

INDIAN BLUFF RANCH

Mountain Home, TX | Kerr County



± 1 1 0 A c r e s



HIGHLIGHTS



- Located 2 hours to San Antonio, accessed via Mitchell Lane off SH 41
- Various exotics call this ranch home, including Axis, Scimitar Oryx, Red Stag, Blackbuck Antelope, and other native species including whitetail, turkey, and dove
- The ranch boasts an impressive 3 bedroom, 2 bathroom, 1,400 sqft ranch house that can boast 10-12 comfortable



DESCRIPTION



Located in Northern Edwards County and just west of US highway 83 in Mountain Home, TX, Indian Bluff Ranch offers the perfect hunting retreat only 2 hours from San Antonio, TX. Accessed via Mitchell lane off State Highway 41 this ranch is located in one of the premier areas for exotic and native hunting in the state.

Indian Bluff Ranch boasts an incredible 3 bed 2 bath home that is approximately 1,400 sq ft. The ranch house can sleep 10-12 comfortably with built in bunk beds in both the master bedroom and secondary bunk room. With a large front porch overlooking the entire ranch and incredible night time skies the ranch is perfect for escaping city life. Equipped with a 320 ft 10 gallon per minute water well and brand new aerobic septic system, the ranch is ready to hunt and enjoy.

Located inside 1,500 acres of wildlife paradise, Indian Bluff Ranch provides access to hunting for whitetail deer, axis, scimitar oryx, red stag, blackbuck antelope, and fallow, along with other native game such as turkey and dove. The game is well managed by the landowners with annual counts and quotas set. Good interior trails provide access via utv and 4 wheelers around the ranch and to each hunting and watering station. Live Oaks, Blue Oaks, Red Oak, Shin Oak and Mountain Juniper cover the ranch and line the dry creek beds providing picturesque colors and views. With such diverse topography, and a well established feeding/watering system in place, Indian Bluff Ranch provides the ultimate wildlife escape and hunting experience.

WATER



- Property features 320 foot, 10 gallon per minute water well
- Ranch also features a brand new aerobic septic system
- Dry creek beds are spread among the ranch
- Average rainfall: 25 inches
- Aquifer-Trinity



LOCATION



Mountain Home, Texas, a quaint community situated approximately 50 miles northwest of San Antonio, offers a serene escape with its population of around 270 residents. Steeped in history, the town's origins trace back to the mid-1800s when German settlers arrived in the region. Embracing its rich cultural heritage, Mountain Home hosts events that celebrate its German roots and fosters a close-knit community spirit.



A notable attraction is the historic Garven Store, an iconic landmark that offers a glimpse into the town's past with its vintage architecture and carefully preserved artifacts. Mountain falls within Kerr County, a region celebrated for its picturesque landscapes, including rolling hills, clear rivers, and abundant outdoor recreational opportunities.

LIFE ON THE RANCH



AERIAL MAP

110

Acres

2

hours to San Antonio

5

exotic game species



Boundary Stream, Intermittent River/Creek Water Body Water Wells

WILDLIFE

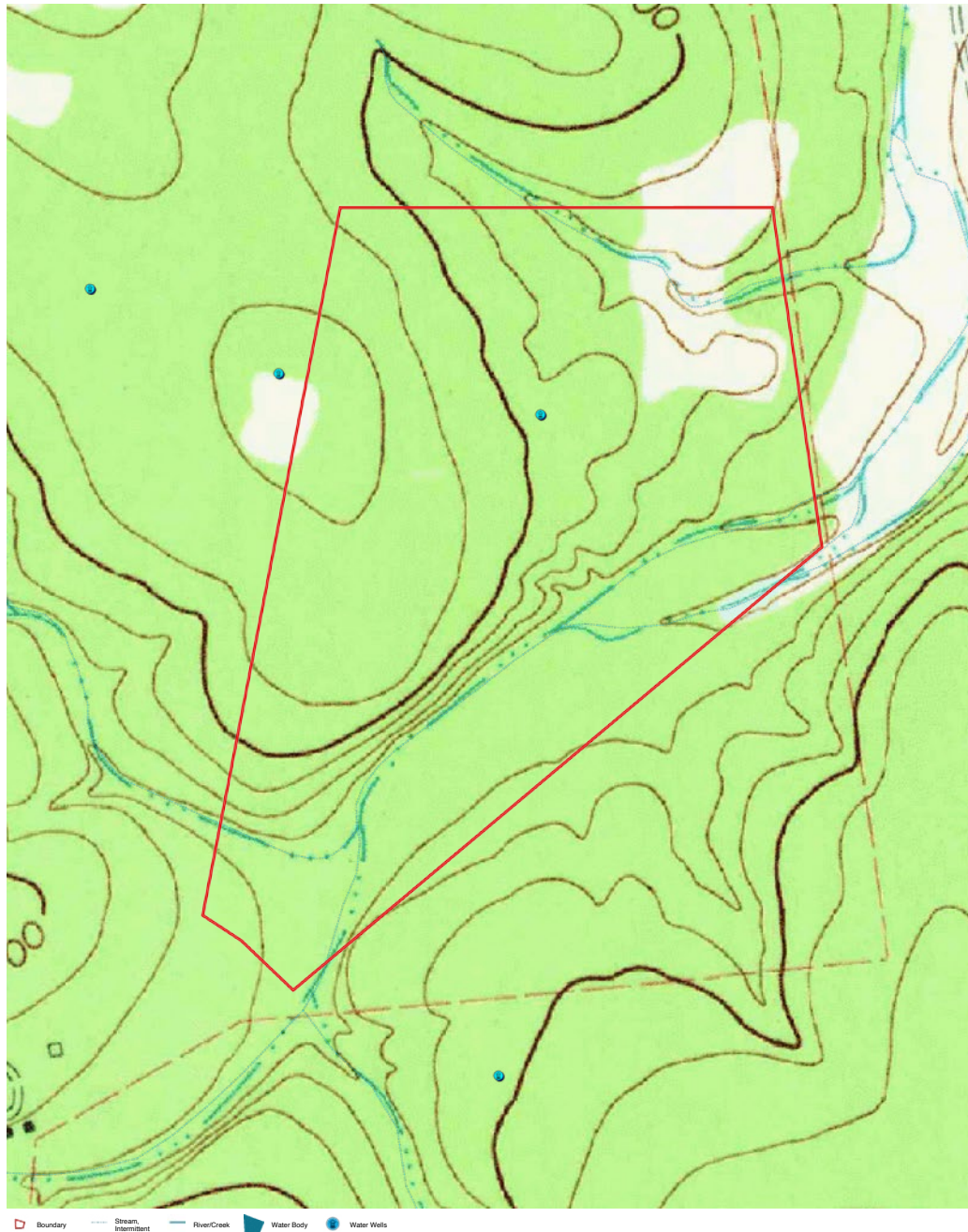


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LAND



- Property consistently slopes down from a hill top on the west side of the ranch
 - Live Oaks, Blue Oaks, Red Oak, Shin Oak and Mountain Juniper cover the ranch and line the dry creek beds
 - Located on 1,500 acres of high fence wildlife paradise

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