

# ARROWHEAD RANCH

110± ACRES | EDWARDS COUNTY, TEXAS



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## Property Features

- Rocksprings, Texas
- Low fenced with 1 side high fenced
- Privately maintained caliche road
- Mature live oak trees & open meadows
- Electricity is ¼± mile away
- 1 water well that runs off a generator
- Large drainage area that holds water after rain
- Excellent hunting with existing setups







## Property Information

**Description:** Arrowhead Ranch offers 110± acre hunting property for sale in Edwards County, Texas.

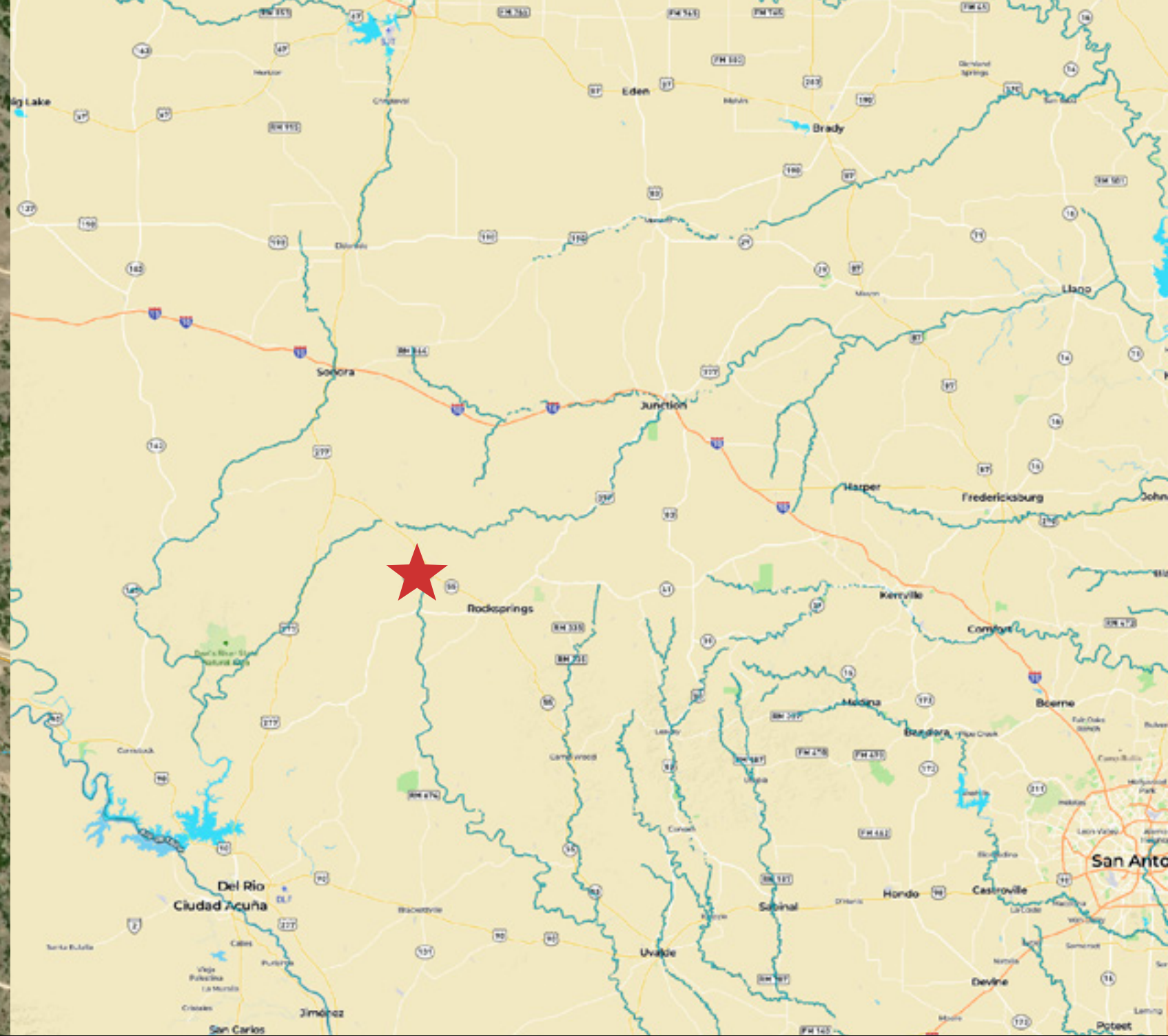
**Location:** This property is located between Rocksprings and Sonora, Texas, convenient to the Devils River State Natural Area, and the Caverns of Sonora. There is easy access to the ranch off HWY 55, via a privately maintained caliche road with a locked entrance, exclusively for property owners. Furthermore, the property is secluded and secured behind three locked gates, with large neighboring ranches.

**Land, Terrain & Water:** The ranch has a low fenced perimeter with a high fence on the east side. A mixture of grassy meadows, mature live oaks, and cedar trees cover the landscape. Additionally, the terrain is flat to gently rolling with a large drainage area that holds water after a rain. Several elevated areas provide sweeping views of the landscape and would make an excellent building site location for a cabin or a lodge. Moreover, ATV trails give access to all corners of the property.

**Utilities:** On the property there is a water well set up to run off of a generator. Electricity is accessible about ¼ mile away.

**Wildlife & Hunting:** This property is ideally suited for buyers looking for a weekend getaway or hunting property for the family. There is excellent hunting on the ranch with abundant wildlife set up ready to hunt. In particular, populations of free ranging exotics such as aoudad, black buck, and axis frequent the ranch. There are also large numbers of whitetail, dove, turkey, and quail. Three hunting blinds and four feeders facilitate great hunts from day one. Lastly, the ranch has is ag exempt status for taxes.





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