



FRANKS RANCH
Edwards County, Texas
8750 +/- Acres

FRANKS RANCH

8,750+/- ACRES

EDWARDS COUNTY

\$14,831,250.00



Lee, Lee & Puckitt is extremely honored and excited to offer the Franks Ranch located in the heart of Edwards County, Texas. This heritage ranch is the perfect opportunity for a great investment that a family could enjoy for many years.

Terrain: Terrain on the ranch is typical for south of Rocksprings being rolling live oak, mesquite and cedar along with other native brush. The ranch has some deep canyons in certain parts, and dry creeks running through the west side giving the ranch a diverse terrain for the area. Parts of the ranch has had some brush clearing done over the years opening up those parts to some nice live oak valleys. Some parts of the ranch is still in heavy brush and needs some TLC in those areas. Overall, the property is very scenic!

Water: The water on the ranch is considered to be good for livestock and recreational use. There are 5 wells in total with 2 electric pumps and 3 windmills servicing storage tanks and water troughs along with the improvements.

Improvements: The house and outbuildings on the ranch are all older ranch improvements, but still functional. The current hunters use some older apartment style improvements that are close to the main house. Very comfortable for a large group of hunters.



Recreation: There is an abundance of game on the ranch including whitetail deer which is considered to be excellent with not much hunting pressure on the game. Along with whitetail there are other native species with some roaming exotics and some elk have been spotted on the ranch. Hunting paradise! The ranch has excellent hunting of whitetail deer, axis deer, blackbuck antelope, some hogs, and lots of Rio Grande Turkeys and dove. Along with the hunting the ranch terrain is very diverse with lots of off roading on the big draws and canyons with some spectacular views of the countryside.

Minerals: Negotiable

Price: \$1,695.00 per acre or \$14,831,250.00 total.

Comments: This ranch has County road 310 running through from north to south with roughly 2/3 on the west side of the County road and 1/3 on the east side. This County road runs from Hwy 55 and loops around back to Camp Wood. See the map for details. This beautiful Rocksprings ranch has been in the same family since the early 1900's. Rare opportunity to buy a large family ranch all in one block.

