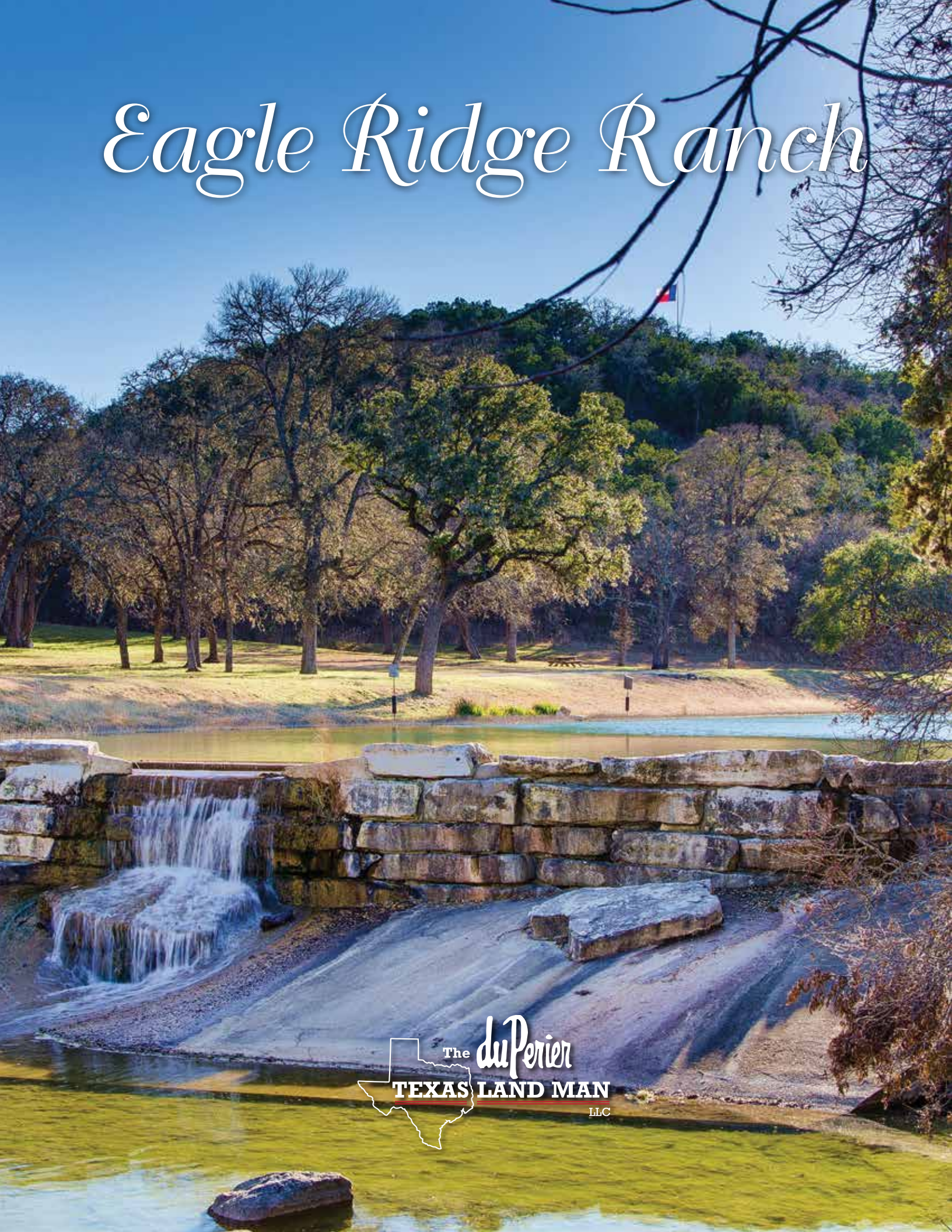


Eagle Ridge Ranch



The duPerier
TEXAS LAND MAN
LLC





EAGLE RIDGE RANCH

902 ACRES

KERR COUNTY

Live water abounds on the 902 acre high fenced Eagle Ridge Ranch located in Camp Verde, Texas. 1 mile of spring fed Falls Creek meanders through the property shaping the landscape for centuries and providing endless opportunities. Numerous springs originate on the ranch providing the water source for several stocked ponds and lakes. Five concrete dams are constructed across Falls Creek and two earthen dams create a 3 acre and 8 acre spring fed lake respectively which provide spectacular water features enjoyed by both wildlife and recreationalists alike. With 200 feet elevation changes, this ranch offers all the natural vegetation and topographical beauty the Hill Country has to offer. Paved ranch roads provide all weather access. Improvements include a 4 bedroom, 4 bath home, guest house, phenomenal party house, garage, swimming pool, and tennis/basketball court. A second guest house is perched up in the hills providing great views of the lakes below and a true feel of seclusion. Other improvements include three barns, game cleaning area with walk in cooler, two boat houses, and 4 water wells. Wildlife species include White-tailed Deer, Axis Deer, Black Buck Antelope, Sika Deer, Fallow Deer, Quail, Turkey, Dove, Geese, and Ducks.

