

**Bounds & Associates, Inc. Realtors®**

*"Selling the Texas Hill Country for Three Generations"*

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*Ranches, Recreational Properties, Commercial*

## **CHEYARA CANYON RANCH**

**PROPERTY:** 1300 +/- acre TROPHY HUNTER'S RANCH located near Reagan Wells, Real County, Texas

**DESCRIPTION:** Beautiful Texas Hill Country property located on the headwaters of Spring-fed Mare Creek. SECLUDED and PRIVATE — this ranch is a “hunters dream” offering an abundance of whitetail deer, aoudad sheep, wild boar, axis, sika, fallow deer and other exotic species. The hunter's lodge and improvements are strategically located near the entrance to the ranch, overlooking a large lake and shadowed by the surrounding hills. Features: Live water, numerous springs and a earthen dam creating a large reservoir; Steep canyons, beautiful bluffs and overhangs along Mare Creek; Rough mountains and vast canyons accessible by 4-wheel drive vehicle; Elevation ranging from 1785 ft. to an excess of 2200 ft.; Numerous species of Native & Exotic wildlife; Fencing of fair to poor quality, most are low fences, a portion not fenced at all; Located 3 miles off paved county road, accessed by gravel county road; Agricultural-use tax status. Wild game cover and “safe areas”; Abandoned grass airstrip, approximately 2000 ft. in length; Numerous small Indian campsites.

**COMMENTS:** This Texas Hill Country beauty has it all: Comfortable lodge with three baths and five bedrooms suitable to sleep fifteen, central air and heat, full kitchen, water, electric, telephone, satellite. Covered and lighted game cleaning facilities and walk-in cooler. Great fishing and duck hunting. Game Management program in place producing numerous Gold Metal exotics. Live water and an abundance of creatures native to the Texas Hill Country.

**PRICE:** \$2,250 per acre

**TERMS:** Cash to sellers

**AGENTS:** Brandon Bownds (830-966-6111) and John McFadin (830-966-6112)

\*Above information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction, or withdrawal without notice.

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See us on the web: <http://www.bowndsrealtors.com>, or email [info@bowndsrealtors.com](mailto:info@bowndsrealtors.com)