

338 acres in Uvalde County

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Property Description

338 Acres RIALITOS RANCH, Uvalde County

Hwy 83, Uvalde, Texas 78801

DESCRIPTION: This property is a combination working cattle ranch as well as a recreational hunting ranch. The property has an abundance of improved grasses for livestock, as well as a good mixture of native brush to support the wildlife. Paved access, proximity to town, good interior road system and plenty of water.

IMPROVEMENTS: The main ranch road has been improved to an all-weather road making getting around the ranch in any condition possible. The perimeter fence and cross fencing are all new or in great condition. The ranch is low cross fenced into 3 separate pastures. There is a good set of cattle pens. Electricity is run on the property to the cattle pens. There are plenty of good building locations on the property for future improvements of choice.

WATER: Each pasture has a stock tank that holds water. Along with the 3 stock tanks there are 3 water troughs at the cattle pens. A total of 5 water wells are on the property with 1 of the water wells currently in working order.

WILDLIFE: Wildlife on the ranch includes, but is not limited to, Whitetail deer, turkey, quail, dove, javalina and much more.

VEGETATION: 185 acres of the property has been cleared and planted in Kleingrass. These Kleingrass fields are ideal for grazing livestock with scattered large mesquite and Huisache trees that offer shade. The remainder of the property has a good mixture of native brush species that offer great nutrition and cover for wildlife.

TAXES: Ag Exempt.

MINERALS: Negotiable.

Driving Directions

Location/Access: The ranch has .5 mile of Hwy 83 frontage. Located 5.5 miles S. of the town of Uvalde, 90 miles W. of San Antonio, 160 miles SW. of Austin and 280 W. of Houston. **NOTE:** Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

Property Address

Tx Hwy. 83
Uvalde, Texas 78801

Property Highlights

- Price: \$1,400,000.00
- Acres: 338.00
- County: Uvalde
- State: Texas
- Closest City: Uvalde
- Property Type: Hunting Land, Ranches, Recreational Property



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