

APACHE ROCK WILDERNESS LODGE

APACHE ROCK WILDERNESS LODGE IS THE PERFECT RECREATION AND HUNTING PROPERTY. LOCATED IN SOUTHWEST EDWARDS COUNTY, TEXAS, JUST OFF OF TX 2523 AT RANCH ROAD 650 5 MILES ,47 MILES FROM ROCKSPRINGS / 41 MILES FROM DEL RIO. COMPRISING OF 425.28 ACRES.

THE LODGE IS AT ELEVATION OF 2173 FEET YOU HAVE UNLIMITED VIEWS TO THE SOUTH AND WEST, IN THE EVENING THE LIGHTS OF DEL RIO ARE VISIBLE 34 MILES TO THE SOUTH, ON A CLEAR DAY YOU CAN SEE SIERRA MADRE ORIENTAL MOUNTAINS TO THE SOUTH AND WEST WHICH COMPRISE THE SILHOUETTE OF THE SLEEPING LADY WHICH IS 76 MILES.

THE TERRAIN VARIES FORM 1960 FT TO 2200 FT SLOPING TO STEEP WITH SEVERAL VALLEYS RUNNING THROUGH THE PROPERTY WITH THICK JUNIPER, OAK AND PINION PINE TREES MAKING A GREAT HABITAT FOR WILDLIFE OVER 16.5 ACRES HAVE BEEN SELECTIVELY CLEARED LEAVING OAK AND PINION PINE TREES AND PLANTING NATIVE GRASSES. THIS PROPERTY HAS ONE OF THE LARGEST STANDS OF PINON PINE IN EDWARDS COUNTY. THERE IS OVER 11 MILES OF ATV TRAILS AND HIKING TRAILS ALLOWING FOR GOOD ACCESS TO THE LAND.

THE LODGE IS COMPRISE OF A LOG CABIN WITH 1 BEDROOM, 1 FULL BATH, KITCHEN AND LIVING AREA (900 SQ FT) AND AIR CONDITIONING RENOVATED IN 2021 AND SIX SEPARATE BUNK ROOMS, 2 BATHROOMS, SHOWER ROOM, OUTDOOR KICHEN , LARGE DECK AND LARGE DECK WITH SWIMMING POOL (25,000 GAL). FOR STORAGE 1928 SQFT METAL BARN AND 1 LOCKUP 8 X 20 SEA CONTAINER. PRIVATE WATER WELL, SEPTIC AND GENERATOR

SIX BLINDS AND 6 SPIND CASTER FEEDER, 4 WATERING TROUGHS AND 4 PROTEIN FEEDERS. GAME INCLUDES WHITETAIL , AOUDAD AND HOGS WILDLIFE EXEMPT TAXES (2023 \$ 771.28)

IMPROVEMENT COST

CEDAR CLEARING	\$ 70,350.00
OLD WATER WELL REPAIR	\$ 5,868.00
NEW WATER WELL	\$ 46,958.00
SWIMMING POOL	\$ 10,000.00