

576 S. VIEW ROAD
ROCKSPRINGS, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED

DIAMOND H RANCH



**BOWNDS
RANCHES**TM

BRANDON BOWNDS, BROKER

476.90± ACRES
REAL COUNTY



ACREAGE. 476.90± Acres

LAND TYPE. Western Texas Hill Country
Hunting & Recreation
Livestock & Wildlife
Full-Time, Weekend, Seasonal, Lease Investment

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption
According to the Real County Appraisal District, estimated annual taxes for 2025 are approximately \$5,091.32.

LOCATION. True Hill Country solitude. Diamond H Ranch, is completely “off-the-grid!”

24± miles east of Rocksprings, this ranch sits within easy reach of San Antonio, Austin and surrounding Hill Country towns. Kerrville is less than an hour away, providing access to major amenities like H-E-B, Walmart, medical care, veterinarians, emergency hospitals, a wide variety of shopping centers, dining, golf course and even a movie theater.

Outdoor enthusiasts will appreciate being just 30± minutes from the Devil’s Sinkhole State Natural Area, home to one of Texas’s largest and most impressive natural caverns—seasonal bat flights, guided cavern tours and hiking trails that showcase the region’s rugged beauty and native wildlife.

Whether you’re in a search for a private hunting retreat or a weekend getaway, this location perfectly blends seclusion with convenient access to everything you need. Endless recreation right at your doorstep while keeping the necessities close enough for comfort.

ACCESS. Access to the ranch is convenient and reliable, with a paved highway leading to all-weather South View Road, just a few miles from the ranch’s gated entrance. Regardless of its off-the-grid environment, the ranch remains easily reachable year-round, combining seclusion and privacy with dependable access.



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LAND.

GREAT HUNTING LAND. Land made up of all the right ingredients for an excellent hunting ranch: rich habitat, abundant game, plenty of cover and game that keeps every season exciting year after year.

The land dips and rolls through classic ranch country—some areas with gentle contours and other areas with more dramatic elevation changes. A thin layer of topsoil exposes scattered rock outcroppings and large boulders that add character to the landscape, creating that rugged, authentic Hill Country feel. The land has a great setup that is ideal for exploring on ATVs and UTVs.

WATER.

TWO WELLS, RAIN CATCHMENT, WATER STORAGE AND STOCK POND. The ranch is well supplied with water, with two wells, 5,000± gallons of water catchment and storage. A 3-Step water filtration and pump ensure clean drinking water. There is a solid stock pond, maintained by a water well, that supports livestock and wildlife while adding a scenic focal point to the ranch.

WILDLIFE.

For those who love to hunt, this ranch is set up and ready to go. About 375 acres of the ranch are high-fenced and well-managed. Equipped with five (5) gun blinds, two (2) winch operated crank-up corn feeders, five (5) stand-and-fill protein feeders, and a dedicated water well that pumps to troughs and the stock pond—keeping the wildlife healthy, hydrated and active year-round. Within the high-fenced area, is an impressive mix of game including Red Lechwe, Gemsbok, Axis, Blackbuck, Fallow, Whitetail, Turkey, Dove, and Quail.


The low-fenced portion of the ranch, spanning approximately 102 acres, is well set up for easy and enjoyable hunting with two (2) gun blinds, a winch operated crank-up corn feeder, two (2) stand-and-fill protein feeders, and a water well that supplies three (3) troughs. Wildlife that is seen consistently throughout the low-fenced area include whitetail, elk, sika, hogs, turkey, quail, and dove. Occasionally this area is known for surprise appearances from fallow, axis, mouflon, gemsbok, or aoudad.

Diamond H Ranch has the kind of setup that keeps every hunt or weekend outing exciting, whether you're after big game or simply enjoying the variety of animals that frequent the place.



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VEGETATION. The ranch is heavily wooded with a great mix of native vegetation—live oak, shin oak, mountain laurel, cedar, persimmon and plenty of native grasses and brush. You'll even find a few scattered piñon pines that add a little extra character to the landscape. It's the kind of diverse habitat that wildlife love, offering both dependable food sources, excellent cover and desired shade.

POWER. Power is already on the property, but the barndominium takes things a step further. Its roof is outfitted with solar panels so you can truly live off-the-grid and keep electric bills low. The barndominium is truly set up for off-the-grid living. With 14kW of solar panels and a 50kW battery backup, you can keep the lights on, run appliances, and enjoy modern comforts even during a power outage — or let the sun do the work to stay powered up all day long.

IMPROVEMENTS.

BARNDOMINIUM -

Stunning barndominium. You'll immediately notice the perfect blend of industrial style and modern comfort. With 3,000± square feet of living space, it offers 6 bedrooms, 3 bathrooms, a home office, and a spacious living area—plenty of room for work, play, and everything in between. Spray foam insulation keeps it cozy year-round. Exposed ceilings painted black add a bold, industrial-chic vibe. Every detail has been thoughtfully designed and professionally finished, making this home as stylish as it is functional.


