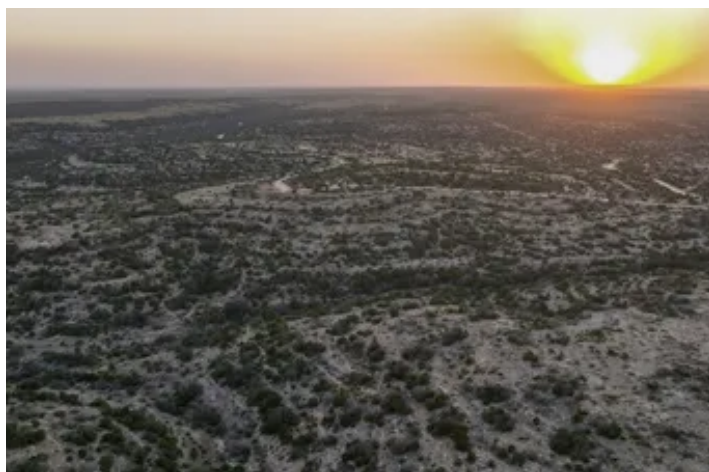


407 Acres | On the Rocks Ranch | Comstock, Texas
Marvin Road
Comstock, TX 78837

\$1,025,000
407.550± Acres
Val Verde County



MORE INFO ONLINE:
www.homelandprop.com

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

\$1,025,000

Property Website

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



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

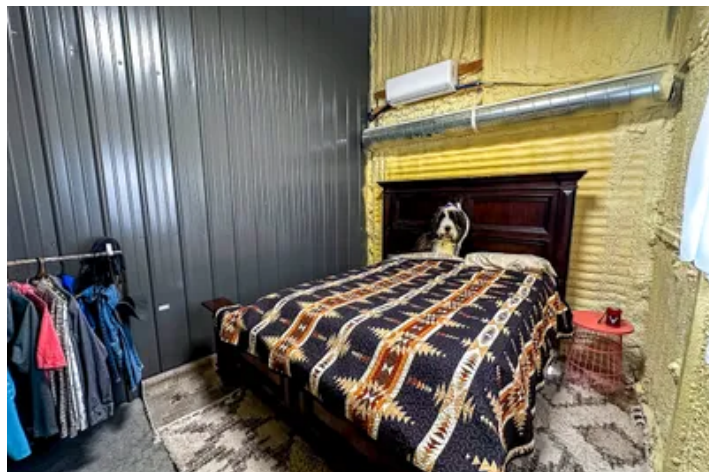
School District: Comstock ISD



MORE INFO ONLINE:

www.homelandprop.com

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

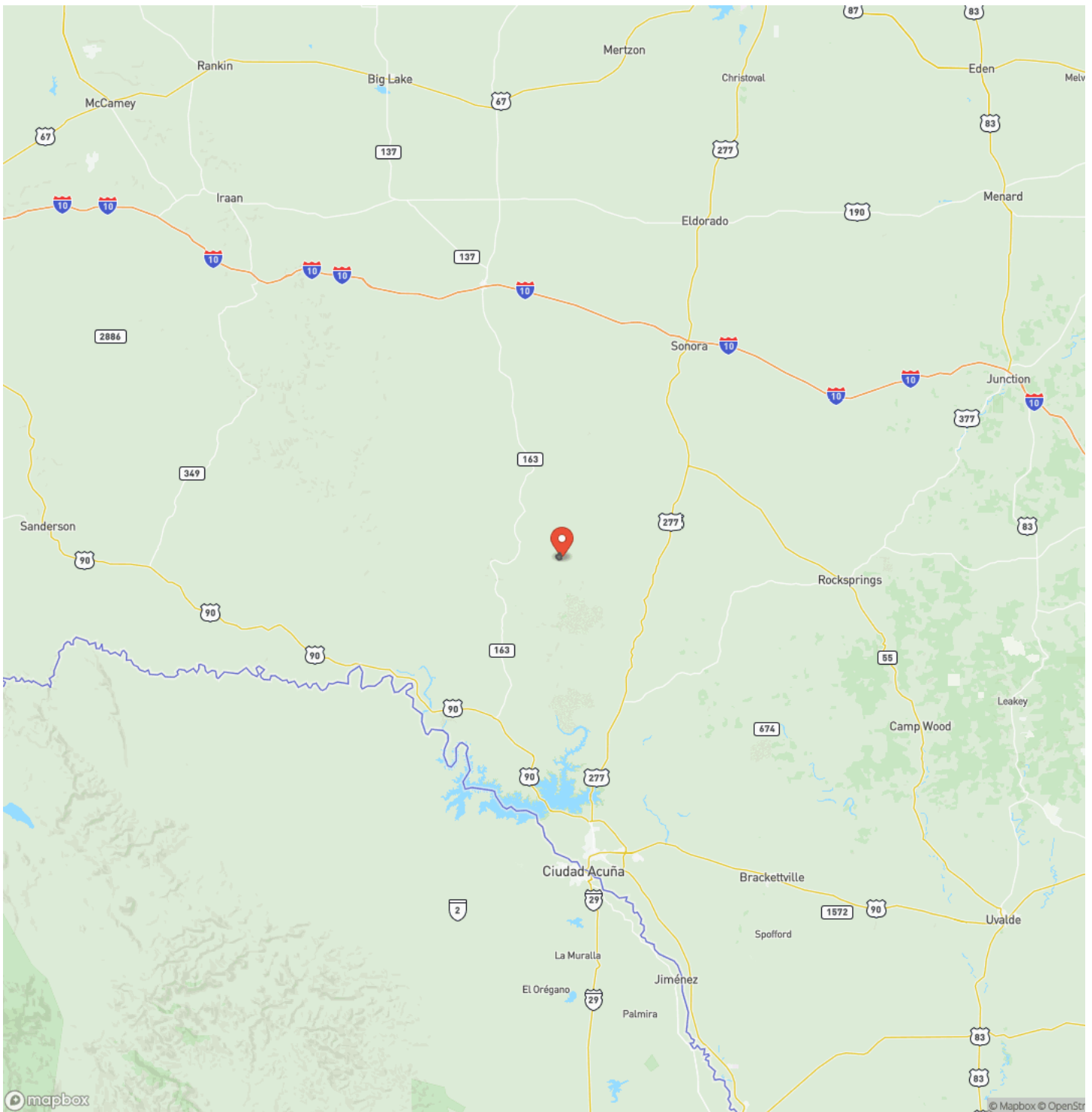


Locator Map



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

Locator Map



MORE INFO ONLINE:
www.homelandprop.com

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

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

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

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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.



MORE INFO ONLINE:

www.homelandprop.com

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(936) 295-2500
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