



Seeking Ranch Caretaker/Maintenance Person for Rent Trade in the Hill Country

Overview: [Three Points Ranch](#) (TPR) is seeking a flexible part-time Handy-Person/ Grounds Keeper for Rent / Land exchange. TPR is a family-owned 540 acre ranch in Round Mountain, TX (*15 miles from Johnson City / 8 miles from Marble Falls*) that also serves as a vacation rental and wellness destination.

The ranch maintains a wildlife exemption valuation instead of an agricultural valuation, so does not graze cattle or other livestock on the property except two horses. TPR's short-term rentals are managed separately, but there is a regular amount of ranch work and maintenance needed on a weekly basis (described below). We seek to exchange monthly rental of a private RV space for a set amount of monthly work hours (negotiable). This is an ideal arrangement for an individual (or couple without children) with landscaping and skilled labor experience who has a separate primary source of income and a love for nature, wildlife and the outdoors.

Requirements:

- Experience with our preferred skills (below), but quick learners with the right mix of experience will also be considered.
- Must be able to work a set number of hours per month (our target is around 40 hours) with relative weekly consistency—i.e., spreading monthly hours over the weeks of the month.
- Must be able to lift at least 70 pounds
- Must have a valid driver's license and US work authorization.
- Must have some prior experience with horses

Salary / Trade Offer:

- We wish to trade about \$1000 per month in labor in exchange for equivalent value in rent and utilities. Pay is negotiable based on experience (25-40hr)
- We will provide a water and electrical hookup (50amp or 35amp RV outlets) on the property in a secluded spot, but you will need to have your own RV and vehicle.
- The agreed upon number of hours per month will be exchanged for monthly rent of the RV space.
- Additional (paid) hours over the monthly trade will also likely be available.
- Up to \$100/month in electricity charges can be included in the exchange, and there is no charge for water.
- Handy-Person's RV will ideally have a composting toilet as there is currently no septic on the site.
- A full-size 4WD ranch pickup is available for use when necessary for ranch work (hauling brush, moving equipment, etc.).

Preferred skills: In addition to being able to complete ranch hand duties on a consistent weekly basis, the ideal person will also have:

- Good people skills, judgment and **general trouble-shooting abilities**. For example, someone comfortable responding to wildlife issues (like a snake sighting) or handling/escalating a maintenance issue as needed when owners are gone.
- Experience with **general landscaping** (e.g. moving, trimming, pruning)
- Experience with **brush clearing and chainsawing** (hand clearing)
- Basic **carpentry** and/or woodworking skills (e.g. repairing deck wood, trim, etc.)
- Basic **plumbing** troubleshooting and repair (e.g. PVC plumbing repair; maintaining water troughs; addressing or escalating septic or water heating/softening issues, etc.)
- Basic **electrical troubleshooting** and repair (e.g. mending electrical wires, replacing electrical fuses, etc.)
- **Fence repair** and/or basic ironwork and **welding**
- Basic **small equipment maintenance** and repair (e.g., maintaining mowers and trimmers, power tools, and generators; ability to replace filters/carburetors, etc.)
- Basic **vehicle maintenance** (e.g., batteries, tires, and fluids on ranch truck, Polaris, tractor, golf cart)
- Basic **bicycle maintenance** and repair (e.g. ensuring tires are inflated to correct range; cleaning and lubricating chains; repairing/replacing bike tires or inner tubes, etc.)
- Good working knowledge of fire safety and other hazard safety (e.g. ability to be proactive in minimizing risks of fire and other electrical and weather-related hazards that might arise)

Recurring Weekly Duties (6-10 hours per week):

- Hauling trash in ranch pickup to the dumpster weekly (**~30 min per week**)
- Landscaping depending on season (chopping and stacking wood, mowing [Zero-Turn or push mower], raking leaves, trimming/weed-eating, watering tree/shrub plantings) (**2-4 hours per week**)
- Checking troughs/tanks for needed algaecide treatments, filter cleaning, tank cleaning, etc. (**~30 min per week**)
- Checking/filling wildlife feeders, etc (**~30 min per week**)
- Bicycle maintenance (checking/airing tires, lubing/greasing, replacing damages tire tube, etc.) (**~30 min per week**)
- Recurring weekly/biweekly/monthly tasks like Airstream maintenance (airing tires, door greasing, screening, etc.) for rental area, changing HVAC air filters, etc. (**~1 hour per week**)
- Troubleshooting issues with guest spaces that involve performing or escalating urgent repairs (the most frequently arising issues involve blown fuses or circuit breakers, and door handles/locks sticking) (**~30 min per week**)

- Coordinating and/or overseeing work of outside contractors as needed (e.g., ferrier for horses, electricians, plumbers, etc.) (**~30 min per week**)
- General road and gate maintenance (e.g. moving caliche from a stock pile to fill potholes in the road as needed; ensuring visibility and positioning of reflectors and signage; ensuring gates are operable; ensuring sides of roads and passing areas are mowed) (**~1 hour per month**)
- Maintaining log/photos of qualifying wildlife management activities as needed (**~1 hour per month**)

Potential Duties (as trade hours or paid extra hours):**here.**

- Feeding and caring for 2 retired horses when owners are gone (less than 1 hour per day)
- Tractor work (shredding/mowing, disking, grating roads)
- Repairing, mending and/or installing fencing
- Operating a skid steer/Bobcat when necessary to clear large cedar, move rocks or materials, dig trenches or holes, etc.
- Helping to maintain fire safety (identifying fire hazards, maintaining firewise building perimeters, etc.)

How to Apply:

- Email us at handy@threepointsranch.com, including a short resume summarizing your most relevant skills and experience, along with a brief note describing your interest in this arrangement (essentially, how and why this could work well for you and anything else we should know).
- **Note:** Individuals or couples that can also offer housekeeping and/or hospitality skills in addition to the core ranch hand duties are welcome to note that in their message, and would be considered as openings arise.

Diversity Statement:

All are welcome at the Three Points Ranch, and on our team. We strive to make people of all walks of life feel welcome here throughout our work culture, values, hospitality, and learning. And expect anyone we partner with to do the same.

Timeline: We will accept resumes and notes of interest on an ongoing basis until the right person is identified. The start date is negotiable, but ideally we'd love to have someone start no later than **January 2, 2023.**