

BIG SWIG RANCH
2733 Private Road 4560
Rocksprings, TX 78880

\$654,000
202.140± Acres
Edwards County



BIG SWIG RANCH
Rocksprings, TX / Edwards County

SUMMARY

Address

2733 Private Road 4560

City, State Zip

Rocksprings, TX 78880

County

Edwards County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

29.919764 / -100.620125

Acreage

202.140

Price

\$654,000

Property Website

<https://capitalranchsales.com/property/big-swig-ranch-edwards-texas/95972/>



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PROPERTY DESCRIPTION

SUMMARY

Capital Ranch Sales presents Big Swig Ranch, a turnkey hunting property with meticulous management and stewardship of the land. With four ridges, and a topography ranging from 2000-2200 ft, the new owner can look forward to endless views and terrain change offering wildlife the support needed to thrive. These two exceptional tracts of land are situated in the captivating Phase Three of Mailtrail Valley Ranch, collectively spanning an impressive 202.14 acres. This prime piece of real estate offers topographic diversity, a comfortable place to sleep and shower, and ready to be hunted! Schedule your showing today!

Land

The land being sold is a part of phase three of Mailtrail Valley Ranch. Tracts 7 and 8, covers 101.63 and 100.51 acres, totaling 202.14 acres. There is a well-laid internal road system, providing accessibility across the diverse terrain. The current landowner was thoughtful in the current layout of the property and functionality for hunters or someone looking for a recreational getaway. The headquarters was cleared to provide easy access by truck or Motorhome, from the maintained easement access from Hwy 377. The landscape is further enhanced by a shared water well with members of phase three of Mailtrail Valley, ensuring a sustainable water source for the wildlife on both tracts. Additionally, electricity has recently been installed, providing power to the cabin and any other additional amenities a new buyer might need or want.

Improvements

Big Swig Ranch stands as a testament to meticulous planning, evident in the turnkey ranch setup. Newly implemented electricity supplies, the recently constructed 12X36 cabin provides a comfortable place for residents to sleep, and a portable bathroom facility fully equipped with a functioning hot/cold shower and toilet, including a new septic system. In addition, the property is ready for the next hunting enthusiast as it includes 4 blinds, 4 corn feeders, 2 protein feeders, and 4 water troughs, which demonstrates a commitment to both wildlife conservation and an optimal hunting experience. This comprehensive approach to improvement ensures that the property is not just a piece of land but a fully functional and inviting space for outdoor enthusiasts.

Wildlife

The allure of Big Swig Ranch extends beyond its physical features to the vibrant wildlife inhabiting the area. Tracts 7 and 8 play host to a diverse range of wildlife, including axis deer, whitetail deer, turkeys, hogs, occasional oryx, and other various exotic species. This creates a unique opportunity for wildlife enthusiasts and hunters to witness and engage with the rich biodiversity that thrives within the boundaries of this ranch. With a thought out plan in place to support wildlife, the property is an set up for the next landowner. Notably, the southern border is shared with large neighboring tracts, enhancing the sense of space and wilderness for those who call Big Swig Ranch home.

Access

Big Swig Ranch is accessed by a well maintained private road off of HWY 377. The 202 acre ranch sits 5.2 miles from the front entrance off of HWY 377. The front entrance is approximately 26 miles from Rocksprings.

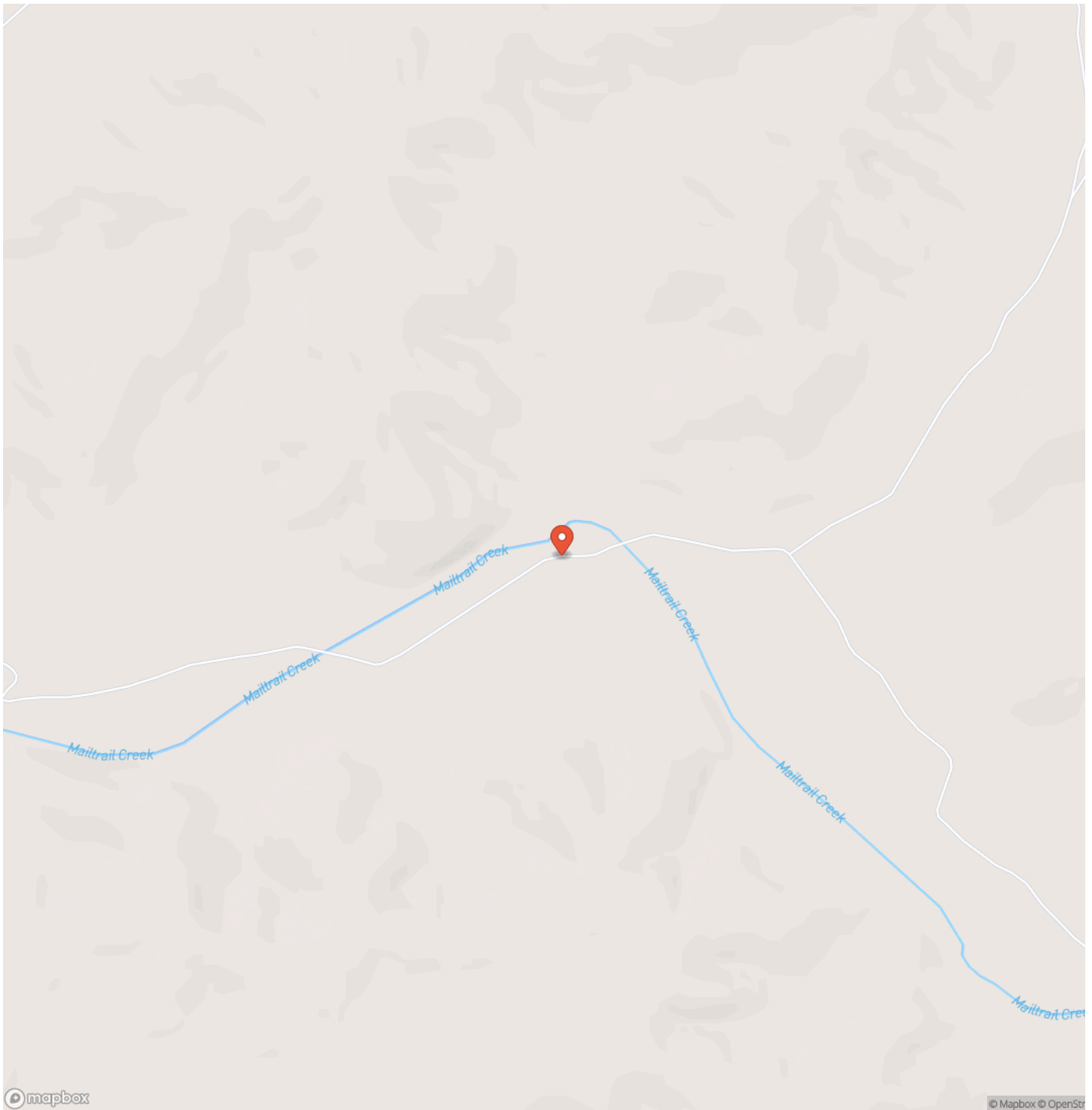
Utilities:

