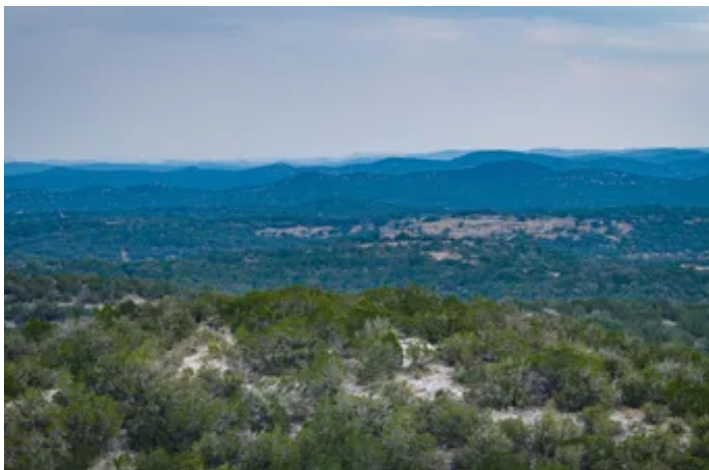


**Rocky Creek Ranch**  
30 SD 63540  
Rocksprings, TX 78880

**\$499,000**  
192.520± Acres  
Edwards County



**Rocky Creek Ranch**  
**Rocksprings, TX / Edwards County**

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**SUMMARY**

**Address**

30 SD 63540

**City, State Zip**

Rocksprings, TX 78880

**County**

Edwards County

**Type**

Ranches, Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

29.721997 / -100.533205

**Acreage**

192.520

**Price**

\$499,000

**Property Website**

<https://capitalranchsales.com/property/rocky-creek-ranch-edwards-texas/96017/>





## **PROPERTY DESCRIPTION**

### **Overview:**

Rocky Creek Ranch offers 192.52 acres of raw Hill Country land for sale in Edwards County, Texas. This property captures the essence of rugged Texas terrain with a mix of rolling hills, panoramic views, and abundant native habitat. Its the ideal setup for those looking to create a private hunting retreat, weekend getaway, or long-term recreational investment. With strong wildlife presence and terrain diversity, this ranch gives buyers a rare opportunity to own true Texas hunting land.

### **Location:**

The ranch sits in a quiet area of Edwards County, 42 miles from Carta Valley, 48 miles from Rocksprings, 74 miles to Kickapoo Cavern State Park, and 87 miles to Uvalde. The property is accessed via a private road off RM 2523, providing both seclusion and accessibility from major Hill Country hubs. This central location makes it easy to enjoy nearby parks, small-town amenities, and outdoor attractions across West and Southwest Texas.

### **Land:**

The land ranges from roughly 1,980 to 2,200 feet in elevation, offering dramatic Hill Country views and natural cover throughout. The property is partially fenced on the west and north boundaries, with a quality road running along the perimeter. Trails already exist across the property, and new ones could easily be expanded to access the interior terrain. Native vegetation includes live oak, shin oak, pion pine, juniper, agarita, persimmon, mesquite, and mountain laurel, creating ideal habitat for both wildlife and ranching uses. Moreover, there is 1,680ft of wet-weather creek on the property. This raw acreage serves as a blank canvas ready to be shaped into a personalized hunting camp or off-grid ranch headquarters.

### **Wildlife & Hunting:**

This ranch lies in one of Edwards County's most consistent hunting regions. The area supports a strong population of Axis and Whitetail deer, along with dove, turkey, and hogs. The mix of brush and open clearings provides natural travel corridors and feeding zones. Two feeders convey with the property, offering a head start for any new owner ready to set up blinds and hunting stations.

### **Utilities:**

A shared water well services the property, ensuring a reliable water source for a hunting camp or wildlife needs. Electricity is available nearby and could be extended for future improvements.

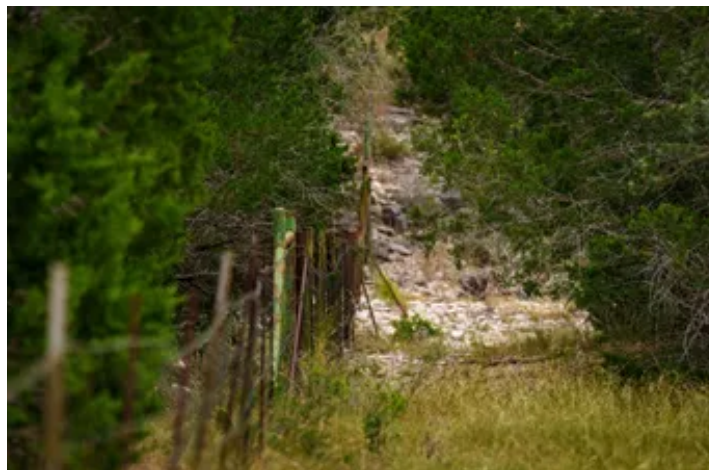
### **Remarks:**

Rocky Creek Ranch currently benefits from a wildlife valuation, keeping property taxes low. This property offers a unique chance to own large-acreage recreational land in the Texas Hill Country with beautiful views, privacy, and strong game populations. Whether you're looking for a hunting property, weekend getaway, or long-term land investment, this ranch delivers the space and setting to make it your own.



