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**Jan Hutchison-Broker/  
REALTOR®**



**List Price: \$2,300,000**

**REDUCED**

Attributes

- Exotics & Native Browse
- 4BR/4BA Home
- Live Water
- Improved food plots
- Hay fields
- Water tanks one stocked blue catfish

This 250 acre Ranch has everything that most people are looking for in the Texas Hill Country which includes a beautiful 2 story home with 4 bedrooms and 4 baths. There is also an attached 3 car garage with Game Room / Office / or approximate 1,000 sq. ft. Apartment with full Bath above the Garage. This Ranch has one half mile on the high side of Pulliam Creek that has never gone dry with 3 to 7 ft. of clear year round water. There is also a catfish pond that has been stocked with many fish. This pond is supplied with clear water that is pumped with a 3 H.P. submergible pump and two aerators for oxygen .Part of the Ranch is high fenced with Black buck and Axis deer, and one half will go with the sell, and the remaining acres have free roaming exotic, numerous white tail deer and other game which is typical to the Texas Hill Country. There are numerous Indian mounds which have produced over 2,000 arrow heads and other artifacts, and only part of the mounds have been touched. The Texorado Ranch is very secluded and is surrounded by large Ranches, has a beautiful entrance way off C.R 380 approx. 2.5 miles west of Barksdale, Tx. There are two high fenced hay pastures, good water well, barn and many beautiful live oak trees. The price for this outstanding Ranch is \$2.3 million with 250 adjoining acres that can be purchased for \$2,750 per acre. Shown by appointment to qualified buyers only.



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

