



Nueces Canyon Ranch

TBD US 90, UVALDE, TX 78801

275 Acres

\$1,925,000



RIVER FRONTAGE

HUNTING

VIEWS FOR MILES

Nueces Canyon Ranch is an attractive 275-acre tract that boasts more than 3,500 ft of Nueces River frontage. You'll find more than 100 ft. of elevation change and views for miles, along with plenty of peace and seclusion, as it is over 4 miles to the ranch gate from the turn-off on US 90. This wildlife-exempt land is plentiful with Whitetail, Axis, Turkey, Hogs, Javelinas, and Aoudad. The property is ready to enjoy as it has an overhang/barn with space for 4 RVs with 6 30-amp hookups as well as approx. 714 sq. ft. living quarters with amenities. For the cave enthusiast, there is no shortage of caves on the riverbank to explore for days! Riverfront properties are few and far between; get this one while you can.

The 275 acres of wildlife-exempt land has 100 feet of elevation change and approximately 3,500 feet of Nueces River frontage. Nueces Canyon Ranch has a variety of tree species, including Live Oak, Mesquite, Hackberry, and Cedar Elm. Shrubs include Cenizo, Blackbrush, Whitebrush, Agarita, Kidneywood, Texas Persimmon, Mt. Laurel, Guayacan, Hog Plum, Twisted Acacia, Vine Ephedra, Spanish Dagger, and Prickly Pear. Grasses include Side Oats Grama, King Ranch Bluestem, Switchgrass, Texas Winter grass, Plains Bristlegrass, Bushy Bluestem, and Hooded Windmill Grass.

Perimeter fencing is in great condition. Electric is present, along with two high-functioning water wells, and a septic system. There are two carports large enough to park numerous RVs. Built underneath one of the overhangs is an approx. 714 sq. ft. apartment with full amenities.

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LOCATION

Uvalde County, TX, Uvalde ISD

12 miles to Uvalde, 83 miles to San Antonio, 70 miles to Del Rio, 115 miles to New Braunfels, 90 miles to San Antonio International Airport.

DIRECTIONS

From Uvalde, head west on US 90 and turn right approximately 500 yards past the Border Patrol Checkpoint. Follow the dirt road to the railroad track and turn left once over the track. Follow this road for approximately 1.5 miles, the road will veer to the left (northwest), continue for a little over half a mile and you will dead end at the ranch gate.

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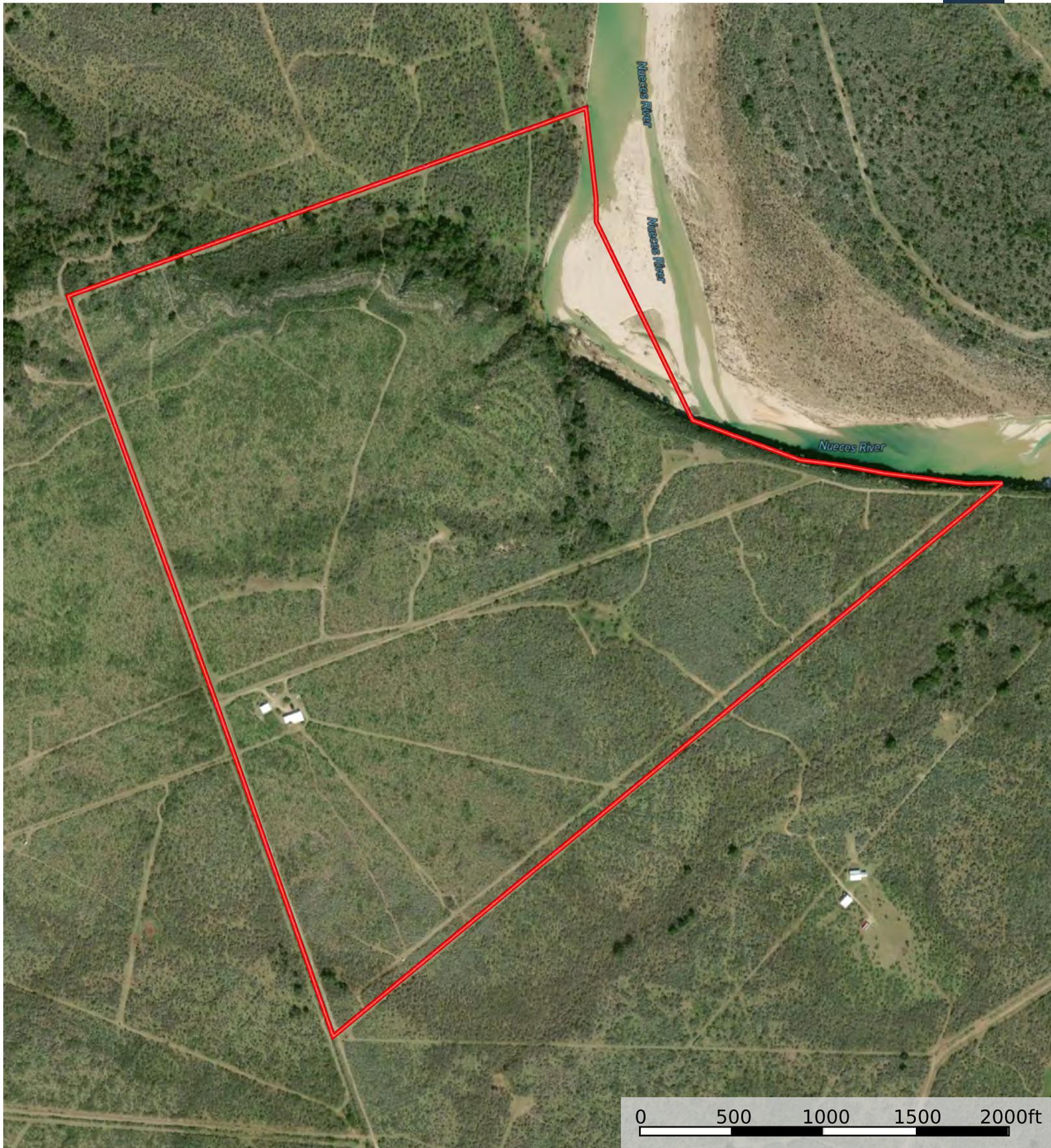


