



Flyin' T Ranch 117 Acres



The Flyin' T Ranch is an impressive 117 acre ranch located just minutes northwest of Rocksprings in Edwards county. Access is less than a mile off blacktop. The terrain is gently rolling with abundant live oaks. Whether you are looking to enjoy recreational hunting, run a small livestock operation or just simply escape the fast pace of today, The Flyin' T checks all the boxes!

Hunting in this area of Edwards County is super. This ranch contains good quality whitetail mixed with huge herds of axis deer. Other game includes turkey and the occasional blackbuck. There has been near ZERO hunting pressure on this ranch the past 20 years. The wild game is abundant. Numerous watering troughs and ponds provide more than enough water to hold game on the ranch.

The +/-2294sf home is masterfully constructed. No attention to detail was spared. The 4/4 house is super energy efficient and low maintenance and was built to withstand high wind and fire, all while feeling spacious and comfortable.

2 living areas, large kitchen 10'x30' front porch overlooking beautiful view of property Steel studs and floor joists
Steel and Hardy board exterior (qualified for lower home insurance)

Elastomeric coating on roof to reduce heat load Double-pane, argon filled windows

Double insulation (blown in and bat with an air space between) Summer electric bills average \$70/month

Marble and Saltillo tile downstairs Large Garden tub Heatilator fireplace with granite hearth

Provision for 6" woodburning stove in kitchen Separate heating/cooling units for up and downstairs

Recessed overflow drain for washing machine Home entertainment center with 7-speaker capacity

All rooms wired for phone, television, and Internet Wilson cell-phone booster installed inside home

Four-position router for Internet service Asphalt millings on driveway, 2 automatic Apollo gates

Water drainage system designed to preserve integrity of road and around home site

Strong water well 5600 gallon water storage tank 2 electric meters (1 for house and 1 for well)

30'x44' four car detached garage that includes workshop with concrete floor

24'x36' two stall barn including enclosed hay/tack/storage room 12'x12' one room guest cabin with sink, cabinets, toilet, shower

Sellers have added miles of internal fencing for rotating livestock around the ranch.

There is an improved livestock barn with storage and numerous watering troughs fed via underground water pipes.

The cedar and other intrusive plant species have been managed to maintain pristine pasture for optimal grazing.

Abundant liveoaks, no juniper 4' fencing built in the past 18 years Subdivided pastures

30'x100' garden plot containing fruit trees with 8' fencing and underground water pipe Caliche pit Ag exempt taxes

