



# Rafter B Ranch 308 High Fenced Acres



For the Texas hill country this ranch is a rare find with great access and top of the line amenities, excellent genetics, and gentle rolling terrain with oak trees. The Rafter B is set up and ready for any outdoor enthusiast to come relax and enjoy.

Wildlife is second to none! Over seven years of importing genetics and excellent managing has resulted in many whitetail bucks with over 200 inches this year. All genetics on the whitetail are from two top breeders in the state of Texas. The ranch contains +/-150 whitetail deer, +/-80 axis, 3 blackbuck.

The rustic elegance of the lodge will make you forget you are in the country. The spacious lodge boasts marble countertops, high vaulted ceilings, an open floor plan, huge master and luxurious master bath, new appliances, spacious guest bedrooms and bathroom, large utility with washing machine and dryer.

Four blind and feeder areas each containing corn, protein, and hay feeders and top of the line gun blinds and archery blinds. One setup has a corn feeder and archery blind. An additional feeder outside the main lodge with light and watering trough allows wildlife viewing in evenings.

## Western Hill Country Realty

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830-683-4435



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Less than ten minutes north of Rocksprings, Texas in Edwards county

One mile of county maintained road off highway

The gentle rolling live oak terrain has had extensive brush control. There is no cedar

Great views with up to 100 feet in elevation changes

One electrical sub pump well at headquarters provides water to headquarters and three watering troughs, one solar well at pond and one solar well on east side of the ranch that provides water to three additional watering troughs scattered throughout ranch—All are big producers of water +/-2380sqft 3/2 lodge sits on one of the higher points of the ranch overlooking the greater than

half acre pond stocked with hybrid catfish and perch. 10x68ft front and rear porches 25x20ft Party Pavilion with custom rock fireplace offers great spot for entertainment

For extra guests the ranch has a 16x72ft 3/2 MH in good condition

40x14ft LED-lit skinning area with hot water sinks. All on slab

8x40ft sea container for storage

10x20ft meat processing room with ample countertop space, sink and hot water heater already wired

Additional 10x20ft storage building

Large metal 30x50ft implement shed with multiple bays wired with electricity and LED lighting

Great road system, entire ranch is easily accessible by 2 wheel drive

Multiple areas with minimal rock where food plots with irrigation systems are in place

Wildlife exempt taxes \$1,395,000 listing #305



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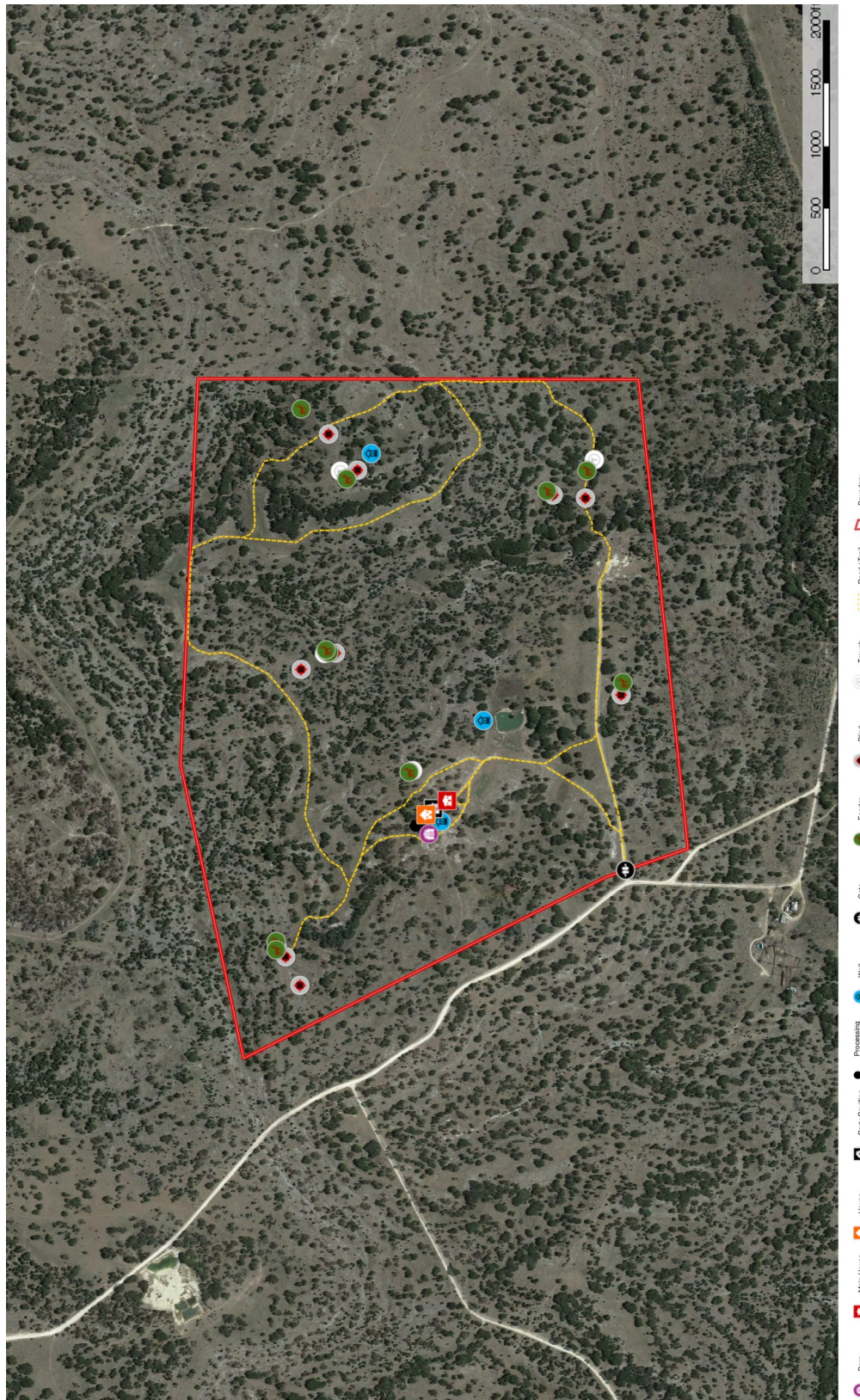
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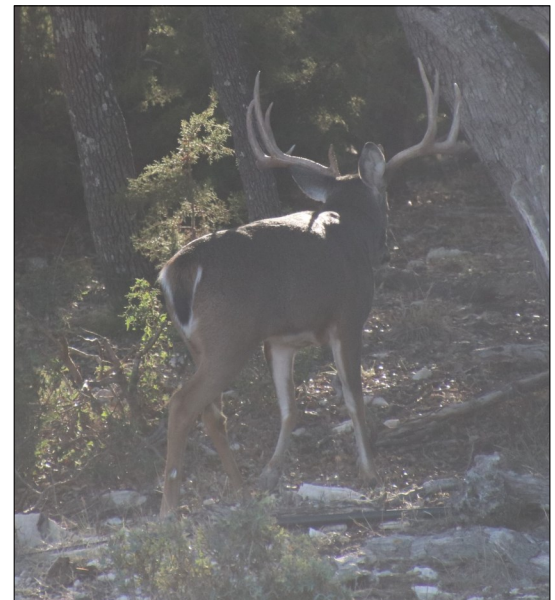
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