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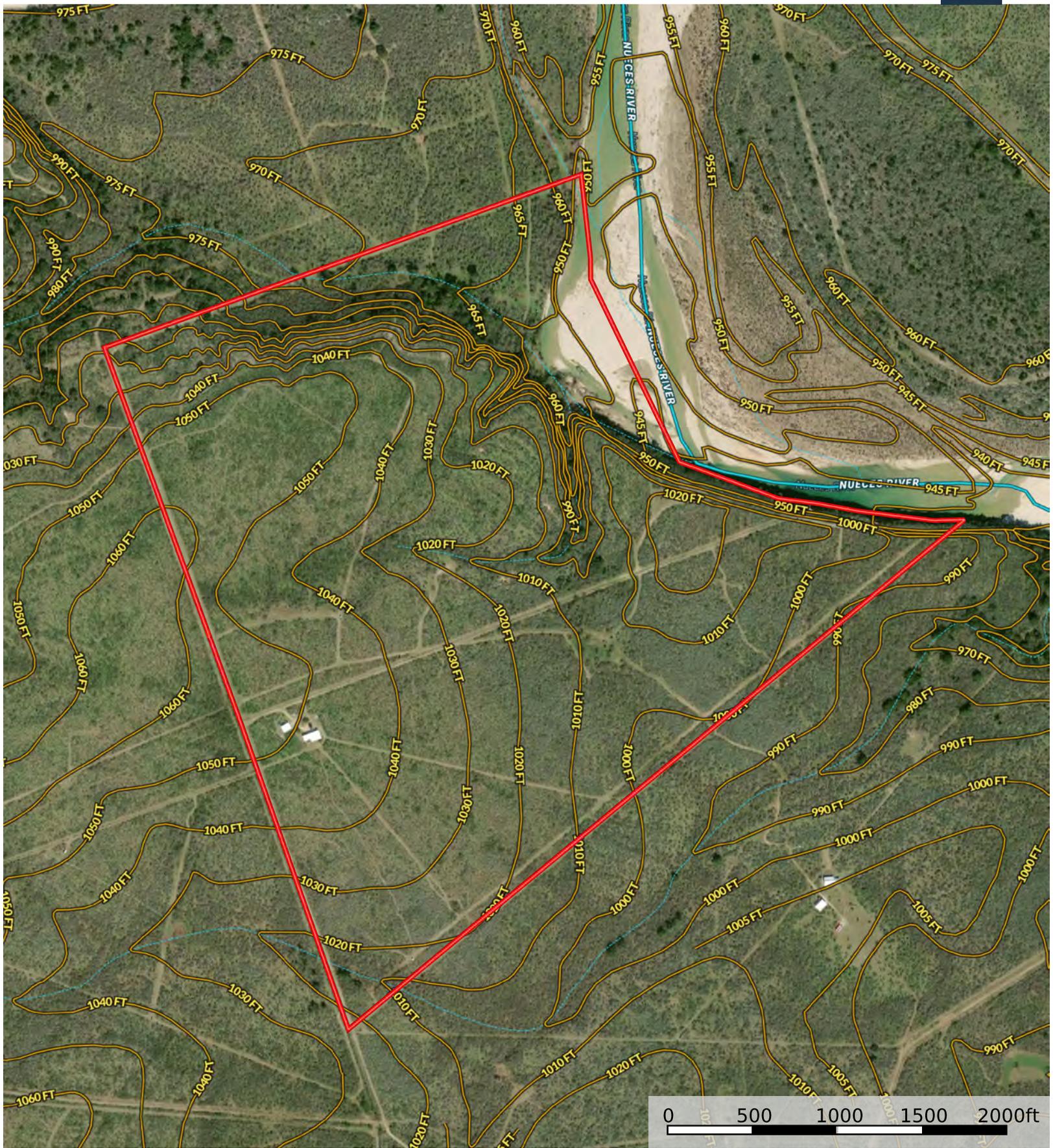
