

DOS RIOS RANCH



1055+ Acres Uvalde County
Uvalde, Texas

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DESCRIPTION

This true “Transition Zone” ranch offers the both of best worlds with crystal clear live water and rolling hill country type terrain colliding with native South Texas brush habitat. The “West Prong Nueces” forms the southern boundary, and the main “Nueces River” forms the eastern boundary of the property. The exceptionally diverse terrain ranges from oak studded slough bottoms, to thick brush country, to hilltops offering stunning views of the Nueces River valley.



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WATER

2.4± miles of West Prong Nueces River frontage, which holds large pockets of water during average rain fall years. 1.2± miles of flowing Nueces River frontage with a stunning crystal clear 20± foot swimming hole and one water well.



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IMPROVEMENTS

Hunters cabin, storage barn, improved road system, low-fenced perimeter, and old cattle pens. Electricity present.



TERRAIN/HABITAT

The exceptionally diverse terrain ranges from oak studded slough bottoms, to thick brush country, to hill tops offering stunning views of the Nueces River valley. There is almost 100±ft of elevation change across the ranch.



WILDLIFE

Native whitetail deer, turkey, hogs, quail, and more.



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The Property is 15± miles northwest of the town of Uvalde and 90± minute drive time west from San Antonio. Garner Field (KUVA) is 3 miles east of Uvalde and has a 5256 foot runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.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.

TAXES

Ag Exempt

VIDEO

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