

COUNTY ROAD 416
CAMP WOOD, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

FOSSIL CREEK RANCH



**BOWND'S
RANCHES**™

BRANDON BOWND'S, BROKER

2,541± ACRES

UVALDE COUNTY



ACREAGE. 2,541.86± Acres

LAND TYPE. Texas Hill Country
Superior Live Water
Aviation & Agriculture
Legacy & Luxury
Investment Holding
Hunting & Recreation
Livestock & Wildlife
Retirement, Full-Time, Weekend, Seasonal

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. 7± miles south of Camp Wood.

ACCESS. PRIVATE AIRSTRIP

For those who prefer to travel by air, Fossil Creek features its own private 5,378± foot lighted and paved landing strip built to accommodate a range of aircraft with ease. Whether you're flying in for the weekend or welcoming guests from afar, this private runway makes arrivals and departures as seamless as it is impressive.

IMPROVED INTERIOR RANCH ROADS & TRAILS

Access to and through the ranch couldn't be more convenient. With just over a mile of paved county road frontage on County Road 416, three gated entrances, and a well-designed network of improved interior roads, the road system throughout the property makes it easy to navigate and manage the land. Whether you are checking livestock, heading to the lodge, establishing a game operation, running guided hunts or simply exploring the far reaches of the ranch, it is a setup that combines convenience, security, and functionality—exactly what you'd expect from a property of this caliber.

LAND. PURE TEXAS HILL COUNTRY

The ranch showcases some of the most dynamic and beautiful Hill Country topography you'll find anywhere. From rugged, scenic ridgelines and steep mountain slopes to gently rolling pastures and rich bottomland along Lake Creek, the landscape is as diverse as it is striking. Elevations range from about 1,318 to over 2,050 feet, creating endless views, incredible building sites, and classic Hill Country character.



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SUMMARY. Encompassing approximately 2,541.86± acres, Fossil Creek Ranch wraps around the northern edge of the tranquil Lake Creek valley with rolling hills, scenic ridges, rich bottomland, deep draws and far-reaching vistas.

The ranch features 5,378± feet of privately owned, asphalt-paved, and lighted runway, ready to accommodate nearly any aircraft you choose to fly in. A double hangar with pilot's lounge and covered parking sits just off the strip offering convenience and comfort from touchdown to takeoff. Arriving for a quick visit or an extended stay, the fly-in-fly-out access is first-class functionality right on the ranch.

Massive concrete drive-across dams back up the water creating and showcasing acres of stunning, crystal-clear water, framed by limestone ledges and ancient hardwoods. The waterway is exclusive, private and does not grant public access.

The live water is a defining feature of the ranch that flows continuously through the heart of the ranch, stretching roughly three (3±) miles from end-to-end, including both sides along its course. Beyond the main lakes, there are three additional spring-fed pools—two that have flowed continuously and one that runs seasonally.

The ranch is well-watered with five functional shallow wells, including an irrigation well with 510± acre-feet of permitted water rights that can be utilized to maintain lake levels and sustain a pecan orchard near the lower lake.

Welcoming improvements including a native stone lodge and guesthouses are nestled along Lake Creek—visually stunning and accommodating to a significant number of guests.

A hunter and angler's dream! The ranch is fully high-fenced and home to genetically improved wildlife including Whitetail, Gemsbok, Addax, Axis, Blackbuck, Aoudad, Sika, and Fallow deer, making for incredible hunting opportunities season after season. For the fishermen, the lakes are stocked and ready year-round. Plus, with an on-site processing facility and a walk-in cooler, you've got everything you need to enjoy the full outdoor experience from field (or lake) to table.

There's no shortage of exceptional features that make Fossil Creek Ranch truly one of a kind—but words can only do so much justice. This is one you simply have to see to believe.



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WATER.

Water across the ranch is supplied by five wells strategically located throughout the property, each equipped with submersible pumps — one powered by solar. Every well feeds into a system of storage tanks, pipelines, and troughs that efficiently distribute water to various areas for domestic wildlife and livestock use. An irrigation well sits on a 100' x 100' plot west of County Road 416, accessed by a 15-foot easement. This well is permitted for an impressive 510± acre-feet of groundwater rights through the Uvalde County Water Conservation District and features a 10 HP submersible pump. Piping is already in place to move water from the west side of the road to the east, providing irrigation for small fields and helping sustain three picturesque spring-fed lakes with concrete and earthen dams. These lakes lie along the scenic Lake Creek, which winds gracefully through the property for nearly 3 miles — adding natural beauty, reliable surface water and endless recreational opportunities to this exceptional ranch.

VEGETATION. The ranch showcases a diverse mix of Hill Country vegetation, thoughtfully balanced between open pastures and dense native cover. Strategic clearing provides ideal grazing areas, while heavily wooded sections offer incredible habitat for wildlife seeking food and shelter. Scenic overlooks and rugged limestone ledges rise above the creek—perfect for the adventurous spirit who might fancy a high dive into the deep, clear water below. You'll find a beautiful array of native species throughout the ranch, including live oak, blue oak, shin oak, Spanish oak, guajillo, buckeye, mountain laurel, elm, piñon pine, Texas sotol, and countless others that make this live water ranch landscape so rich and inviting.

WILDLIFE.

GAME FENCING

The entire ranch is under high game fence and in great condition, offering both security and excellent wildlife management.

