



6400 Hwy. 39, Hunt, TX 78024

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[www.lazyckranch.com](http://www.lazyckranch.com)

## Welcome!

Rustic retreat at the beautiful Lazy CK Ranch. Our unique "Area 39 Cabins" are perfect for your weekend motorcycle tour of the 3 sisters, a spot to unwind before and after camp closing, or spend time on the Frio or Guadalupe river(s). Area 39 boasts 3 separate cabins with 2 detached bathrooms (with showers) and a large communal kitchen, making it your destination for years to come.

Located just outside of Hunt, Texas we are secluded enough to see the stars and close enough to enjoy activities in the near-by towns of Hunt, Leakey, Junction, Fredericksburg, or Kerrville. Lazy CK Ranch is nestled between Hwy 39 and Hwy 41, just east of Hwy 83. Situated on a 7,000 acre ranch our Area 39 Cabins are just what you need to escape the hustle of the city.

If you are looking for ranch style activities we offer a fire pit, huge outdoor kitchen, washer pits, horse shoes, and stocked bass lake. The Lazy CK Ranch offers some of the most beautiful Hill Country views possible. If it's wine and sunsets or a place to lay your head while you tour the local scenery, the Lazy CK Ranch is available to accommodate your needs.

Rates: \$150.00 Per Night Per Room w/ 2 night minimum

\$450.00 Per Night All Cabins Exclusive w/2-night minimum

\$1800.00 Per Week (6 nights/7 days) All Cabins Exclusive

## **Rules: Must be signed**

We will charge the entire amount up front through Airbnb. Cancellation policies are as follows: Full refund for cancellations made within 48 hours of booking, if the check-in date is at least 14 days away. 50% refund for cancellations made at least 7 days before check-in. No refunds for cancellations made within 7 days of check-in. If a damage claim is made within 14 days after your check-out, you will be assessed up to \$250.00.

## **Check-In Procedures and Rules**

PLEASE READ ALL OF THIS CAREFULLY

Location: 6400 Highway 39, Hunt Texas 78024 Gate 4

Gate Code: \*\*Will be provided once all forms are signed/returned\*\*

Instructions once you are on the ranch: After entering the gate please drive ahead to the first curve in the road and wait for the gate to close. Then proceed to the first road crossing. At the crossing go right into the area 39 cabins and your Airbnb will be thru the gate and on the left! If the gate does not close do not try to fix it, please call one of the numbers listed below, or on the radio located at the kitchen cabin. Instructions below.

Check-in time: Check-in is at 1PM, with NO early check in allowed. Sorry but no exceptions to this policy will be made. We must prepare your cabins and area for a comfortable stay.

Please inspect the property as soon as you arrive and document via phone call or radio any issues. Please check to make sure all AC units are working, kitchen units are working, and toilets/showers. Also, please inspect the cabins for cleanliness and report any issues asap.

Please report all issues to management. Week day(s) please call 830-640-3200, if no answer please call 830-343-0226. For weekends, please call 830-343-0226/0227/0228/0229.

If you don't have cell phone service, please use the phone provided in the kitchen. It's a landline and should work. We also have a radio that broadcasts to the employees and management on the ranch. Someone is always here. All you must do is pick it up, turn it on, and press and hold the button on the side while you talk. Say you are guests at the area 39 cabins and you have an issue or need help.

In case of an emergency please call 911 and report. You are located on The Lazy CK Ranch at: 6400 Highway 39, Hunt Texas 78024 GATE 4 and give the gate code.

Warning: Do not venture out of the designated area. These are marked by signs. We are a large-scale hunting operation and while your safety is guaranteed inside of the area, it is not outside of the area. You could be shot on accident.

We are 7,000 acres in the prime wilderness, so please be careful and watch for snakes, spiders, and wild animals that roam our prairies. They live inside of the fences, as well. Please be mindful at night in the area 39.

Never leave fires in the pit unattended and make sure all coals are out, and water has been placed on the coals before retiring or leaving. There is a water hose located at the front of the area.

Check-out: Check out time is at 12 PM. To not be charged an additional fee of \$250.00 dollars please do the following:

- 1) Take all trash to the dumpster area located just outside the gate into area 39. You passed it coming in near the crossroads.
- 2) Please strip the beds and towels and place in the washing machine and start a load. Detergent is provided.
- 3) Load and start the dishwasher
- 4) Throw away all opened food and please take or throw away all food items you do not want to take with you. This includes condiments.
- 5) Turn off the lights in cabins, kitchens, bathrooms, etc.
- 6) In the summer please set back all AC units to 80 degrees. In the winter please set all units to 60 degrees.
- 7) Please do not lock the doors but do close all windows
- 8) Do not leave fires burning in the fire pit, make sure all ashes have been watered down and placed in the coal area. There is a hose next to the front of the area.
- 9) Please sign the guest book and write us a review on google reviews.
- 10) Have a safe journey home and THANK YOU!

Guest signature: \_\_\_\_\_ Date: \_\_\_\_\_

Guest Print name: \_\_\_\_\_