



Skyview Canyon Ranch

**104.51 Acres | Scenic Ranch & Hunting
Retreat in Edwards County, TX**



Discover the perfect blend of rugged natural beauty and practical accessibility on this 104.51-acre ranch property.

Located just 45 minutes south of Rocksprings off County Road 635, this picturesque retreat is ideal for hunters, outdoor enthusiasts, and anyone seeking a serene escape.

<https://www.land.com/listing/22954654/>

Exceptional Natural Features

- **Breathtaking Scenery:**
The property offers endless views with natural ridgelines, rolling hills, and canyons that provide a stunning backdrop from every vantage point. It's perfectly suited for hiking, wildlife observation, and simply soaking in the fresh air.
- **Natural Water Feature:**
A wet weather creek winds through the property, enhancing its natural charm and serving as a seasonal water source.
- **Rich Vegetation & Wildlife Habitat:**
The land is adorned with native grasses, brush, pinon pine, hackberry, live oak, and cedar trees, which create an ideal environment for a diverse range of wildlife. Animal species include:
 - Whitetail deer
 - Free-range exotics (aoudad, axis deer)
 - Feral hogs
 - Black bear
 - Rio Grande turkey
 - Various other animals and varmints



Convenience & Accessibility



Easy Access:

This property features an end-of-road entrance accessible by standard vehicles, eliminating the need for 4x4s. Well-maintained roads, cared for by an active property owner's association, ensure hassle-free travel throughout the property.

Community Water Access:

Community water is available at the main road entrance for added convenience.

Utility Considerations:

While there is no electricity on the property, it is available on nearby properties, offering potential for future connectivity.

Enhanced Hunting Setup:

The owner includes hunting feeders and stands and water totes, further enhancing the property's appeal for hunting enthusiasts.

Tax & Ownership Benefits

- **Agricultural Exemption:**

The property is currently under an Agricultural Exemption through a Wildlife Management Program. This benefit helps keep the annual property taxes remarkably low—approximately **\$65 for 2024**—making it an attractive investment.

- **Privacy & Surroundings:**

Positioned as an outside boundary property next to larger neighboring ranches, it offers additional privacy and a sense of seclusion while still being easily accessible.

This Edwards County ranch is a rare find that offers a unique combination of scenic beauty, practical features, and cost-effective ownership. Whether you're looking for a hunting retreat, a peaceful rural escape, or a promising land investment, this property delivers unparalleled potential in the heart of Texas.



Contact:

Wayne Lewis (830) 719-1425
or Lynzee Lewis (512) 815-9702



To view all our current listings, visit:

<https://www.land.com/member/wayne-lewis-lynzee-lewis/1410926>

***Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Circle L Realty.*

***Circle L Realty, as Broker, asserts that the information contained herein is submitted without representation or warranty. All information is deemed reliable but is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice, etc.*

Skyview Canyon Ranch
Edwards County, Texas, 104.51 AC +/-



- Well
- Windmill
- Photo Point
- Skyview Canyc Ranch 104.5
- Stream, Intermittent
- River/Creek
- Water Body
- Water Wells



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov