

JRW Ranch Brackettville Texas

307 acre +/-

JRW Ranch is located in the Hills 15 miles above Brackettville, Texas. A very well improved hunting Ranch, with many extras that would take a new owner years to complete. Absolutely turn key, just bring your clothes and start hunting Today!

Location: 15 miles north of Brackettville on RR 674 then a couple of miles down a good all weather easement.

Water: 3 wells, 2 of which are in use. Miles of pipeline and many storage tanks and troughs.

Improvements: Very nice 1800 +/- sqft 3/2 house, new hvac, elevated for views, vaulted ceilings, large front porch and nice rear porch. Hi fenced, 3 barns, deer pens, and pond.

Wildlife: Whitetail, Rio Grande Turkey, Hogs, Axis, Blackbuck, Nilagi, Audad, Zebra, Fallow, Red Stag and Catalina.

Included with the Sale:

Hay Barn closed on three sides, three bays, two regular, one double 20'x38'
Carport 20'x18' two sided

Closed in Barn with 2 garage doors, one in front one in back 30'x30

House 1600 square feet 3 Bed 2 1/2 bath, Furnished, leaving everything but a few personal items,

Small chair and two dressers.

tankless hot water heater special duct work (green), double oven, washer dryer, 2 refrigerators, 2 gun safes, 2 couches, recliner chair, end tables, lamps, coffee table entertainment center with tv, 2 other tv, master - king bed, dresser, desk, bench. Bedroom 2, queen and twin bed, small night stand. Bedroom 3, queen and three twin beds, small night stand, roll down sun screens on front porch, porch swing and two rocking chairs, back porch table and six chairs, bbq, roll down shades on all windows, removable metal bars on windows, metal screen

doors, bedding, sheets, towels, dishes, pots pans, utensils, etc. 2 small pantries, cabinets, toaster, coffee maker ice machine.

Garage/barn leaving all supplies etc, 2018 Kubota tractor only three months old MS-111 with cab and all attachments 2017 Kubota ranger

2014 Ranger 900 polaris with high seat in back

Outback 6000 dual axel feed trailer High

Fence

Pond

Windmill

3 Wells

2 Trapping pens

2 Big or 4 smaller animal pens

5 storage water tanks, 3-3,000 and 2-1,000

four metal hay/alfalfa holders five hunting

blinds, 4-Fiberglass, 1-wood

Feeders: outback 3000# timed, Uvalco 2,000# timed tray feeders five of them,

300# corn feeder timed, 1000 # outback corn timed, 2,000# all seasons self feeder,

3000# four season self feeder, 2 800# timed corn feeders, 2- 1000 timed com

feeder all seasons, 1300# HB self feeders, 2000 # uvalco self feeder, 2000 # uvalco

tray time feeder. Water troughs 4- 750 gallon, 5-600 gallon 2-125 gallon, 1-250

gallon

Animals: White Tail, five females and one male from 200" buck as well as about 70 other white tail deer male and females

Black bucks

Audad

Nilgae

2 Zebra

Axis deer male and females

Fallow deer male and females

catalina

3 four horn