The furniture and décor in the home have been professionally designed to complement the cozy and modern atmosphere. These pieces can be included in the sale and are negotiable, allowing the next owner to maintain the same inviting comfort and stylish vibe throughout the space.

LIVING AREA #1. Effortlessly welcoming with its neutral, warm tones that make you feel right at home. The open layout flows naturally into the kitchen and dining areas making it a perfect hang-out with family or hosting friends without feeling cramped. Wood floors add a touch of warmth underfoot, while the mini-split A/C system keeps the space cool and comfortable. Windows let in a great amount of natural light.



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KITCHEN & DINING. A Pinterest-worthy kitchen that's as functional as it is stylish. A playful "YUM" sign above the walk-in pantry adds personality, while the warm wood and granite countertops paired with a striking brick backsplash really make the space pop. Cooking and entertaining are a breeze with a full-size French door refrigerator with bottom freezer, gas stove, built-in microwave vent-a-hood and dishwasher—all in sleek stainless steel. A 500± gallon propane tank provides reliable fuel for the home's gas appliances.

Storage won't be an issue with plenty of cabinets and the layout makes life easy: a cozy coffee/breakfast bar at the sink, a kitchen island with bar seating, and an open flow to the dining area that's connected yet separate. Recessed and decorative lighting complete the look, making this kitchen equal parts style and substance.

LIVING AREA # 2. This bedroom, currently set up as a second living area and playroom, is a versatile space that can easily serve as a bedroom, home gym, game room or great family hangout. Exposed ceiling rafters painted black lend an industrial edge while the patterned wallpaper and wood trim add character and texture. The flooring ties everything together and the furnishings and artwork give it that homey touch.

6 BEDROOMS + 3 BATHROOMS. Each room offers flexibility for families and groups. Practical layouts that feel welcoming and comfortable after a long day spent outdoors. The bathrooms provide a modern, refined atmosphere with elegant tile selections, contemporary fixtures, solid-surface countertops, spacious showers, and a relaxing soak tub. Every bathroom is designed to feel like your own private spa retreat.

STARLINK AND CELL PHONE BOOSTER - Stay connected. With the additions of both the Starlink and cell phone booster on an off-the-grid ranch means you get the best of both worlds—privacy of rural living and reliability of internet and cell service, for work, streaming, or just staying in touch, no matter how remote you are.

2,500± SQ. FT. WORKSHOP- Attached to the living quarters is a spacious 2,500± sq. ft. workshop with tall ceilings and plenty of room to work or store equipment. It's set up with cabinetry and countertop workspace, houses the main control panels, and features both concrete and dirt flooring for versatility. Three oversized (14'x14') roll-up doors open wide to reveal beautiful ranch views, and the space is well-outfitted with power outlets and lighting throughout.



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700± SQ. FT. LEAN-TO - The 700± sq. ft. lean-to off the workshop adds a super functional benefits. It's perfect for covered parking to keep vehicles or ranch equipment out of the weather, but it also works as a great outdoor hangout area. The covered extension allows plenty of room to spread out and enjoy everything under the shade, whether its a casual get-together, grilling or if you just need extra workspace.

240± SQ. FT. COVERED PATIO AND 240± SQ. FT. OPEN BALCONY - Perfect for sipping your morning coffee or unwinding with an evening nightcap, the covered porch with matching balcony just above, sets the stage for an elevated vantage point looking out to views of the ranch.

INCLUSIONS.

A total of seven (7) gun blinds, three (3) winch operated crank-up corn feeders, seven (7) stand-and-fill protein feeders, multiple water troughs. Starlink, cell phone booster, security camera system.

SUMMARY. Diamond H is an off-the-grid ranch that feels worlds apart, yet it's still within easy reach of all the essentials. Whether you're relaxing on the porch, taking in views from the balcony or getting projects done in the workshop, there's plenty of space for work and play. The 6-bedroom home is set up for comfort with dual living areas, an office and strategic off-grid systems that make day-to-day living smooth and efficient.

PROPERTY HIGHLIGHTS

- Quiet, relaxing atmosphere with beautiful views
- Cozy **6 Bed - 3 Bath home** + office
- Covered **porch** and **balcony** for outdoor living
- Oversized **workshop** with **lean-to** and functional workspace
- 5,000± gallons of **rainwater catchment** and **storage**
- 3-step **water filtration** system and **pump** in place
- 14 kW **solar power** with 50 kW **battery backup**
- 500± gallon **propane** tank for reliable energy

THINGS TO DO :

- **Cruise** the property on **ATVs** or **UTVs**
- **Explore** the land and scout wildlife
- Fire up the **grill** or **BBQ** for hours on end
- **Hunt** (season permitting)
- **Game shoot** options: Skeet, Trap, or Sporting Clays
- **Compete:** Paintball, Horseshoes and Washers, Disc Golf

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PRICE

\$2,495,000

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