

**Pinion Draw Ranch, 100 acre Retreat
With Home In Edwards County, Ready to
Hunt!!!
Rocksprings, TX 78880**

\$239,000
100 +/- acres
Edwards County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Pinion Draw Ranch, 100 acre Retreat With Home In Edwards County, Ready to Hunt!!! Rocksprings, TX / Edwards County

SUMMARY

City, State Zip

Rocksprings, TX 78880

County

Edwards County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

29.9433 / -100.6477

Dwelling Square Feet

1190

Bedrooms / Bathrooms

3 / 2

Acreage

100

Price

\$239,000

Property Website

<https://moreoftexas.com/detail/pinion-draw-ranch-100-acre-retreat-with-home-in-edwards-county-ready-to-hunt-edwards-texas/9744/>



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PROPERTY DESCRIPTION

Don't miss the opportunity to own this outstanding turnkey hunting ranch located in southwest Edwards County. This ranch offers excellent hunting for whitetail deer, turkey, exotic game and hogs. Exotic species include axis, sika, red deer, auodad sheep, blackbuck and more. A high ridge separates deep draws that traverse both ends of the ranch. These draws serve as thoroughfares for wildlife. Elevation changes from 1,980' to 2,180' makes the ranch feel much larger. Pinion pines are found all over the property along with several species of oak trees, persimmon, agarita and juniper . A comfortable 1,326 sf manufacured home provides ample lodging for hunters and guests. Amenities include community water, co-op electricity, air conditioning and a covered porch. High quality blinds, feeders and a 20' shipping container convey with the property. Roads and trails make the entire ranch accessible. Wildlife exempt for property tax purposes. Call Rick Fairchild at 214-728-0167 to schedule a showing.

Buyer broker must be identified at first contact and be present at first property showing in order to participate in full commission split. Otherwise, buyer broker fees will be at the sole discretion of Mossy Oak Properties of Texas.

Information contained herein is deemed to be reliable, but is not warranted. Price, terms and market status are subject to change without notice.

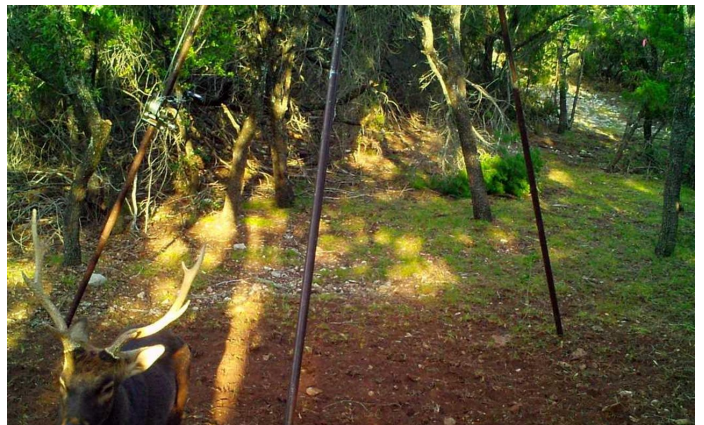


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Fairchild

Mobile

(214) 728-0167

Email

rfairchild@mossyoakproperties.com

Address

P O Box 265

City / State / Zip

Hunt, TX, 78024

NOTES



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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