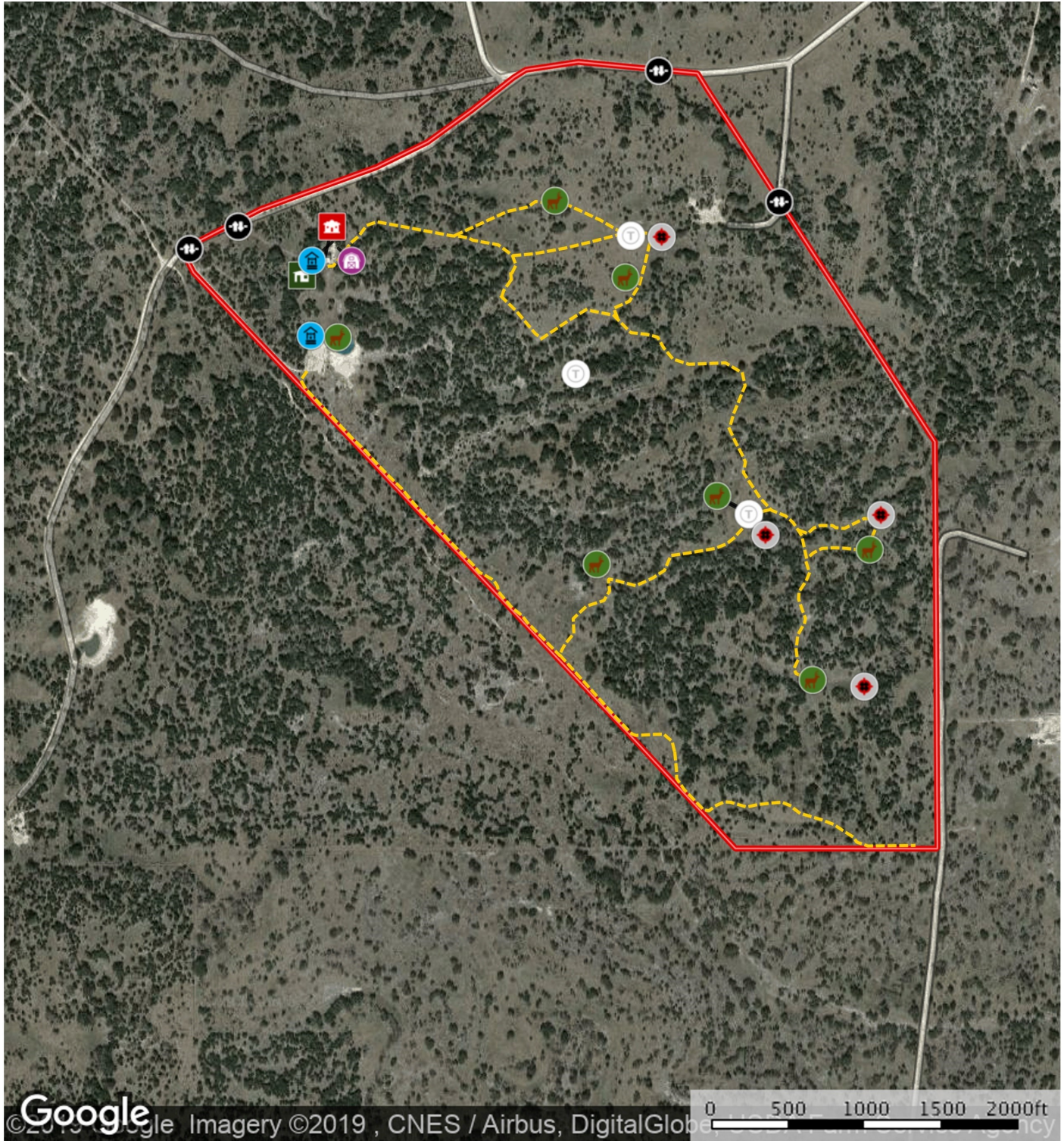
info@westernhillcountryrealty.com

830-683-4435



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Google Imagery ©2019, CNES / Airbus, DigitalGlobe

- Main House
- Skinning shed
- Well
- Feeder
- Blind
- Trough
- Shed / Shack
- Gate
- Road / Trail
- Pond / Tank
- Boundary

