

Rock'n E Ranch

Nestled between the blue mountains of the Texas Hill Country, the same family has owned the Rock'n E Ranch for the last seven decades. Comprising of two tracts encompassing 162 acres, Rock'n E boasts a playful operation for all your guests. The ranch is just 250 yards from Hwy 377 that ensures easy access while maintaining its rural appeal. The soil is of a sandy loam that would be ideal for a vineyard and in the past the Rockin E hosted a prosperous hay and vegetable operation that fed by three residential wells and one large irrigation well that can produce over 100 gal per minute. The fields consisted of over one hundred acres with mesquite, persimmons, and agarita to support the wildlife of the ranch. The ranch is home to record whitetail deer, axis, and the dove hunting is spectacular. Approximately sixty acres of the property has mature oaks, persimmon trees, large mature mesquites, juniper, cactus, and agarita providing cover for the abundant wildlife.

What is special about Rock'n E happens when the sun sets. Part of the "dark sky" coalition, the Rockin E is a gateway to the stars. Its remoteness and clear air provide a unique glimpse into the stars uninhibited from light pollution and is in the path of totality occurring in April of 2024 where over 200,000 travelers will descend on the hill country. The eastern tract's (106acres) infrastructure is very capable consisting of a 1000' airstrip, a 30x40 party barn with a small apartment and bathroom, a bunkhouse that sleeps seventeen with bedroom and on suite, a shipping container kitchen with large pantry, commercial 600lb ice machine, and a walk-in cooler with keg taps. It has a small set of livestock pens, a small stock tank filled with bluegill and Rio Grande perch, and over 3 miles of nature trails for ATV or hiking. The property was also recently a successful Airbnb and has generated approximately \$40K in a calendar year. The western tract (57 acres) has a small barn/loafing shed, a quaint 3 bdr 1 bath cottage, and an outbuilding laundry room and storage.

Trying to beat the heat? The Rocking E is located only a 10min drive to the Yates Crossing of the pristine Llano River where the locals go to cool off in the summer. London, Texas is only a short 5min drive where you can enjoy a small café, post office, convenience store, and the world-famous London Hall if you feel like dancing. Not into dancing? Shopping is within 50 mins at Fredericksburg, 20 mins to Mason, and 20 mins to Junction which has a 5000' runway capable of handling most light jets with PAPI lights and 100LL/JetA are available. Both San Antonio and Austin are also only 2 hours away.

The ranch's accessibility throughout makes building your dream home a breeze as water and electricity are easily accessible. Whether ranching, hunting, birdwatching, painting, stargazing, flying, or partying is your thing, this ranch has it all.