

# Rolling Waters

1800 +/- acres, Edwards County



## Overview:

Rolling Waters Ranch, the name says it all! This ranch is one of the finest Live Water Ranches in the Texas Hill Country with 7/10 of a mile on both sides of a spring fed creek that begins on the property. The springs flow hundreds of thousands of gallons of water daily and there are 3 concrete dams that back up an enormous amount of water up to 14 feet deep, enough for fantastic fishing, jet skiing, or just floating on one of the crystal clear lakes. This amount and quality of cold clear spring water is priceless! Rolling Waters Ranch has operated solely as a recreational property for years. It offers rolling oak country and beautiful valleys with creeks, drainage's and extensive elevation changes from 1800 to 2300 feet. You'll enjoy endless hilltop viewing. There is outstanding tree and cover provided by oaks, cedar, sycamore, and pinon pine, as well as abundant grass cover for soil retention.

## **Improvements:**

Newly rebuilt five bedroom, three bath, rock and cedar headquarters comes complete with fully equipped kitchen, double fireplace, game room, sun room, landscaped fenced yard and outdoor fire pit. The guesthouse offers additional lodging with game room, and private efficiency apartment. More lodging extends to the foreman's house, which is 3 bedroom 2 baths and also freshly remodeled.

## **Other Improvements:**

County Road frontage for almost 2 miles and good ranch roads

High game fence at 8 feet and runs the entire perimeter.

Electricity is provided by a local cooperative.

The ranch has 4 operational wells with submersible pumps.

Very good metal barn and workshop at the Foreman's house.

Bottom land that could be irrigated.

Only 10 miles South of the Rocksprings Airport off Hwy 55!

## **Wildlife:**

The ranch's native habitat includes a mixture of huge oak trees in the creek bottoms with plentiful acorns and many water tanks that attract large flocks of turkey in the spring and fall. Smaller oak, juniper, hackberry, cedar and elm create a diverse woody cover. Peaceful and beautiful valleys open into plentiful grass cover. Testimony to good management practices is the abundance of buffelgrass, bluestems, and side oats grama. Wildlife includes whitetail deer, a large herd of axis and fallow deer, aoudad and mouflon sheep, turkey, dove, bobcat, rabbit, squirrel, fox, and more. The fishing is great in any of the clear lakes for large-mouth bass and catfish up to 10 pounds

**Price:**

6.85 Mil, Buyer will consider Owner Financing with 20% down  
Property Co-Brokered with Remax Vintage, Peggy Rudolph

**Contact:**

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