



**For Sale** on Market

# \$1,287,000

Call 7133771022 Today!

## 97 SD 45690 -- OTHER, ROCKSPRINGS, TX 78880

Simpson Ranches & Land, LLC proudly presents the 348 acre H&H Ranch at Mail Trail Valley, a remarkable property located in the ruggedly beautiful landscape of Edwards County, Texas. Situated approximately 27 miles west of Rocksprings off Highway 377, the ranch is accessed by a 10 mile caliche easement road leading to the front gate. The H&H Ranch consists of two adjoining tracts (47 & 48) and offers a diverse terrain known for its exotic and native wildlife, dramatic views, and seasonal creeks. The land features a combination of rolling peaks, lush valleys, and thick brush country that surround the property's 2,300 square-foot main home, along with multiple travel trailers, storage units, and a walk-in cooler. The ranch is thoughtfully equipped with numerous water troughs, feeders, and blinds, creating an ideal setup for hunting, recreation, or a peaceful Hill Country getaway.

### GENERAL DESCRIPTION

- Subdivision:** Other
- Property Type:** Country Homes/Acreage
- Style:** Ranch
- Lotsize:** 15,158,900
- Maintenance Fee:** \$1,200 / Annually
- MLS# / Area:** CHCBORTX-99108



Presented By  
**Chad Sayles**

Walzel Properties - Spring 7133771022

Listing Broker  
Simpson Ranches & Land LLC