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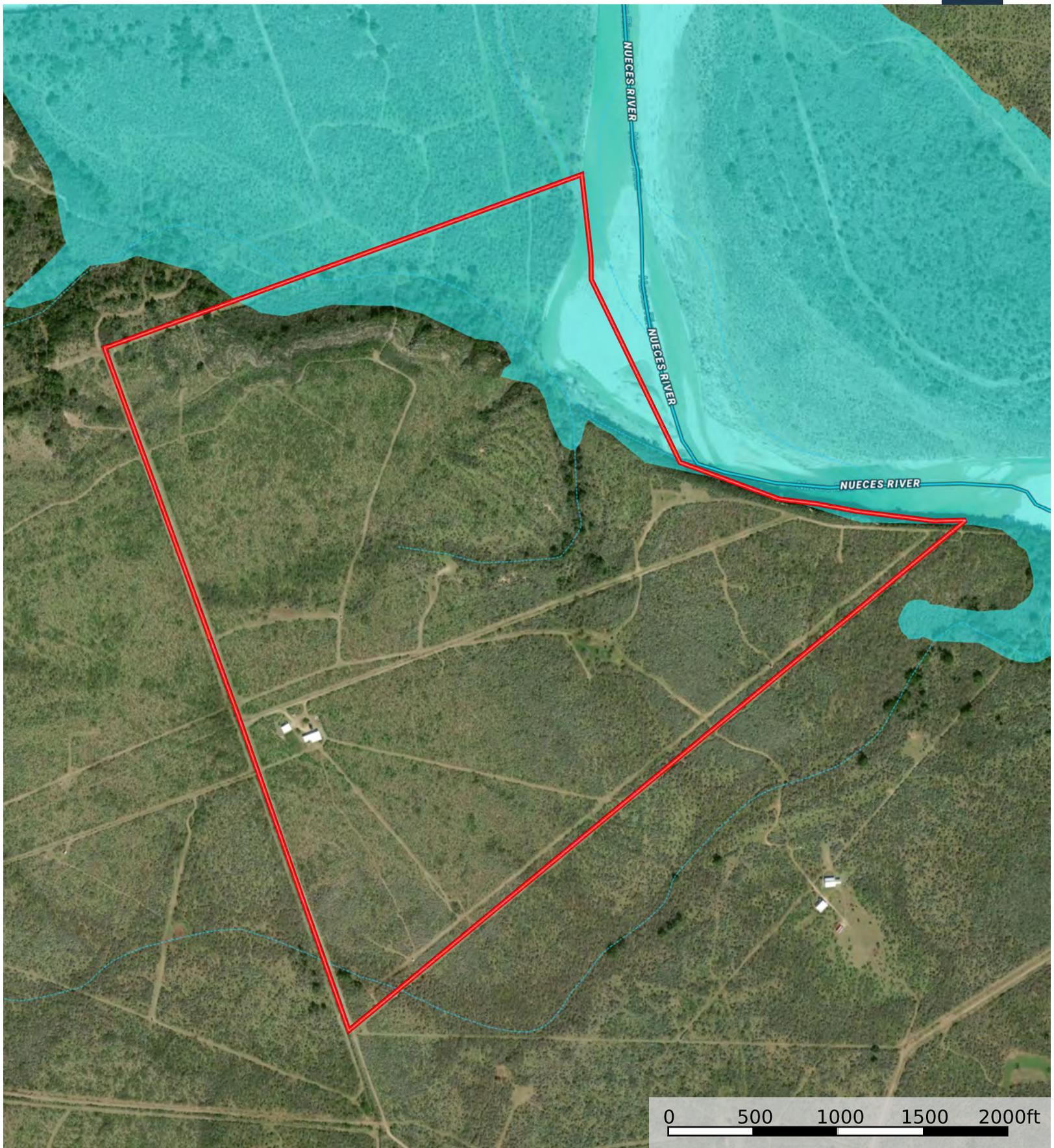
