



### Property #7

List Price: \$228,700

**REDUCED**

#### Attributes

- 51+ Acres
- 44X50X14 Barn
- '97 Dutchman RV
- Level/Rough Roll
- Fantastic Views
- Abundant Wildlife
- 20' Steel Container

51+A Ag exempt hunting property loaded with native and exotic wildlife ready for year round hunting. Nice easement road off of the county road, and completely perimeter fenced with larger adjoining ranches. A number of the owners in the area have agreed to be selective about what game they take so that hunting can be enjoyed by future generations. Current owner feeds year round and has improved the number and types of wildlife that they draw enormously. Wildlife like whitetail, Axis, Fallow, Aoudad, Turkey, hogs & quail among others can be found. The property has a nice internal road system for getting to hunting blinds, bow stands, and feeders. The water well has lines running to troughs for the game to drink at. A 44X50X14 steel building, which was constructed by a local company well known for superior workmanship, is perched on the bluff offering beautiful views of the area. Inside you will find a 1997 Dutchman 32' RV with large slideout which sleeps six. Everything works inside and the flooring in the building is carpeted. Electrical Power has been run from main breaker box to the building. The owner is selling this as a turnkey hunting property which means that everything conveys. All feeders, gun and bow blinds, a 20' steel container, WiFi, big screen TV, cell booster, repeater to name a few. There is an active Property Owner's Association for the area which maintains the quality roads for the owners. This turnkey property won't last long call for your showing today.

**List Price: \$239,900 REDUCED**



Buyer's brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met fee participation will be at sole discretion of Solid Rock Real Estate, Jan Hutchison, Broker