Electricity now on site Septic Shared Water well

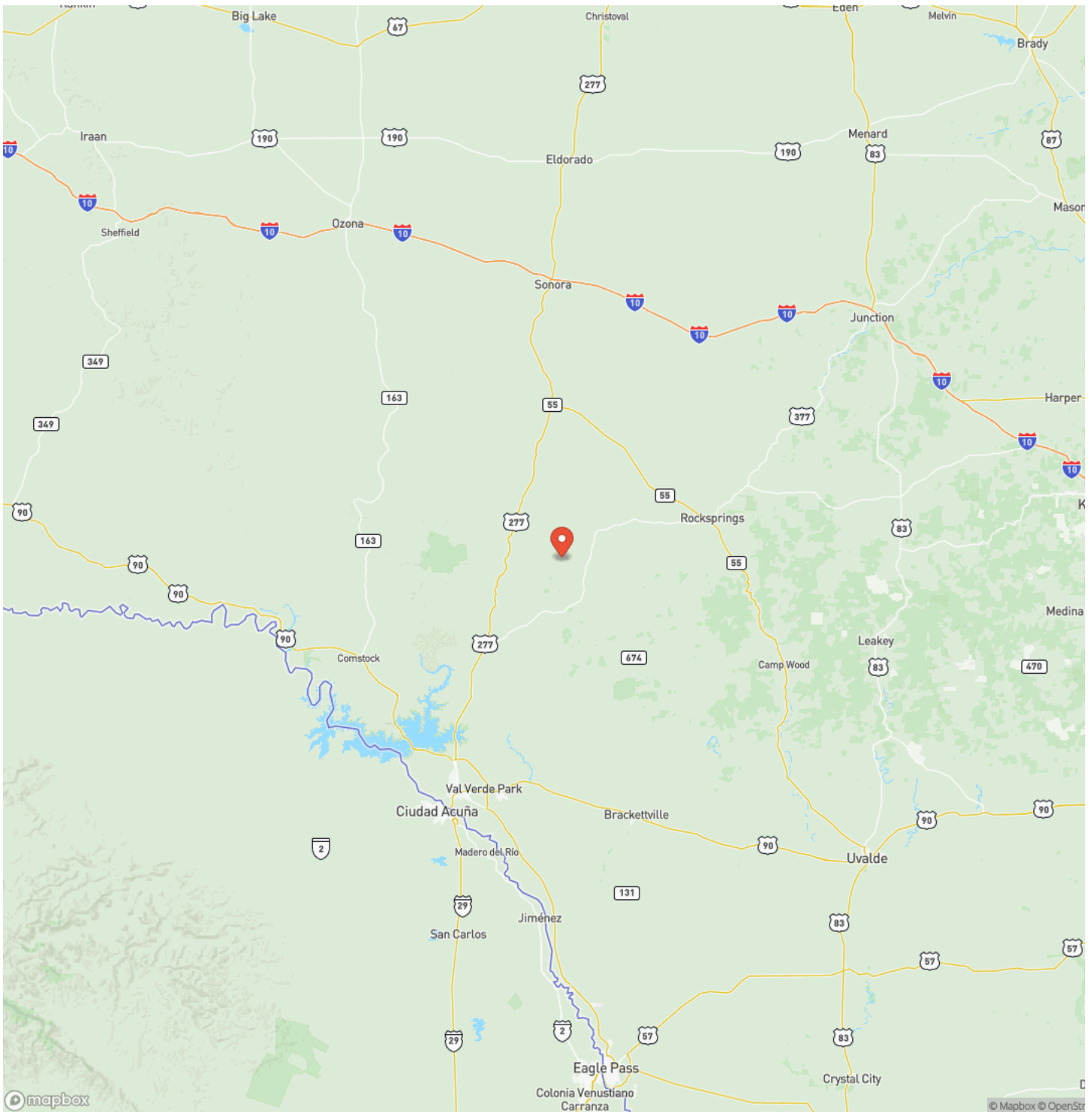
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Rocksprings, TX / Edwards County



Locator Map



Locator Map



Satellite Map



BIG SWIG RANCH
Rocksprings, TX / Edwards County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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