

**Wing-V Ranch- 442 acre Hunting Ranch  
with Historic Home and Headquarters,  
Carta Valley  
Carta Valley, TX 78880**

**\$1,072,500**  
442 +/- acres  
Edwards County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

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**Carta Valley, TX / Edwards County**

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**SUMMARY**

**City, State Zip**

Carta Valley, TX 78880

**County**

Edwards County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

29.9180 / -100.6297

**Dwelling Square Feet**

2000

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

442

**Price**

\$1,072,500

**Property Website**

<https://moreoftexas.com/detail/wing-v-ranch-442-acre-hunting-ranch-with-historic-home-and-headquarters-carta-valley-edwards-texas/5734/>



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**PROPERTY DESCRIPTION**

Wing-V Ranch is a turnkey 442 acre hunting ranch and headquarters, located in Edwards County near Rocksprings, Texas. (Additional acreage may be available. Ask broker for details). The original headquarters buildings of a large family ranching operation from 90 years ago, are nestled in the Mailtrail Creek bottom. The terrain varies from hardwood-covered bottom land to high country with tremendous views. Elevations range from 2,000 to 2,240. Hunting is excellent for whitetail deer, turkey, hog, and several species of exotic game. The property is surrounded by a 10,000+ wildlife management area ensuring outstanding hunting for generations to come. In addition to live oak, mountain juniper, black walnut, algarita and persimmon, pion pines are found in abundance across the Wing-V.

The ranch headquarters features a 1930's era rock home, two guest dwellings, four barns, and a great set of large working and shipping pens with water and loading ramp. The main house is approximately 2,000 sf, 3 bedrooms, 2 bathrooms with a 2 car detached garage. Remodeled in 2012, the home includes a great room with wood burning fireplace, sleeping porch, sun porch, mud room, central air and heat, cedar closets, rock yard fence and much more. During the remodel, the plumbing, electrical and HVAC systems were upgraded but the original architectural details were retained. The rustic rock guest house has a full bath with iron claw foot tub, a wood burning fireplace and sleeping porch. High tensile net wire fence was installed along the south boundary of the ranch in 2012.

Located about 5.0 miles off of US-377, the ranch is accessed via an all-weather road with only one gate to open.

Call Rick Fairchild at 214-728-0167 to schedule a showing.

All information contained herein is deemed reliable but is not warranted.

Buyer's brokers must be identified at first contact and accompany buyer on first showing. Otherwise, fee participation will be at the sole discretion of Mossy Oak properties of Texas.



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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

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## **NOTES**

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**MORE INFO ONLINE:**

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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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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