

**Overview:**

This fine Ranch is located on the South side of Ranch Road 334, 15 miles NE of Brackettville or 30 miles NW of Uvalde TX. Arrowhead Ranch offers the Outdoorsman unlimited activities, from hunting and hiking to locating Indian artifacts that were lost thousands of years before. Forget about unimproved access, there is over a mile of paved Hwy frontage with a beautiful rock and cedar entrance. This Ranch is a great hunting and recreational Ranch at a reasonable price. The improvements are mostly current and of good quality and it is move-in ready, so come look today!

**Improvements:**

The Ranch has a mile of RR 334 frontage with all hi-fencing. The roads are mostly all improved with 2-wheel access to the majority of the Ranch. The focus of the owner was to have a very comfortable and maintenance free home with great views, he succeeded on all points with the new Lodge. Just a few years old, the 3100+ sqft Rock Lodge stands on a hill overlooking one of the many valleys on the Ranch. It has living room/dining combination, nice kitchen, office, 4 bedrooms, 2.5 baths and a huge laundry room/ utility room. Outdoor kitchen on the covered patio rounds off the improvements of the Lodge. Outside you will find a large, covered parking area and a windmill that generates supplemental electric power. The views from the Lodge are never ending! There is a very nice barn down the hill with feed storage. There is also a well, feeders, stands, wildlife water stations, food plots plus more. If you like Indian artifacts this is the place, several middens are found along the dry creeks where the Indians would process their food and where, if you are lucky, you may find an arrowhead.

**Water:**

Well water on the Ranch is great and plentiful. There is a good well on the Ranch, being electric submersible. It serves the Lodge. At the lodge there is a 2500 gal. water tank that is used for emergency backup. There is another 2500 gal. tank below the Lodge that receives its water from a rain collection system on the roof and is then distributed to wildlife via poly pipe and water troughs. There is a dirt tank below the Lodge which is filled from overflow of the rain collection system and the owner had planned to drill another well at this site and has purchased a windmill to pump the water.

**Habitat:**

Located in the transition zone between the Hill Country and the South Texas Plains, Arrowhead has the best of both. Large flat valleys grow food plots in deep soil along with mesquite, oaks, and excellent browse for the wildlife. The hills provide excellent viewing of the Ranch and the surrounding land with Oak, some Cedar, and good browse.

**Wildlife:**

The Ranch, being hi-fenced, is home to a large herd of Axis, a herd of Black Buck, Russian Red Sheep, Texas Dahl plus improved Whitetail, and tons of Rio Grande Turkey in the bottoms.

**Inclusions:**

Most equipment and furnishings will be included.