

ROUGH DIAMOND RANCH



10+ Acres
1100 Puccini Lane/ CR 373
Uvalde, TX 78801

 **Kuper**
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This property is a diamond in the rough, just minutes south of Hwy. 90 in the charming town of Uvalde. The improvements are located on the southern 5-acre half, so the remaining 5 acres offer potential for further development. Behind the property is a wooded wildlife area bordering Taylor Slough that runs to the nearby Leona River. The area rivers entice a lot of camping and floating almost year around, and there are nice lakes nearby.

IMPROVEMENTS

A brick one-story home features 4 bedrooms, 3 baths and has a recent roof and enhanced floorplan. The home provides room for you to improve, repair and remodel to your taste. The home is shaded by grand oak trees and features a fenced yard and fenced garden.



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RANCH IMPROVEMENTS

900± square foot barn, 1200± square foot 'Party Barn' and 1 shed. There is pipe fencing along the front of the property and net wire on the other 3 sides.



WATER

2 water wells and 1 small pond; 90± ft. with 5 HP irrigation well to water pond and the house, and a 60± ft. domestic house well.



WILDLIFE

A creek crosses the rear of the property, an attraction for wildlife. In the heart of dove hunting country, it bumps up to an irrigated field, so is a Dove Hunting Paradise.



TAXES

Ag Exemption. Owner knows of no restrictions on the property.





**10+ ACRES UVALDE COUNTY
1100 PUCCINI LANE/ CR 373
UVALDE, TEXAS 78801**

You won't find a better in-town site as this property is located south of Hwy. 90 near the Uvalde Regional Hospital, and is surrounded by other acreage tracts with nice homes. Airport: Garner Field Airport (KUA) is located 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: trec.state.tx.us/pdf/contracts/OP-K.pdf

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MAP

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