

RING ROCK RIVER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Ring Rock River Ranch is a beautiful live water property with $2/3\pm$ of a mile of Dry Frio River frontage with some deeper holes, even today in the dry conditions that we are currently in. Modest improvements, and serene, scenic views add to the uniqueness of this riverfront property.

IMPROVEMENTS

There is a modest 3 bedroom/1 bathroom home that sits above the river, providing scenic views from a deep wraparound porch with a stone fireplace. A large metal barn has 4 overhead doors plus guest quarters and 1.5 baths. Low fence perimeter.

156± Acres

Uvalde County



156± Acres
Uvalde County

VEGETATION

The ranch has beautiful native oak trees throughout. In the front fields, there are mesquite trees with a few large pecan trees. The ranch has had cedar selectively cleared in some areas.

WATER

Spectacular live water is still impressive for the recent drought conditions. Kayaking, fishing, and swimming are just a few activities that the deep holes allow for on your own piece of the Dry Frio River. Approximately 2/3 of a mile of Dry Frio River frontage. There are two water wells on property, of which one is operating. The operating well supplies the house with water.



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UTILITIES

There are utilities on site.

TAXES

Ag Exempt - \$1,929.02 (2023)

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Uvalde County

MAP

[Click here to view map](#)



156± Acres
Uvalde County



156± ACRES UVALDE COUNTY FM 1051 REAGAN WELLS, TX 78801

This ranch is located 100± miles northwest of San Antonio, 25± miles north of Uvalde, 10± miles southwest of Concan and a ½ mile east of Reagan Wells. This property has approximately .47 miles of frontage on FM 1051. Garner Field Airport (KUVA) is located 3 miles east of Uvalde and has a 5,256' 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

PROPERTY WEBSITE

[Click here to view website](#)

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