



B SQUARE RANCH

EDWARDS COUNTY, TEXAS HUNTING RANCH FOR SALE

225 ACRES | \$850,000

End-of-road privacy, 300 feet of elevation, and
20 to 30 mile views southeast of Rocksprings.

225

ACRES

\$3,778

PER ACRE

300 FT

ELEVATION CHANGE

20-30

MILE VIEWS

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

Brokered by Iron Creek Realty

jamesbigleyranches.com/properties/225-acres-ranch-for-sale-in-edwards-county-texas/

OVERVIEW AND KEY FACTS

B Square is a 225-acre ranch in Edwards County, about 17 driving miles southeast of Rocksprings and 22 from Camp Wood by CR 203 and Highway 55. It sits at the end of the road with large neighbors, rugged Hill Country terrain, two cabins, and hunting improvements already in place.



LONG VIEW



WOODED VALLEY

KEY FACTS

COUNTY	Edwards County, Texas
ADDRESS	CR 203, Rocksprings, TX 78880
LOCATION	About 17 driving miles from Rocksprings, 22 from Camp Wood
ACCESS	Gravel county road, end of road
ACRES	225
PRICE	\$850,000
PRICE PER ACRE	\$3,778
STATUS	Active

CABINS	2 cabins, 984 sq ft total, 2 bed, 2 bath, full kitchen
WATER	3,000 gallons of rainwater storage (no well)
UTILITIES	Electricity, cell coverage (no septic)
FENCING	High fence on one side
TAX STATUS	Wildlife exempt, can transfer to a buyer
SUBDIVISION	Axis Springs, low POA dues for road upkeep
MINERALS	Do not convey

CABINS WITH A VIEW



CABIN



KITCHEN



COVERED DECK



AERIAL VIEW

IMPROVEMENTS

- Shed and carport
- Cleaning station
- Multiple feeder stations and stands
- Trail systems throughout the ranch
- Electricity and cell coverage
- 3,000 gallons of rainwater capacity

THE CABINS

Two cabins, 984 sq ft total, with 20 to 30 mile views. 2 bedrooms, 2 bathrooms, and a full kitchen.

RUGGED COUNTRY, BIG GAME

About 300 feet of elevation change, deep valleys, and dry creek beds, heavily wooded in places with oak and juniper. Elk, aoudad, whitetail, and other large game have been observed or documented on the ranch, and it comes with 10 years of game harvest data.



BOX BLIND



AXIS SPRINGS OWNERS PARK

ELK • Aoudad • WHITETAIL

OWNERS PARK

B Square is in the Axis Springs subdivision, and owners share a 70-acre common area park with 3 lakes. Low POA dues keep up the road system.

LOCATION

About 17 driving miles southeast of Rocksprings, Edwards County, Texas.

Gate pin: maps.app.goo.gl/xN8ssXkxz5GrUKvk6



JAMES BIGLEY

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LISTING