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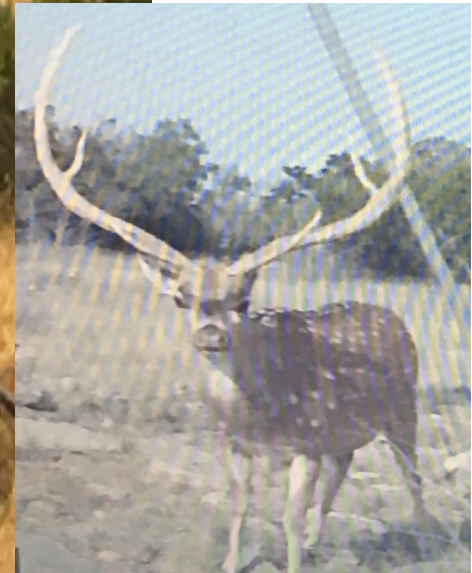
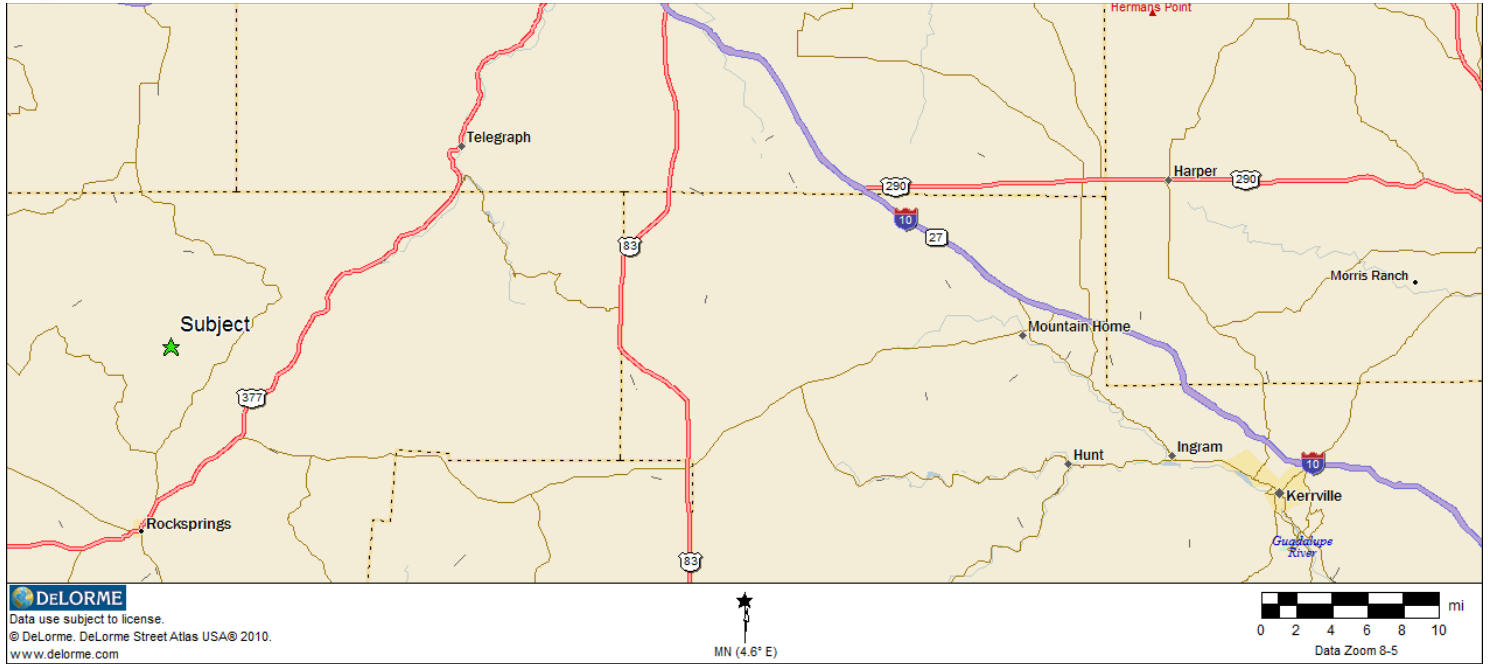
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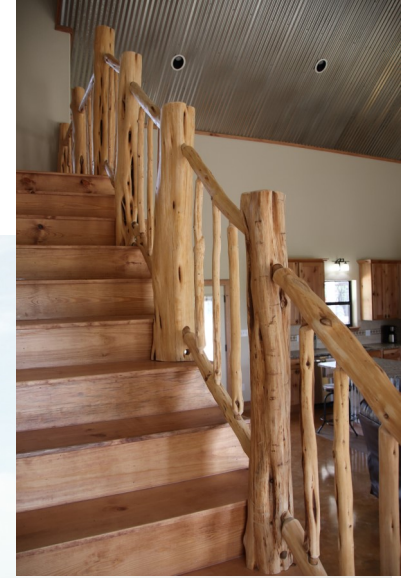
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