

Buck Canyon Ranch
3226 County Road 360
Merkel, TX 79536

\$1,300,000
100± Acres
Taylor County



Buck Canyon Ranch
Merkel, TX / Taylor County

SUMMARY

Address

3226 County Road 360

City, State Zip

Merkel, TX 79536

County

Taylor County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

32.3234338 / -100.0071556

Dwelling Square Feet

4406

Bedrooms / Bathrooms

5 / 3.5

Acreage

100

Price

\$1,300,000

Property Website

<https://ranchrealestate.com/property/buck-canyon-ranch-taylor-texas/65596/>



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PROPERTY DESCRIPTION

Your very own ranch paradise just minutes southwest of Abilene. Breathtaking views of Mulberry Canyon at the beginning of the Edwards Plateau, tremendous elevation changes with so many vantage points. Trophy deer, exotics, turkeys and pigs make this a hunters dream. Turnkey home and hunting ranch, 4 blinds and 4 feeders conveying. Current owner has a degree in Wildlife Management and has meticulously managed the ranch and is on the MLD program with TPWD producing near 200-inch class bucks. Beautiful 4406 sq ft luxury home with many recent improvements. 5 BR, 3 1/2 BATH, 2 Fireplaces, and a 3-car garage, nothing has been left to chance in this showcase home, all with your very own high fenced 100-acre, trophy paradise (up to 270 additional acres are available making a 420 acre ranch a possibility), One tank, with many other areas to build more. This will make an excellent full-time home, a weekend getaway, a luxury hunting camp, there are so many wonderful possibilities. **INCOME POTENTIAL- CURRENT OWNER VRBO'S PROPERTY AND MAKES GOOD MONTHLY INCOME!! SELLER CAN SELL ANYWHERE FROM 100 ACRES UP TO ALMPST 400 ACRES IF INTERESTED**

