

RIO LINDO RANCH



282+ Acres Uvalde County
Hwy 90
Uvalde, Texas

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

The Rio Lindo Ranch is set up for year-round entertainment with turn-key improvements, great hunting for native and exotic wildlife, and 1,900± feet of flowing Nueces River Frontage. The land has a great mixture of fields with good soils, creek bottoms with large trees and high hills with spectacular views. This unique ranch is move-in ready.



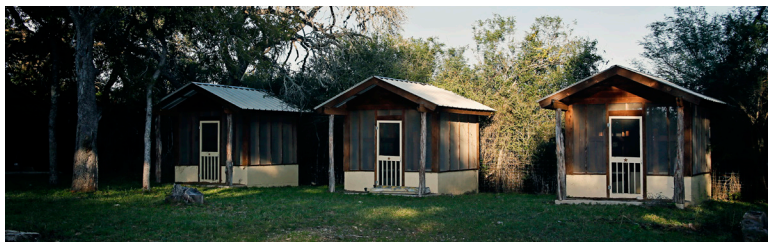
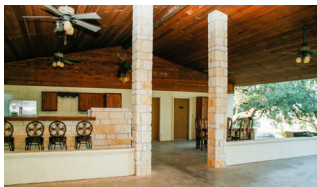
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IMPROVEMENTS

This property is set up for entertainment, and the improvements were strategically thought out. The houses are located in a spectacular setting under a grove of large oak trees at the base of a limestone bluff overlooking the Nueces River. The main house is 1,200± square feet with 2 bedrooms 1 bathroom and a full kitchen. There are three additional houses for guests or family, 950± square feet each floorplan, with 2 bedrooms 1 bathroom and a full kitchen. Between all the houses is a 3,000± square foot outdoor entertainment pavilion with a commercial kitchen, serving area, large dining area/dance floor, patio with a rock fire pit, custom rock smoker and a separate bathroom. There are 4 screened shelters with a separate bath house for more of a camping type setting. A 1,500± square foot metal equipment barn/shop is located on the property as well. The perimeter of the ranch is high-fenced.



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WATER

The highlight of his property is the 1,900± feet of crystal-clear flowing Nueces River. The river is very easily accessed from the property and there is a mixture of fast flowing rapids and deep holes great for swimming, fishing, and kayaking/canoeing. New Orleans Creek traverses along a portion of the south side of the property and will hold pools of water during wet times, plus there is one pond on the property. 3 water wells are present 2 of which are active. One is powered by electricity, is believed to be 165± feet deep and supplies water to the improvements. The other working well is powered by a windmill and is believed to be 120± feet deep. The windmill is new as of 2016 along with the pipe. This windmill fills a 30,000-gallon pila and a water trough. The third well, which does not currently have a pump, is 110± feet deep and could pump 200± GPM.

VEGETATION

The ranch has several areas with large Oak and Elm trees that offer shade plus a beautiful setting. There is great diversity of South Texas brush which is ideal for wildlife nutrition. Some of the brush species includes, Guajillo, Guayacon, Granjeno, Black Brush, Prickly Pear, Mesquite, White Brush, Persimmons and many others.

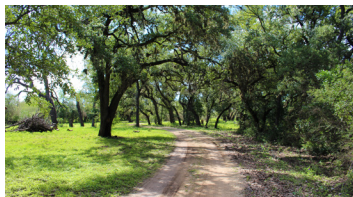
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WILDLIFE

The ranch is loaded with native wildlife which include whitetail, turkey, quail, dove, varmints and much more. Along with the native wildlife are exotic species including Axis deer and Black Buck Antelope.



TERRAIN

There is a good mixture of flat land with good soils and a high hill with spectacular views of the Nueces River valley. The elevation ranges from 940± feet to 1,000± feet above sea level.



MINERALS

Negotiable.



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282± ACRES UVALDE COUNTY HWY 90, UVALDE, TEXAS

The ranch is accessed via a 2± mile all weather private road off of Hwy. 90. The property is 10± miles west of the town of Uvalde, 60± miles east of Del Rio, 95± miles west of San Antonio, 110± mile southwest of Kerrville, 175± miles southwest of Austin and 290± miles west of Houston.

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

MAP

[Click here to view map](#)

TAXES

Ag exempt.

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