Disclaimer: The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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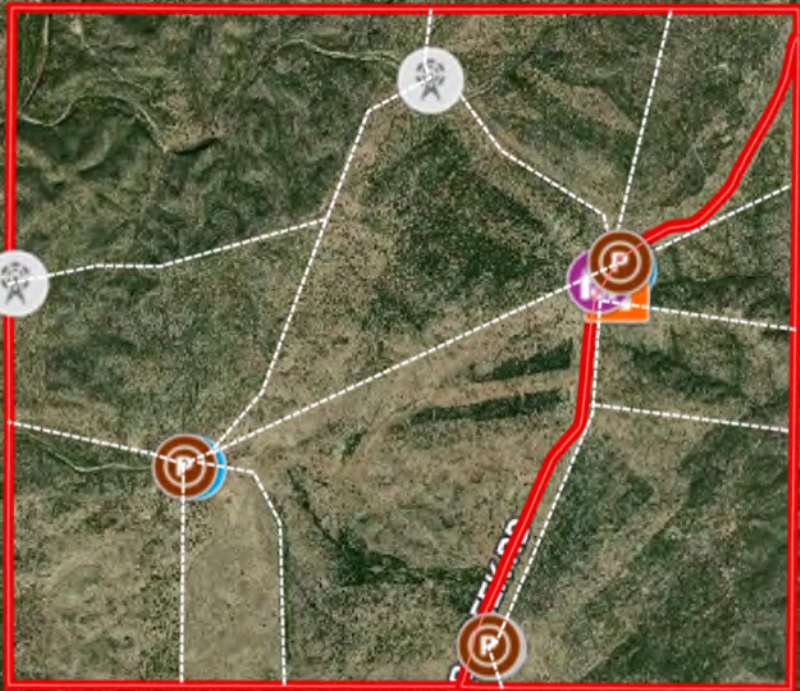
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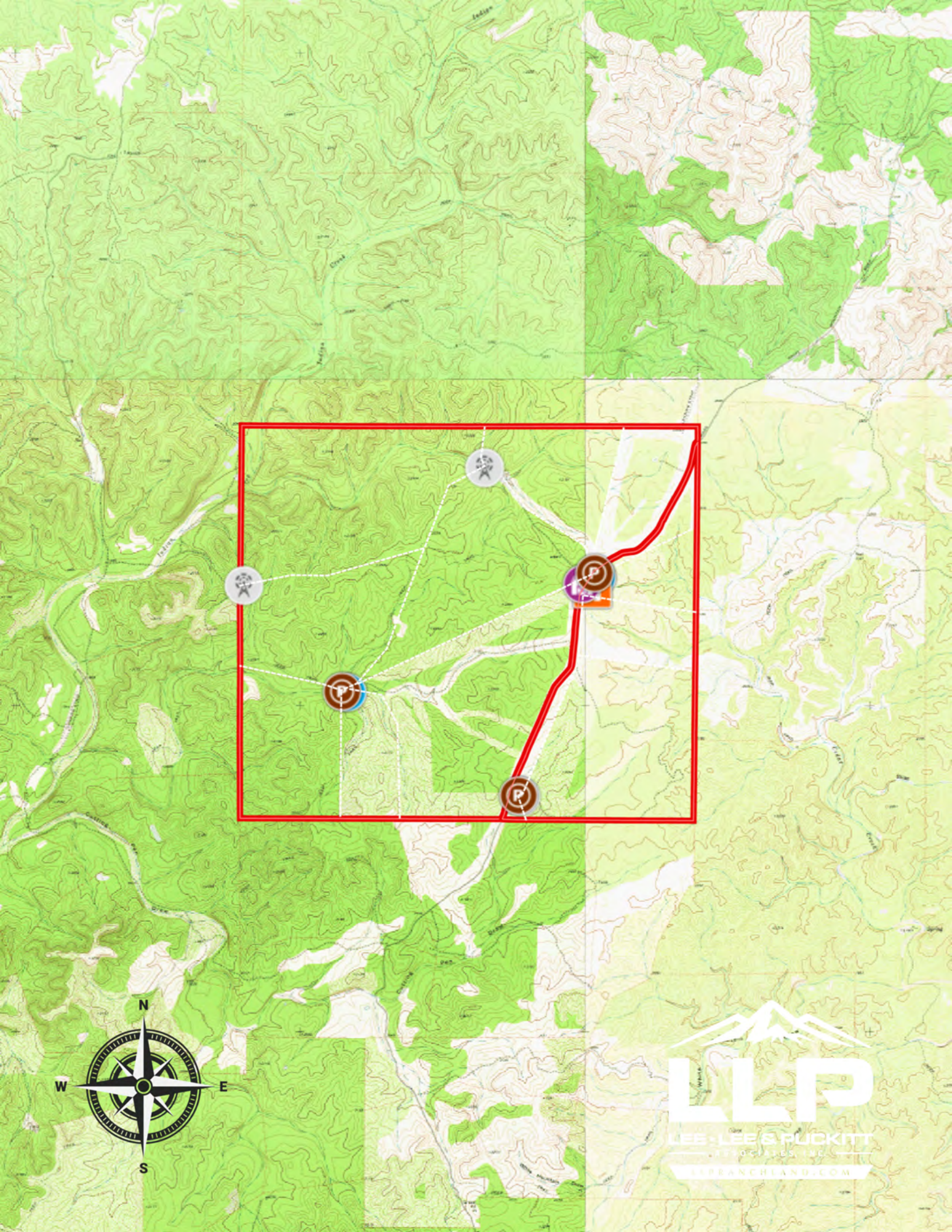


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