

# M&M RANCH



The duPerier  
TEXAS LAND MAN





## M&M RANCH

461 ACRES • EDWARDS COUNTY • ROCKSPRINGS, TX

20 minutes South of Rocksprings lies the turnkey 461 acre high fenced M&M wildlife Ranch. The centerpiece of the property is the Ranch headquarters consisting of custom on site hewn ponderosa pine logs. With soaring ceilings, wraparound porches and outdoor kitchen, guests take in the 15 mile views in all directions from the hilltop home. Multiple 160-170" whitetail and trophy blackbuck fill the ranch. An additional 183 acres with over half a mile of west Nueces can be added.

**Location:** Located approximately 20 miles South of Rocksprings via 674 and Ranch Road 14 in the CX Ranch Subdivision. The 461 acre ranch can be expanded with an additional 183 acres with over half a mile of west Nueces River.

**Headquarters:** The centerpiece of the M&M Ranch is its 3 bed 3.5 bath custom home set atop the tallest hill on the property. Soaring ceilings provide 15 mile views in all directions. Ponderosa pine was hewn and cut on site for all the custom cabinetry and railings with .75" pine used throughout. Oversized outdoor kitchen and screened in porches give guests four seasons entertainment. The property is offered turnkey with all furnishings and ranch equipment.

**Wildlife:** Completely high fenced with multiple 160-170" whitetail bucks and trophy blackbucks. 8 corn feeders, 7 blinds and 5 2,000 lb. protein feeders all stay on the ranch.

**Water:** The home has a very good well providing water to the home and mobile homes and has poly pipe running to the wildlife feeders. Approximately 1,400 ft. of seasonal creek at the north end of the ranch and 3,100 ft. of wet weather creeks flow into the Nueces.

