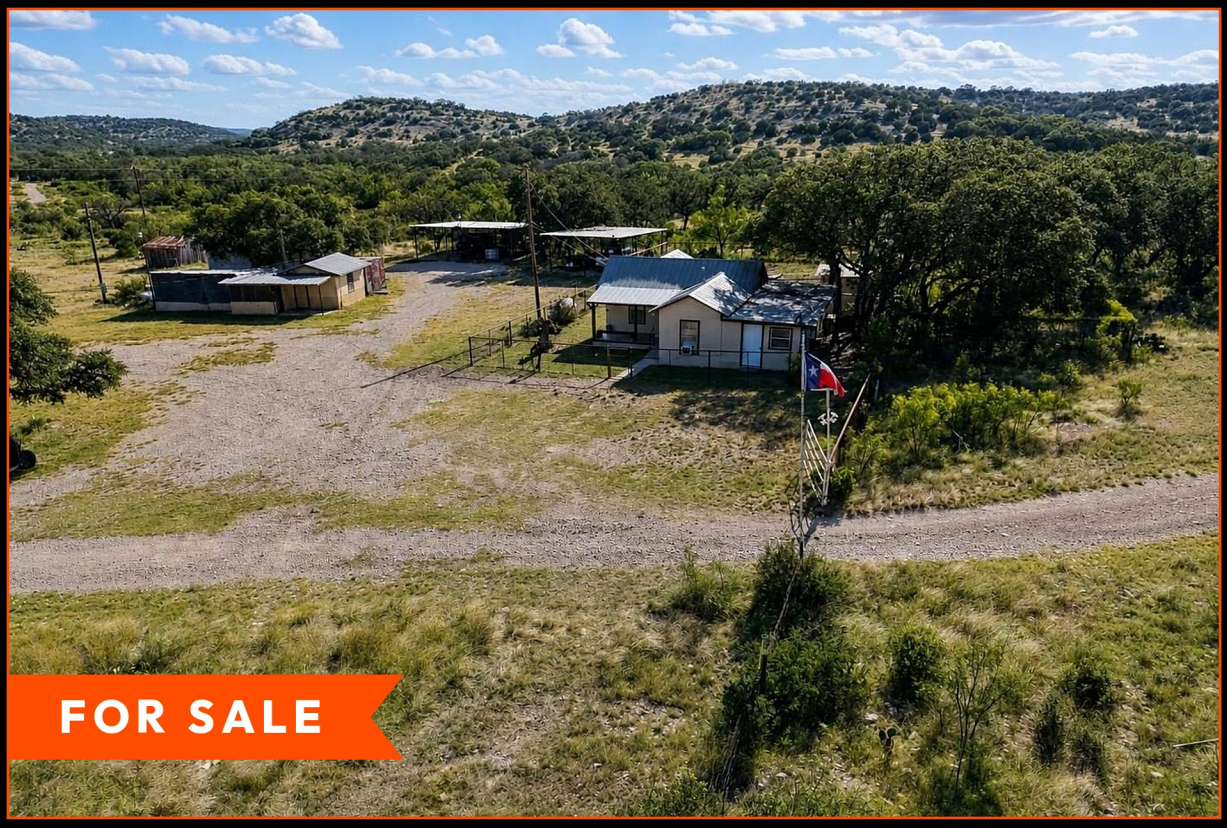
JAMES BIGLEY RANCHES



3E RANCH

EDWARDS COUNTY, TEXAS HUNTING RANCH FOR SALE

346.61 ACRES | $1,800,000

A fully furnished hunting headquarters west of Rocksprings.
Bring your gear and your crew.

346.61	$5,193	20+	2
ACRES	PER ACRE	SLEEPS	WATER WELLS

James Bigley Ranches | 830-609-8056 | jb@jamesbigleyranches.com

Brokered by Iron Creek Realty

jamesbigleyranches.com/properties/3e-ranch-edwards-county-texas/

OVERVIEW AND KEY FACTS

Hill country views, open grass, and wooded cover about 33 driving miles west-northwest of Rocksprings. The 3E Ranch comes ready to hunt, with a fenced headquarters, three blinds and three feeders already set, and room for your whole group.



HILL COUNTRY VIEWS



OPEN GRASS AND WOODED COVER

KEY FACTS

COUNTY	Edwards County, Texas
NEAREST TOWN	Rocksprings, about 33 driving miles west-northwest
ACRES	346.61
PRICE	$1,800,000
PRICE PER ACRE	$5,193

STATUS	Active
SLEEPS	20+, sold furnished
WATER	Two wells (windmill and electric)
UTILITIES	Water, septic, and electricity
AG VALUATION	Yes
MINERALS	Do not convey

READY THE DAY YOU CLOSE



RANCH HOME



BUNK HOUSE



MESS HALL KITCHEN



WINDMILL WELL

IMPROVEMENTS

- Original ranch home, 1,234 sq ft
- Bunk house, 1,292 sq ft
- Mess hall, 608 sq ft, with industrial kitchen
- Two carports and cold storage
- Fenced headquarters
- Sold furnished: beds, bunks, TVs, AC, ice maker, and washers

WATER

Two wells, a windmill and an electric pump, with water piped to troughs across the ranch.

HUNT IT WITH YOUR CREW

Axis, fallow, aoudad, whitetail, turkey, and hogs have all been seen on the place. Three blinds and three feeders convey. No game fences nearby.



HUNTING BLIND



FEEDER

AXIS • FALLOW • AOUDAD • WHITETAIL • TURKEY • HOGS

LOCATION

About 33 driving miles west-northwest of Rocksprings, Edwards County, Texas.
Established road and trail systems.

Entrance pin: maps.app.goo.gl/XVeeQ8udtpSouWWp9

JAMES BIGLEY

BROKER, ALC • JAMES BIGLEY RANCHES

830-609-8056 • jb@jamesbigleyranches.com

Brokered by Iron Creek Realty

jamesbigleyranches.com/properties/3e-ranch-edwards-county-texas/

LISTING

Information deemed reliable but not guaranteed. Buyer to verify. Minerals do not convey.