

407 Acres | On the Rocks Ranch | Comstock, Texas
Marvin Road
Comstock, TX 78837

\$937,750
407.550± Acres
Val Verde County



**407 Acres | On the Rocks Ranch | Comstock, Texas
Comstock, TX / Val Verde County**

SUMMARY

Address

Marvin Road

City, State Zip

Comstock, TX 78837

County

Val Verde County

Type

Hunting Land, Recreational Land, Residential Property,
Undeveloped Land

Latitude / Longitude

30.064999 / -100.992226

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 1

Acreage

407.550

Price

\$937,750

Property Website

<https://homelandprop.com/property/407-acres-on-the-rocks-ranch-comstock-texas-val-verde-texas/79479/>



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PROPERTY DESCRIPTION

On the Rocks Ranch - 407.55 acres in Val Verde County

Welcome to "On the Rocks Ranch", where you can escape to the rugged beauty of West Texas with this exceptional 407.55 acre hunting and recreational property in High Lonesome Ranch South, located in northeast Val Verde County near Juno, Texas. Just 43 miles southwest of Sonora off Highway 189, this expansive ranch offers outstanding terrain, diverse wildlife, and comfortable accommodations.

At the front of the property is an approximately 1,800 square foot Barndominium, featuring approximately 1,200 square feet of living space - perfect for weekend getaways or extended stays. The property is well equipped for hunting and recreation, with several blinds, feeders, and ATV trails already in place. Two water wells provide a reliable water source, enhancing the land's usability for both wildlife and the free ranging livestock.

High Lonesome Ranch South sits on the southern edge of the Edwards Plateau, known for its stunning landscapes and rich biodiversity. The terrain ranges from wide valleys covered in cedar/juniper, live oak, hackberry, mesquite and wild persimmon trees to flat topped hills and rugged canyons with escarpment oak and native brush cover.

A true sportsman's paradise, On the Rocks Ranch is home to a variety of native and exotic game species, including whitetail deer, free ranging exotics (primarily aoudad & axis), feral hogs, Rio Grande turkey, quail and dove. Many trophy Aoudad have been harvested on this property and many, many more are regularly seen.

Don't hesitate to reach out for more information.

Utilities: Electric, Water

Utility Providers: Southwest Texas Electric Cooperative, Well

School District: Comstock ISD

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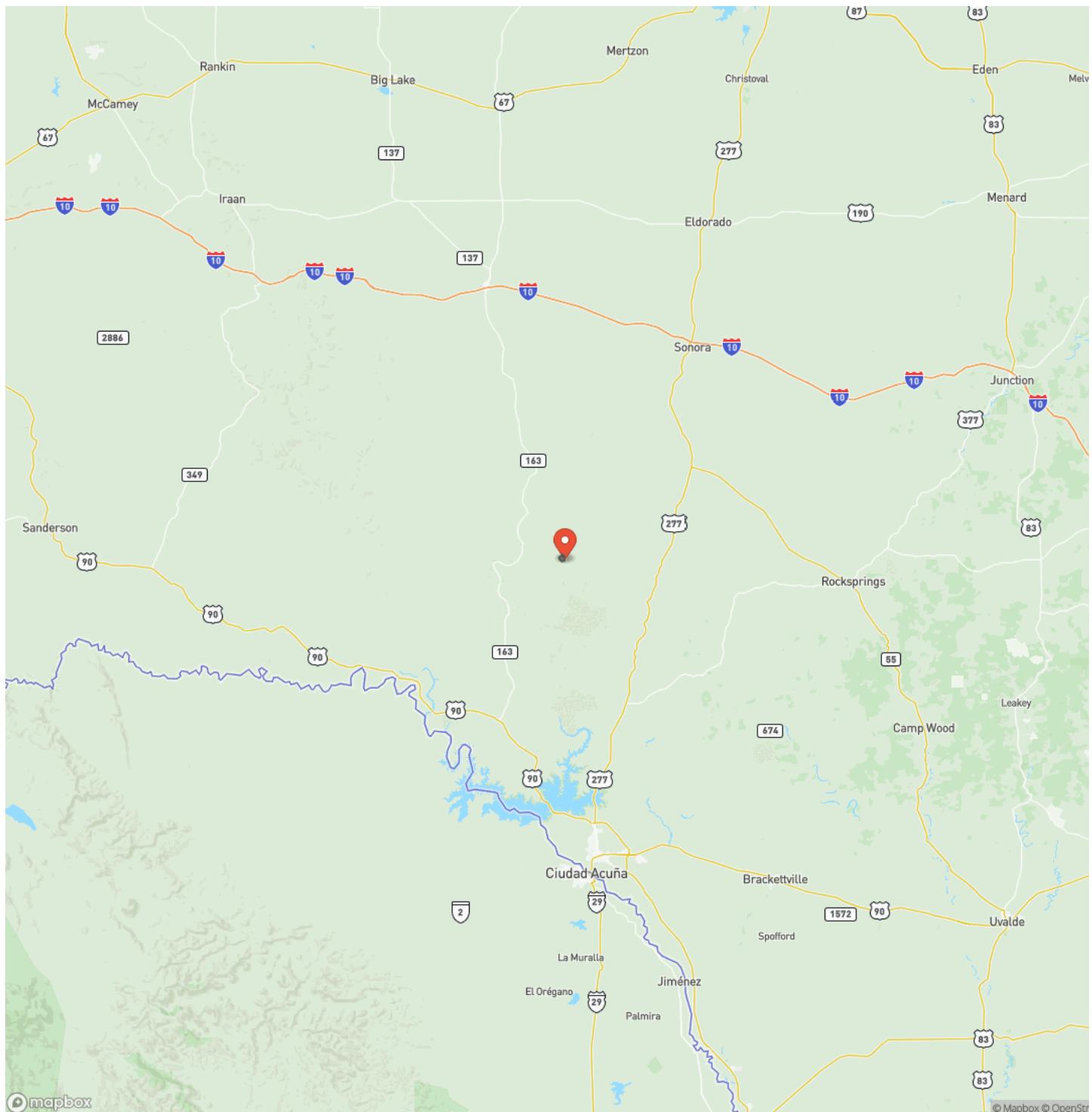
Locator Map



MORE INFO ONLINE:

www.homelandprop.com

Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

Mobile

(936) 661-9442

Office

(936) 295-2500

Email

walker@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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www.homelandprop.com

NOTES



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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.

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