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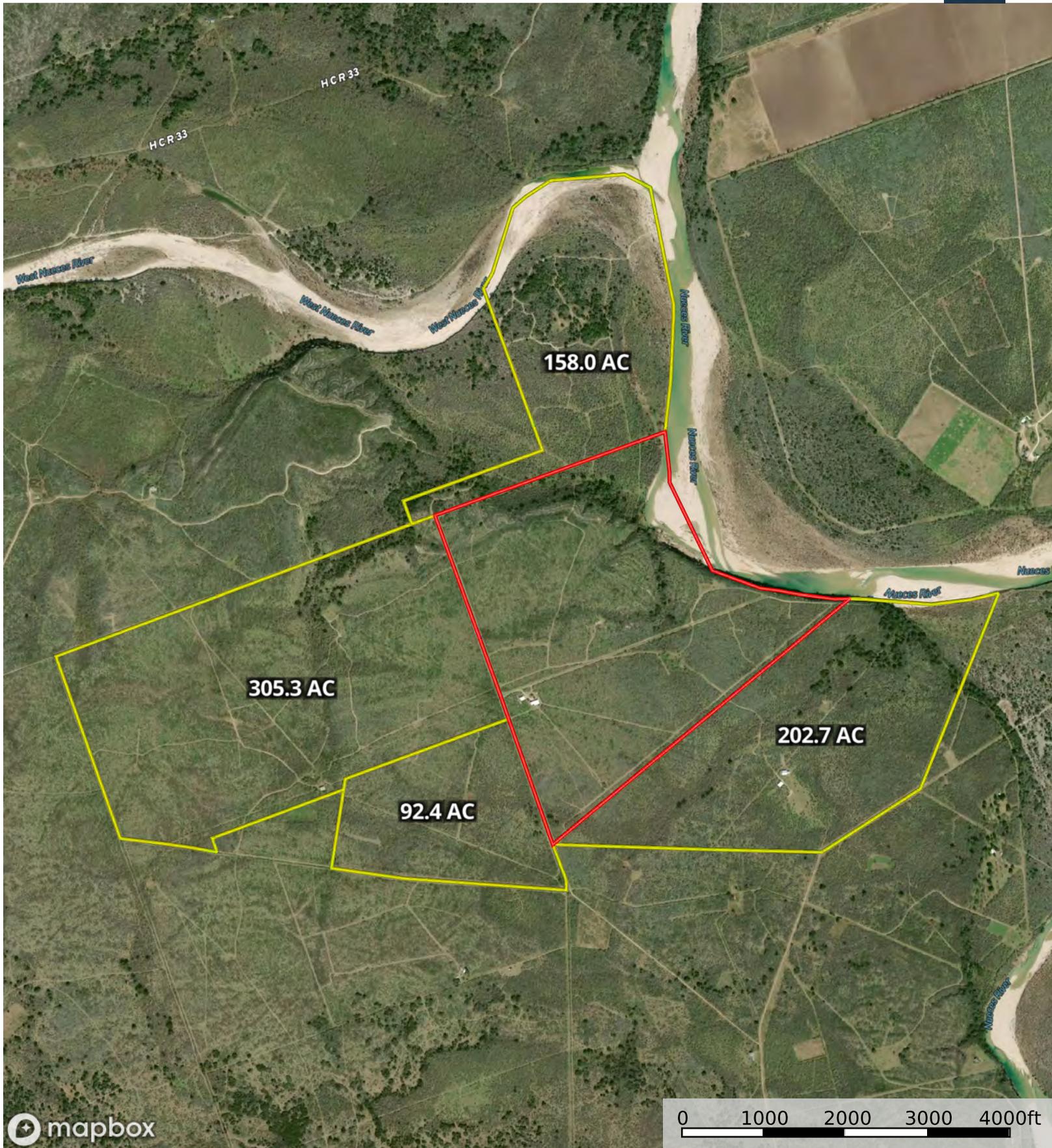
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