

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

Just Reduced

RUGER RANCH

276± ACRES • CAMP WOOD, TX • UVALDE CO.

\$699,000



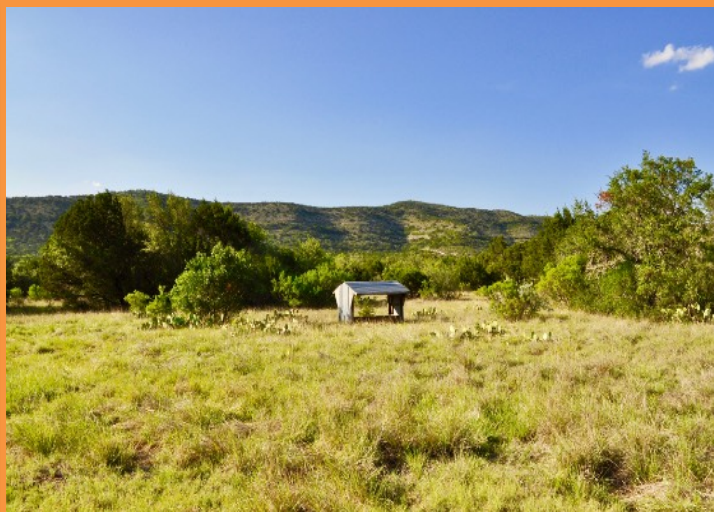
PREMIER HUNTING
AND RECREATION

A SPREAD OF FLATS
AND CANYONS

WATER WELL,
STORAGE TANK,
BLINDS AND FEEDERS

DRAMATIC HILL
COUNTRY SCENERY

HEALTHY WILDLIFE
POPULATION



**BRANDON BOWNDS
BROKER**

1223 Main Street
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ACREAGE

276± Acres • Recreational Paradise for Life Outdoors

LOCATION

Camp Wood, Texas • Uvalde County

Ultra-Secluded Location with Private Road Frontage off Paved County Road 416 • 5± miles South of Camp Wood via TX-55 S OR 38± miles North of Uvalde via TX-55 N

ACCESS

Established Rough-In Ranch Road System through the Ranch

WATER

Water Well

Aermotor Windmill

Water Storage Tank

Wet-Weather Draws

TOPOGRAPHY

Impressive Range of Terrain and Elevation Variation. Combination of Uplands, Lowlands, Open Areas and Areas of Dense Tree Coverage.

Exceptional Usable Bottomland with Fertile Soils

Mountain Tops • Canyons • Valleys • Cliff Sides • Ravines • Limestone Terraced Rock Formations

VEGETATION

Bottomlands overspread with Thriving Native Grasses, Towering Healthy Hardwoods and Blankets of Wildflowers • Open Areas • Dense Coverage Areas • Rich Soils • Canyon Slopes are dominated by an assortment of Hardwoods including but not limited to: Live Oak, Blue Oak, Spanish Oak, Shin Oak, Buckeye, Guajillo, Mountain Laurel, Texas Sotol and Persimmon. Cactus and various Wildflowers



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WILDLIFE

Home to a Diversity of Wild Game variety and Predators. Healthy population of Whitetail Deer, Axis, Blackbuck, Aoudad, Sika and Fallow • Excellent Hunting Opportunity • Established game trails • Coyote, Hog, Turkey, Porcupine, Rock Squirrel • Hovering Birdlife.

IMPROVEMENTS & HIGHLIGHTS

Dramatic Hill Country Scenery • Views for Miles

A Spread of Flats and Canyons

Quality Rough-In Ranch Roads

Numerous Elevated or Covert Building Sites

Excellent Large Body Water Lake Sites

TO BE CONVEYED

Hunting Blinds

Game Feeders

Water Storage Tank

Troughs

Windmill

COMMENTS

Road Less Traveled - The Ranch Road snakes in and through the mountains providing breath-taking views of Tree-Studded Lowland and Rising Canyon walls



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Load up the ATV's and UTV's • Off-Roader's Paradise! Exploration Cruises • Rock Crawling • Create New Trails suited for your Adventure in the Wild

Terraced Rock Formations perfect for a Rock Climbing Experience • Take advantage of the Geological Wonderment • Hike • Explore • Sight Seek

Build your Dream Retirement Home or Hidden Escape

Amenities just a few short miles away on the sought after Nueces River. Anglers can Fish : Bass, Catfish, Perch. Swim, Float, Boat

TAXES

Currently Wildlife Exempt

PRICE

\$699,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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