\$624,000 listing #145

Western Hill Country Realty

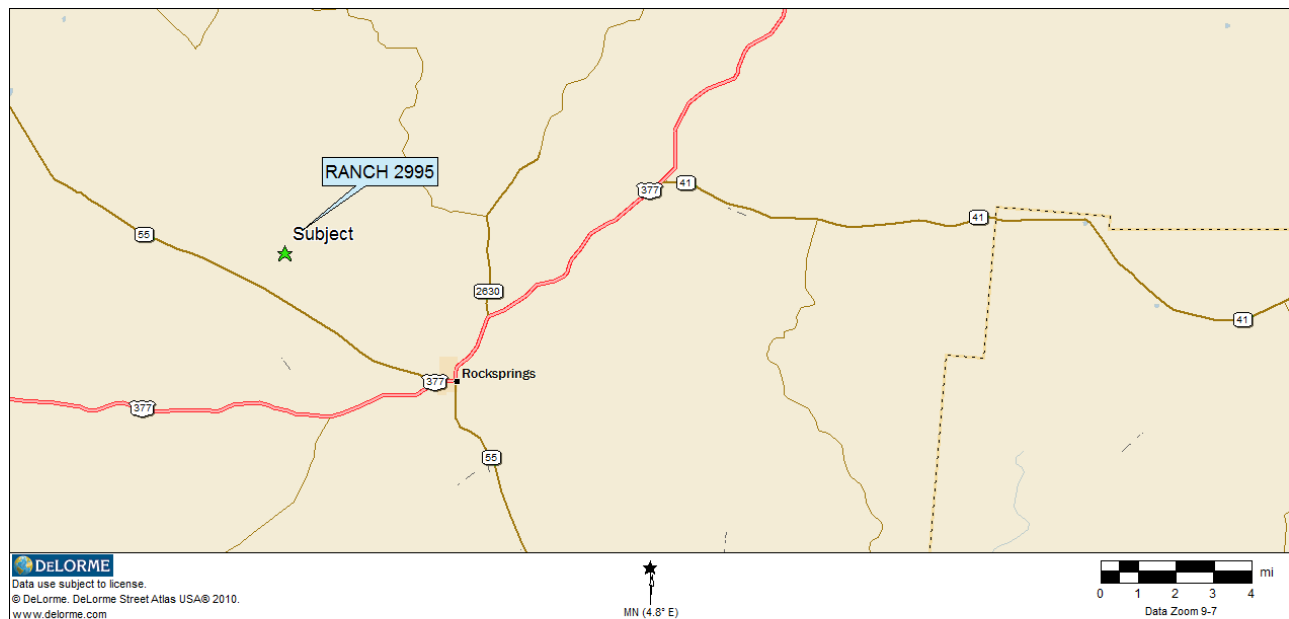
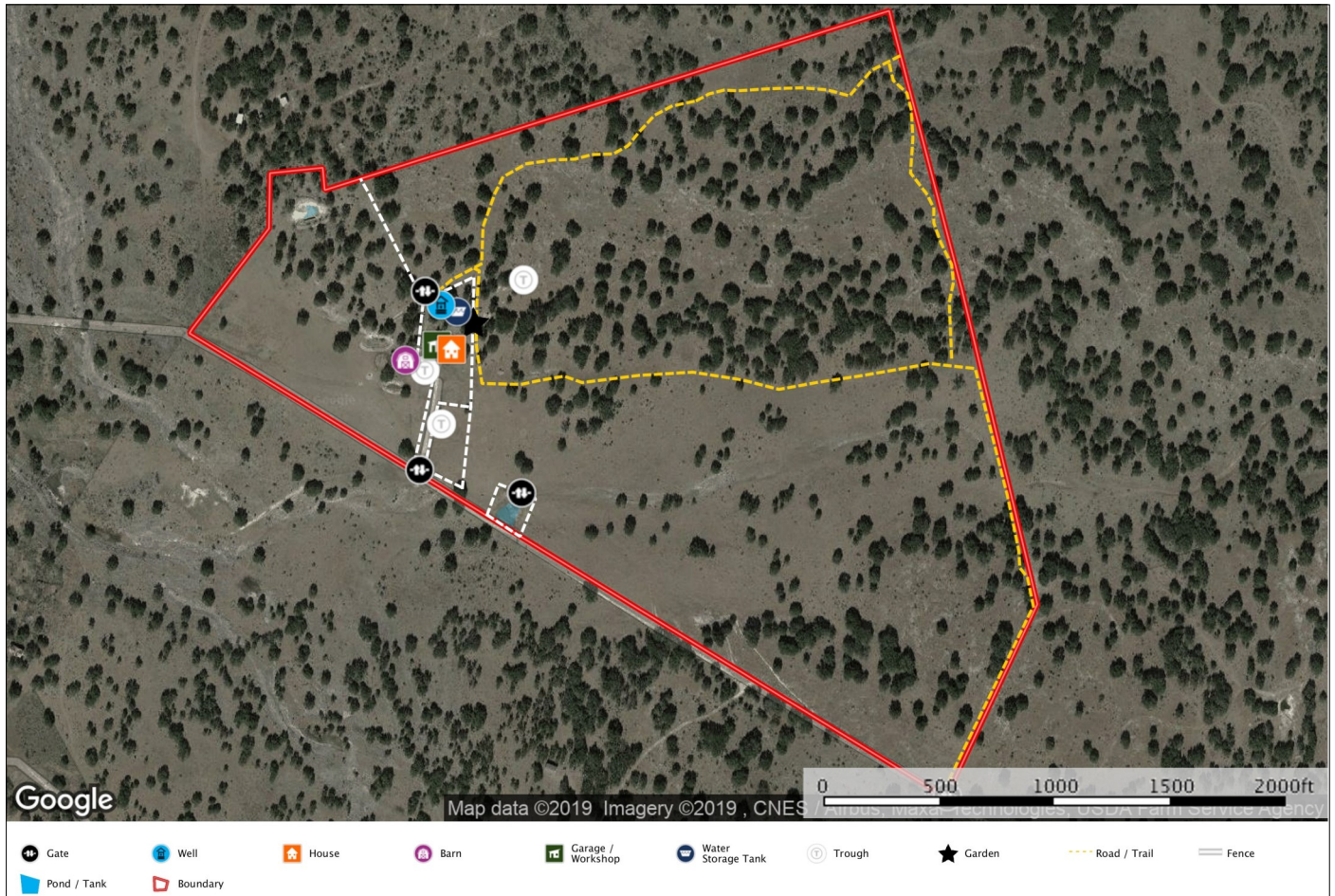
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