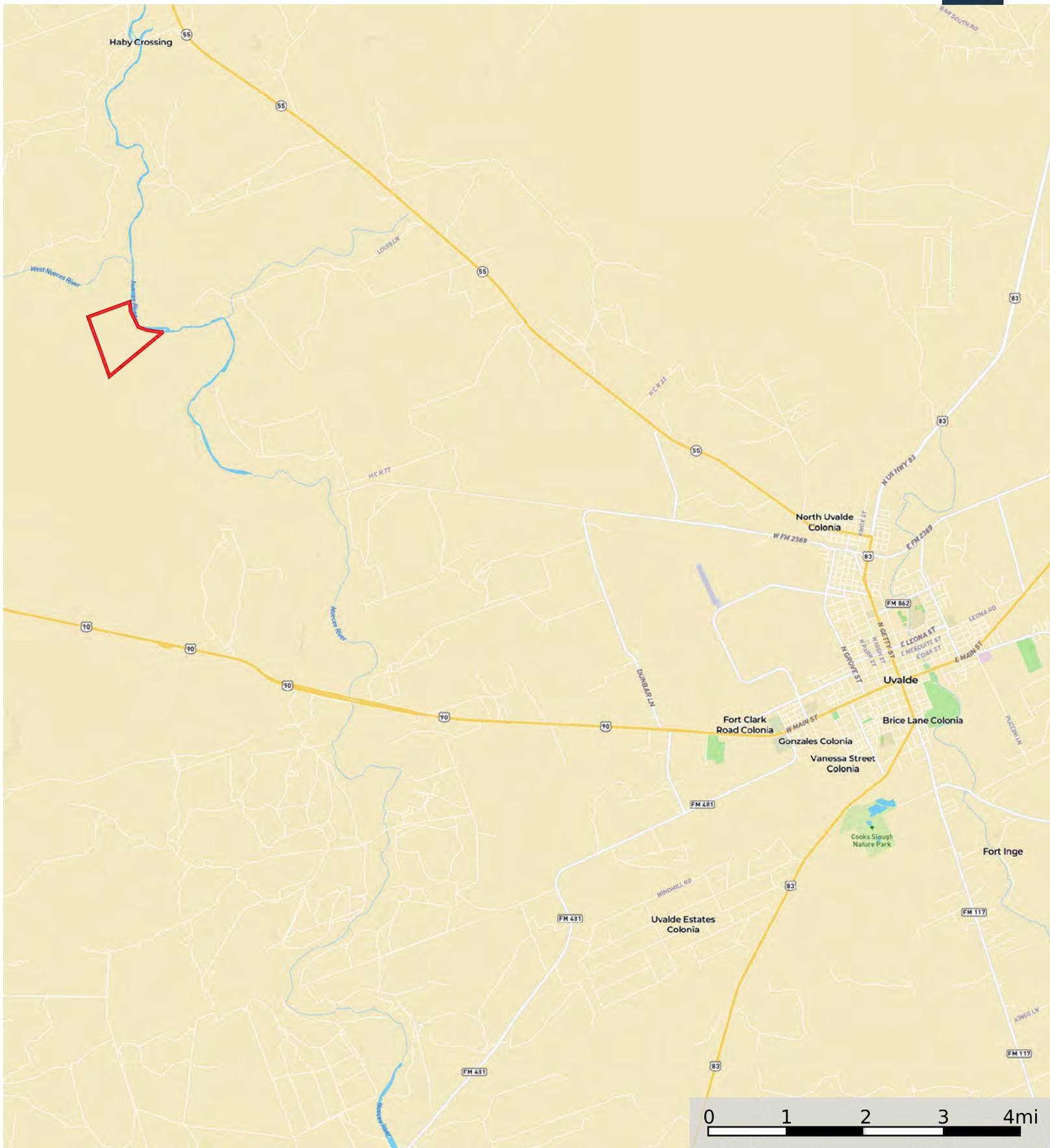
 Boundary







Boundary Neighbors



Boundary