

# SYCAMORE CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Owned and operated by the same family since 1935, Sycamore Creek Ranch is an optimal transition zone ranch. Its sweeping hills and impressive oaks and junipers are paired with various brush species in the lowlands, effectively providing an ideal combination of the Hill Country and South Texas. The highlight of the ranch is Sycamore Creek, which has three permanent, strong springs that fill year-round pools. Sycamore Mountain, located on the property, is noted to be one of the tallest peaks in Uvalde County.

## IMPROVEMENTS

The property is void of structural improvements other than RV hook-ups located near Sycamore Creek on the northern end of the property. The perimeter is fenced with both low and high fences.

***2,866± Acres***  
***Uvalde County***





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## WATER

Along Sycamore Creek, which traverses the property for 3.6± miles, there are several spring-fed pools of free-flowing water; these pools run for several hundred yards before going back underground and are 3± feet deep in several areas. There are two water wells, one that serves the RV camp and the second well is located on the southern end.



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## VEGETATION AND TERRAIN

Vegetation and terrain are typical of the transition zone. Vegetation throughout the property is very diverse, ranging from an abundance of Mexican sycamores, towering Live Oaks, hackberries, and cedar elms along the creek to lush grasses and scattered Mesquite in the lower, soil rich valleys. Juniper, sumac, yucca, and various other native plants are found as the elevation increases. The valleys range anywhere from 1,200-1,300± feet ASL with the hilltops reaching just over 1,600± feet ASL in certain places.



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## WILDLIFE

The ranch has an abundance of free ranging wildlife offering both native and exotic hunting. Native wildlife includes Whitetail deer, turkey, javelina, hogs, dove and varmints. Free ranging exotics include Aoudad sheep, Sambar deer and Axis deer. The creek offers bass fishing at certain times. There have also been sightings of mountain lion on the ranch.

## TAXES

\$2,678.08. (2021) Wildlife Exemption.

## MINERALS

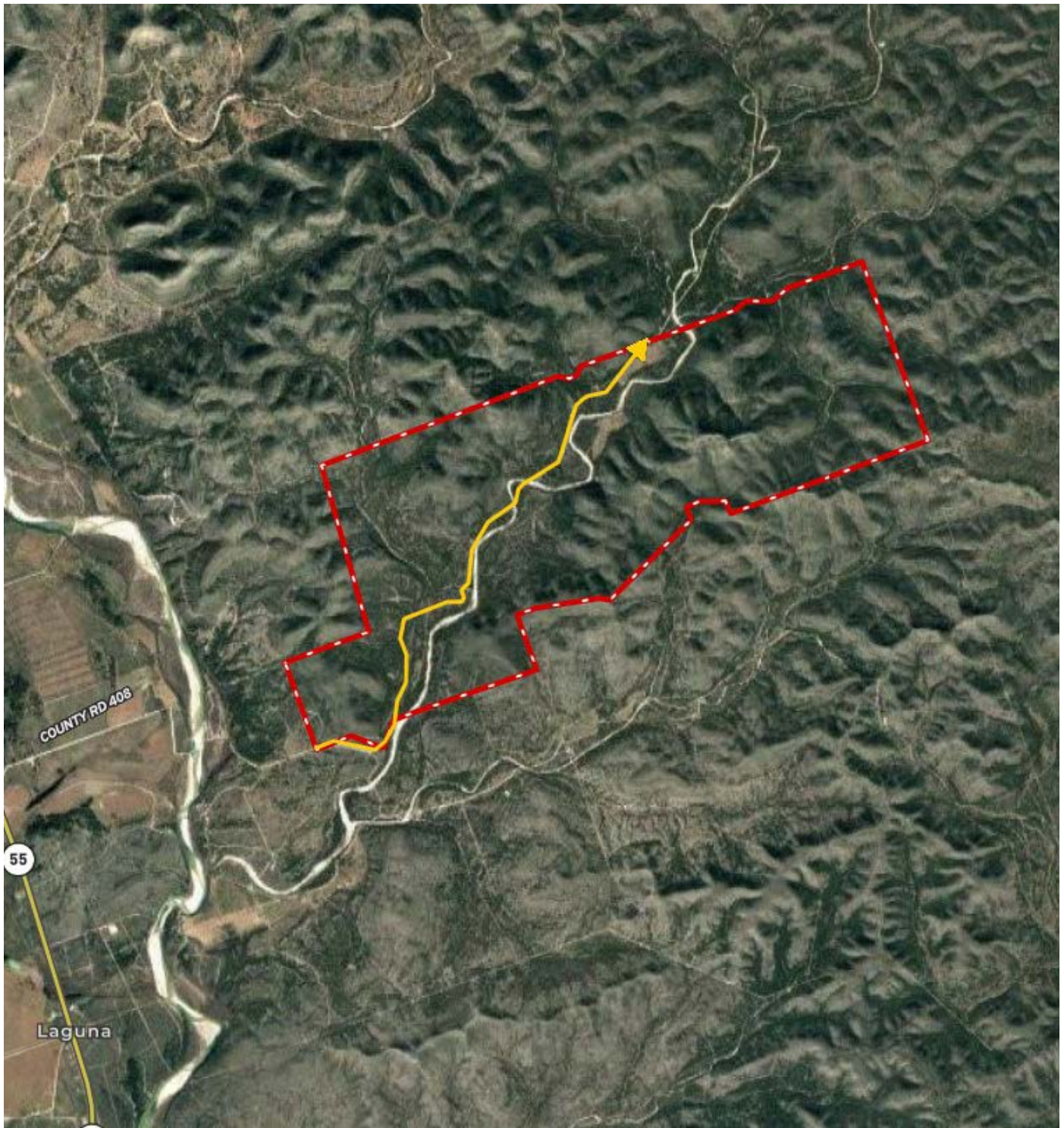
Negotiable. No production.

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## MAP LINK

[Click here to view map](#)



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## 2,866± ACRES UVALDE COUNTY HWY 55, COUNTY ROAD 408 MONTPELL, TEXAS

The property is accessed via County Road 408, which runs east off Hwy. 55 for 3.5± miles. The property is 8.5± miles south of Montell, 21± miles northwest of Uvalde and 111± miles northwest of San Antonio. Garner Field Airport (KUVA) is 3 miles east of Uvalde and has a 5256' runway.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

### PROPERTY WEBSITE

[Click here to view website](#)

### VIDEO LINK

[Click here to view video](#)

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