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

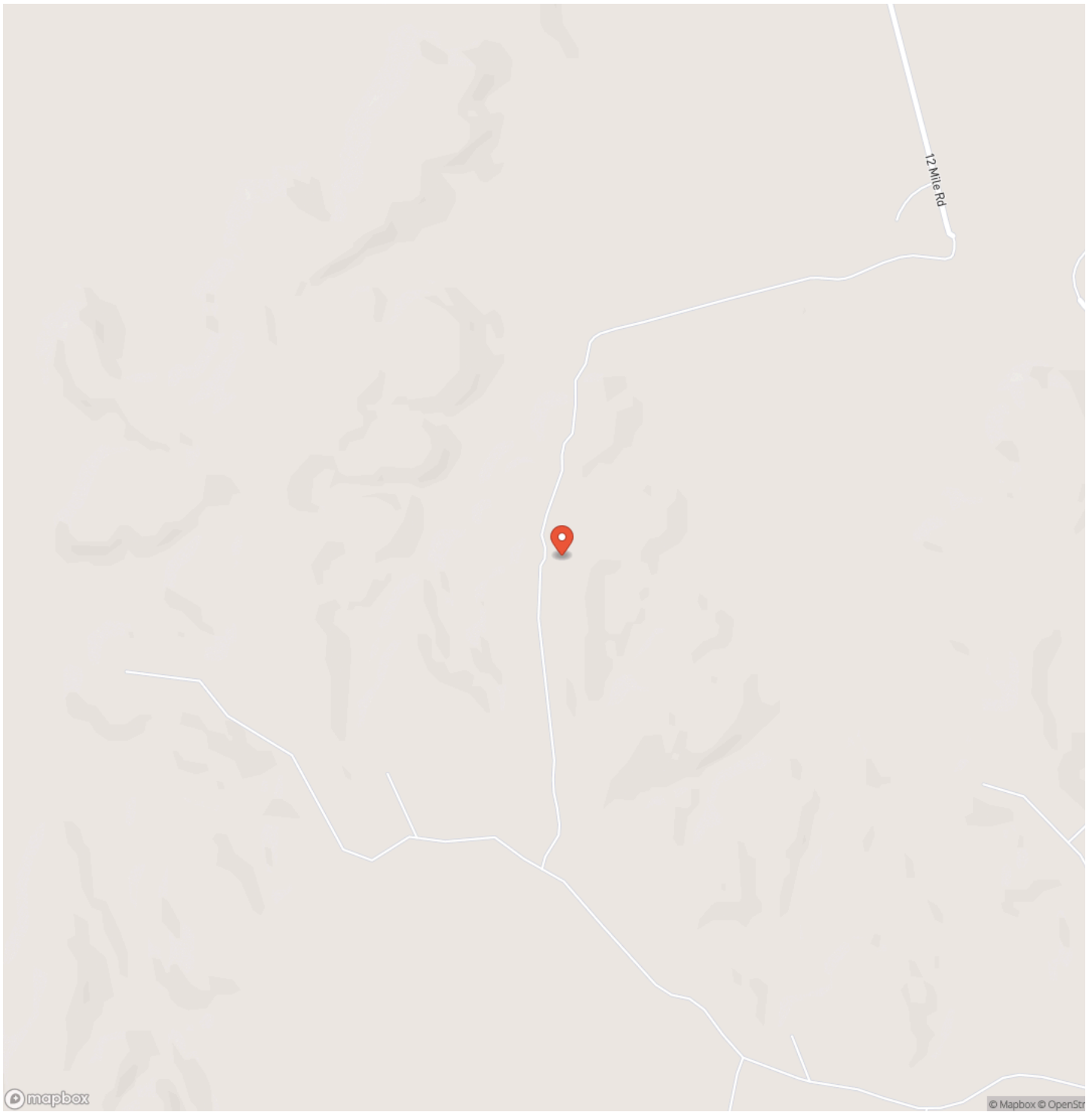
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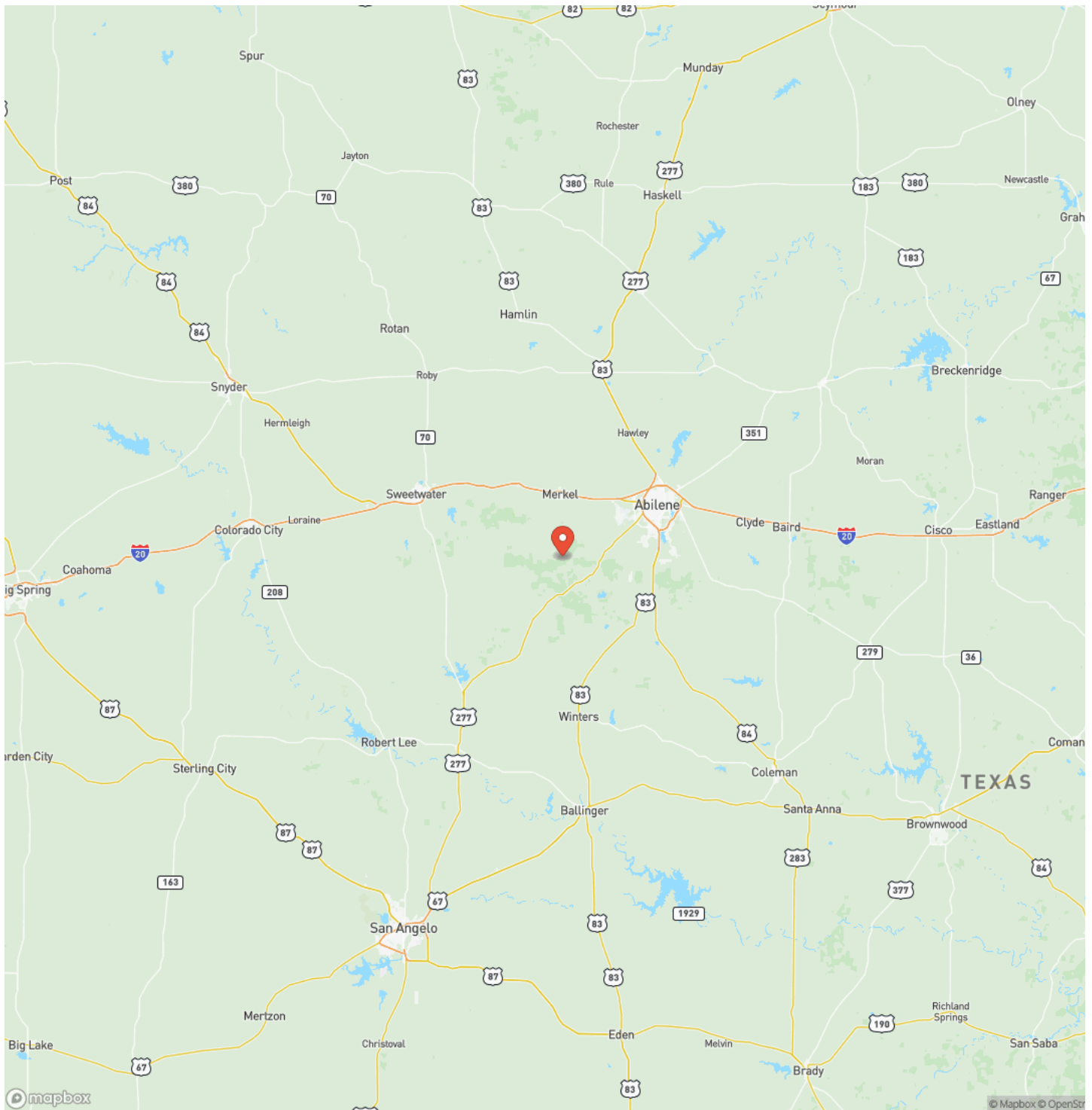
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Merkel, TX / Taylor County



Locator Map



Locator Map



Satellite Map



Buck Canyon Ranch
Merkel, TX / Taylor County

LISTING REPRESENTATIVE
For more information contact:



Representative
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(817) 946-7742
Email
Steve@CapitolRanch.com
Address
City / State / Zip
Graham, TX 76450

NOTES



DISCLAIMERS

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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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