

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS<sup>TM</sup>  
RANCHES**

*New Listing*  
**CANYON RIM  
RANCH**

**404± ACRES**

**COUNTY ROAD 408  
CAMP WOOD, TEXAS  
UVALDE COUNTY**

*'Let us show you... Texas'*



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Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.





## PRICE

# \$599,000

- Less than an hour from the conveniences of Uvalde—groceries, fuel, dining and amenities
- Quality maintained county road leading the majority of the way to the ranch, then 4x4 needed
- “Off-the-Grid” Living - Secluded and Private Setting
- Large neighboring ranches to the North and East
- Renovate the existing structures or build the perfect cabin
- Areas of Great dark Soils
- Miles of Internal Trails
- Perfect ranch for family and friends, weekend or seasonal get-a-way... A great place to sit around the camp fire at night and enjoy the sounds of nature underneath a blanket of stars
- So many recreational opportunities! Lace up your hiking boots and trek the mountains. Load up the UTVs, ATVs or bring the Jeep for an excursion through the beauty of the ranch. Set up blinds. Fill the feeders. Load the guns. Hunt. Shoot. Ride. Sightsee. Explore and more! Not far from the Nueces River for swimming, fishing and floating



**Brandon Bownds, Broker**  
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## Water Features

- Wet-Weather Blotcher Creek
- Spring
- Water Well would need to be drilled

## Topography

- Terrain and Elevation differences showcase natural features from tree-lined ridge tops to dry rock arroyos
- Exposed Limestone and Landscape Boulders
- Woodlands, Bottomland and Mountains, Rolling Hills and Amazing Views, Live Spring and Wet-Weather Creek — Texas Hill Country
- Perfect combination of land features for a true outdoor enthusiast

## Vegetation

- Live Oak
- Blue Oak
- White Oak
- Mountain Laurel
- Cherry
- Pinion Pine
- Sotol, Persimmon, Agarita, Fern...

## Wildlife

- Whitetail
- Aoudad
- Turkey
- Hog
- Dove and other Woodland Birds
- Variety of Predator and Prey