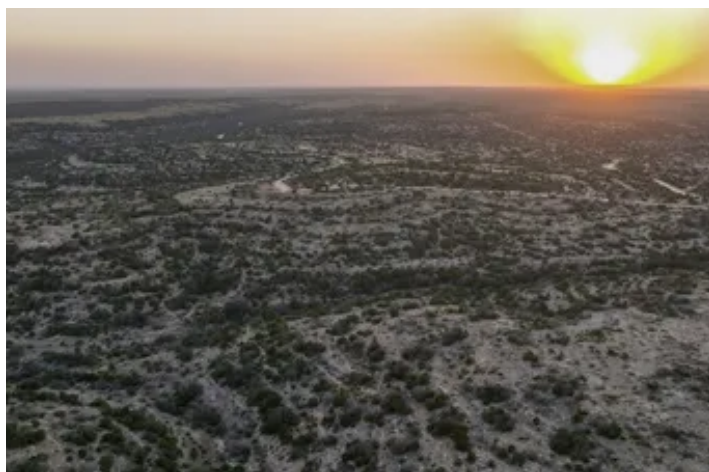


407 Acres | On the Rocks Ranch | Comstock, Texas  
Marvin Road  
Comstock, TX 78837

**\$937,750**  
407.550± Acres  
Val Verde County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

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

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**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/>



## **PROPERTY DESCRIPTION**

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**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.**

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**Utilities:** Electric, Water

**Utility Providers:** Southwest Texas Electric Cooperative, Well

**School District:** Comstock ISD

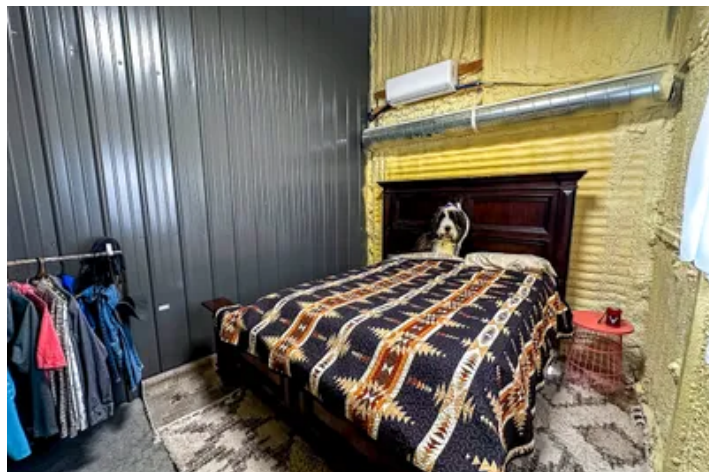


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407 Acres | On the Rocks Ranch | Comstock, Texas  
Comstock, TX / Val Verde County

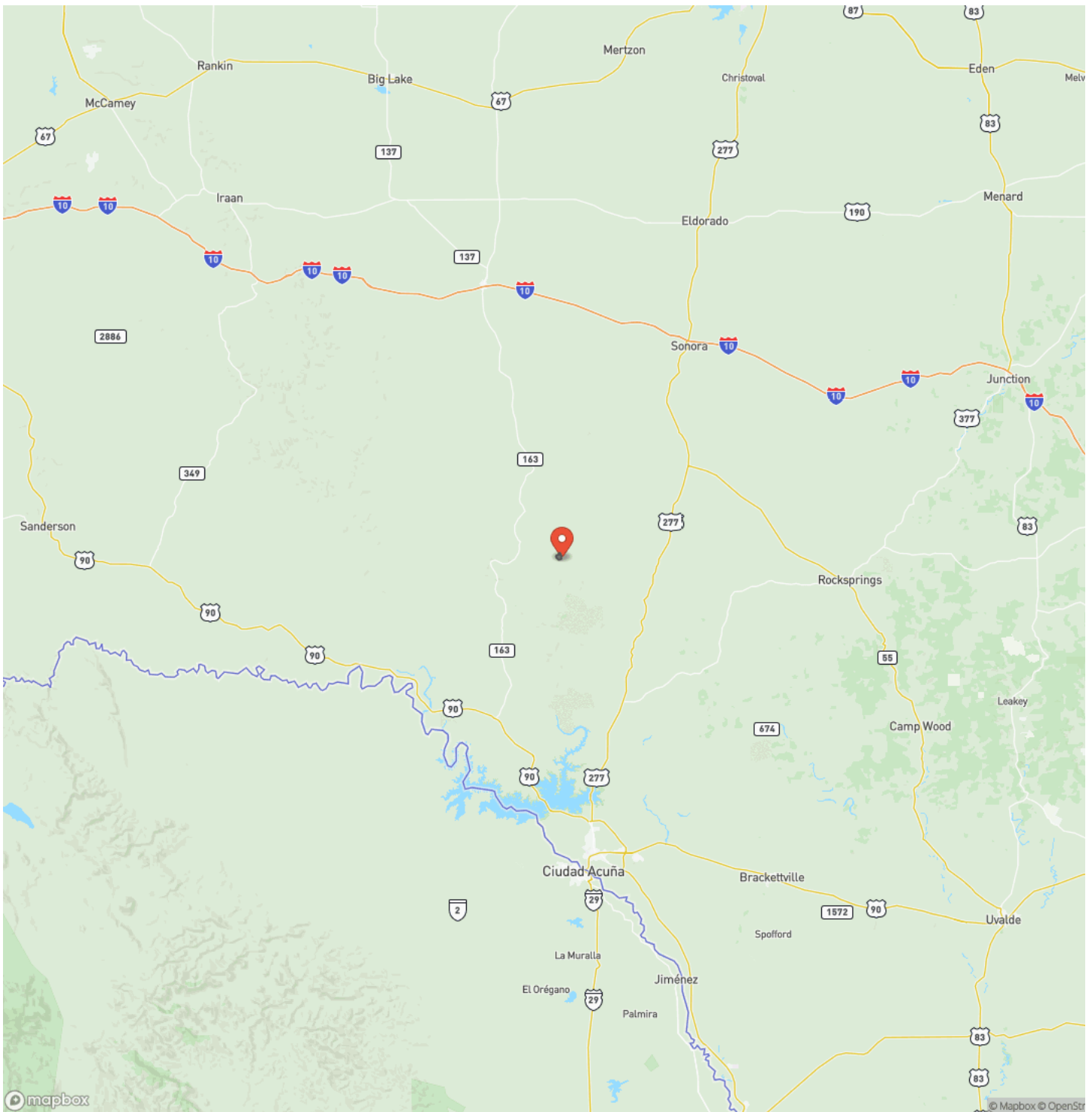


## Locator Map



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

## Locator Map



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

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## Satellite Map





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

**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



**MORE INFO ONLINE:**

**www.homelandprop.com**



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**Tax Disclaimer:** HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**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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