Rocky Creek Ranch  
Rocksprings, TX / Edwards County

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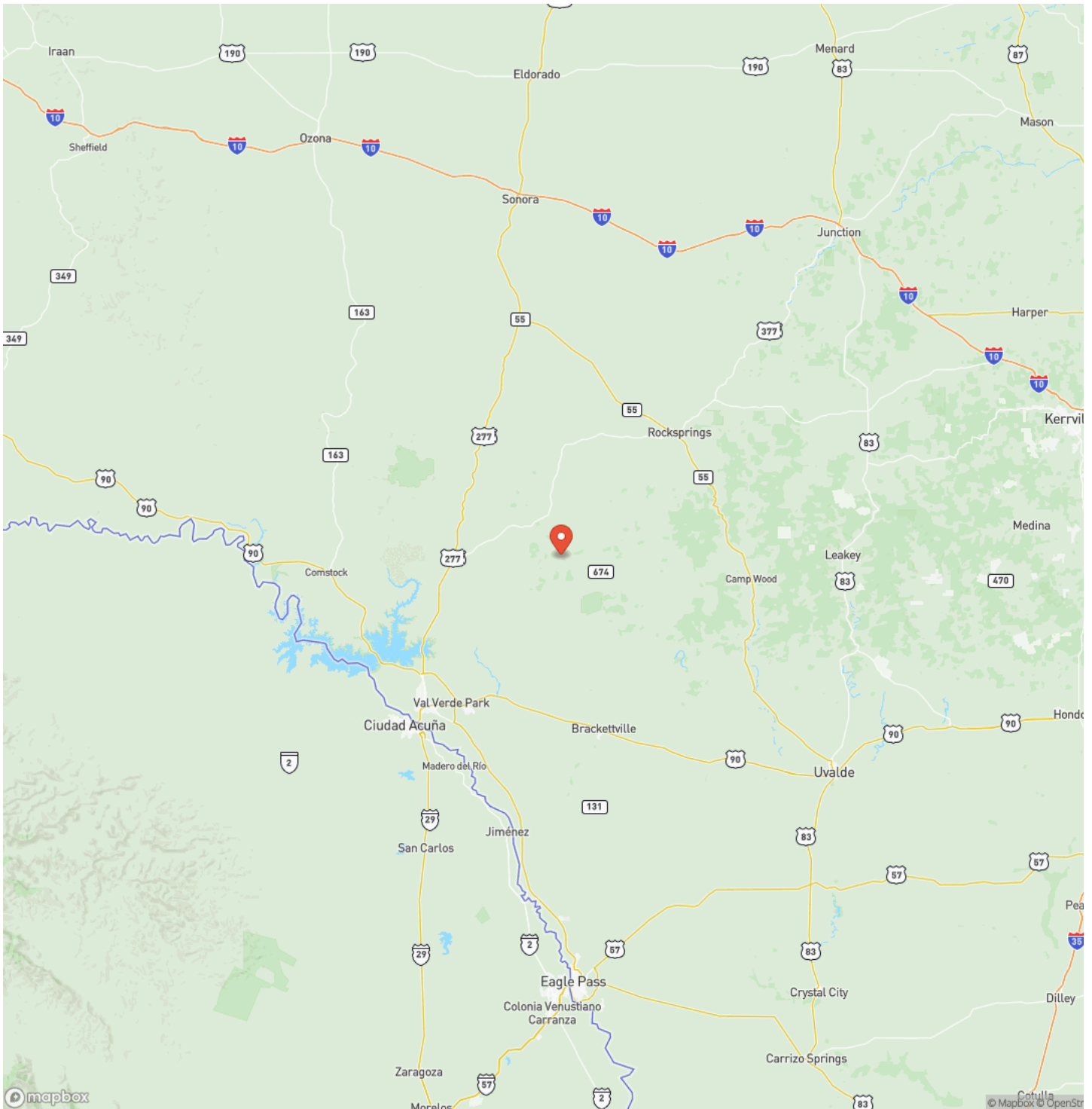


## Locator Map





## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

J. Boyd Vaughan

## Mobile

(830) 400-9108

## Email

Jboyd@capitalranchsales.com

## Address

City / State / Zip

## NOTES

[illegible]



## 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.



**MORE INFO ONLINE:**  
**[www.capitalranchsales.com](http://www.capitalranchsales.com)**

## **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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