- | | | |
|-------------|-------------|-------------|
| • Gemsbok | • Axis | • Sika |
| • Addax | • Blackbuck | • Dove |
| • Fallow | • Hog | • Quail |
| • Whitetail | • Aoudad | • Waterfowl |



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IMPROVEMENTS.

PAVED LIGHTED RUNWAY - TWO AIRPLANE HANGARS - LOUNGE - COVERED PARKING

If you prefer to arrive in style, this fly-in, fly-out luxury ranch features a 5,378± foot paved and lighted runway set against the backdrop of the Texas hills. Two impressive 8,000± sq. ft. hangars provide ample space for aircraft storage and maintenance, equipped with a small lounge and half bath. There's also covered vehicle parking and an expansive concrete apron, making it as functional as it is impressive—perfect for pilots who appreciate convenience without compromising on luxury.

CREEK SIDE MAIN LODGE

- Six Bedrooms - Four Bathrooms
- 4,619± Sq. Ft. Living
- Expansive Carport, Covered Porches, Open Patios, Concrete Driveway

The main lodge is impressive and thoughtfully designed with a resort-style layout that centers around a sparkling swimming pool and open patio. On one side, the primary residence offers a spacious master suite, an inviting great room, a well-appointed kitchen, and two additional bedrooms connected by a Jack-and-Jill bath. Upstairs, the guest area provides two more bedrooms, a bunk room, and a full extended bath—ideal for hosting friends and family while maintaining privacy and comfort for everyone. It's a seamless blend of style, space, and laid-back luxury.

SWIMMING POOL

Surrounded by mature oaks and open skies, the 1,279± sq. ft. swimming pool with a modern shade sail features a widespread patio area with ample space for lounging in the sun or setting up outdoor furniture.

GAME ROOM

- 1,063± Sq. Ft. Game Room with Fireplace, Bar, 1/2 Bath and Closet Space
- 2,601± Sq. Ft. Pavilion with Fireplace, Bar-B-Que, Bar and Open Patio

Opposite the main lodge, across from the pool is the ultimate hangout spot. A party pavilion and game room are designed for entertaining in true ranch style. The oversized poolside patio is complete with a stone fireplace, built-in BBQ area ready for any grill master, and a bar to keep the drinks flowing. Step inside the game room and the fun continues with another fireplace and TV area for game day, a card table for the high rollers, a pool table for a little friendly competition, and a full-size bar that ties it all together. It's an impressive setup built for good times, great company and some serious entertainment.



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CREEK SIDE GUEST HOUSE

- 3 Bedrooms
- 2 Bathrooms
- 2,700± Sq. Ft. Living
- Expansive Concrete Driveway, Covered Porch, Open Patio

Across the lake from the main lodge sits a beautiful guest house overlooking the water. This home features a split living design with a private master suite complete with its own fireplace, plus two guest bedrooms connected by a Jack-and-Jill bath. The open-concept great room and kitchen create a warm, welcoming space anchored by another fireplace, ideal for relaxing. Outside, a full-length covered porch and open patio invite you to sit back and take in the lake views from sunrise to sunset.

LAUNDRY/STORAGE ROOM

A dedicated “wash house” keeps things tidy and organized, offering a convenient space for laundry and storage. This separate 429± sq. ft. building includes a fully plumbed laundry area and two spacious storage rooms. Its perfect for linens, cleaning supplies, or extra gear.

TWO TOOL SHEDS

Two well-constructed tool sheds add a touch of practicality without sacrificing style. Measuring approximately 255± sq. ft. and 135± sq. ft., both are site-built with concrete foundations, rock veneer and insulated metal doors. They’re perfect for keeping tools, ranch gear or even holiday decor neatly organized and out of sight.

EQUIPMENT SHED

A spacious 1,800± sq. ft. equipment shed built for function and convenience. Three-sided metal structure with 12± foot clearance and three large bays. Plenty of room to store everything from dump trucks and skid steers to tractors, mowers, and attachments. It’s the perfect setup to keep your equipment protected and ready for work when you need it.



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GAME CLEANING FACILITY WITH WALK-IN COOLER

Any serious hunter would appreciate a ranch that features a top-notch game cleaning facility. Designed for both function and style and spanning 864± sq. ft. on a concrete foundation with a sturdy stone veneer, it includes a large covered area dedicated to processing game, a storage room for tools and supplies, and a walk-in cooler to keep everything fresh. The well-thought-out setup perfectly complements impressive hunting opportunities on the ranch.

GUIDE HOUSE

- 2 Bedrooms
- 1 Bathroom
- 720± Sq. Ft. Living

The guide house offers a comfortable and practical space perfectly suited for a ranch manager or hunting guide. An open kitchen flows into the living area, two bedrooms, and one bathroom. A simple structure that provides just the right balance of comfort and functionality for those who help keep the ranch running smoothly.

HAY BARN

Originally built as an airplane hangar and repurposed into a hay and material barn. Measuring at 1,368± sq. ft., the wide open design and large sliding door make loading and unloading a breeze and the space ample for storing hay, feed or equipment. Its versatility adds practicality to ranch operations.

EQUIPMENT BARN WITH TWO LEAN-TOS

The ranch includes a massive equipment barn offering 6,000± sq. ft. of enclosed barn space plus two sizable lean-tos—one at 2,400± sq. ft. and the other at 4,040± sq. ft. There's no shortage of room for tractors, implements, trailers, and ranch vehicles. Setup to keep everything organized, protected, and ready to roll when it's time to get to work.

TWO SETS OF CATTLE PENS

The ranch has two good solid sets of cattle working pens which makes life easier, plain and simple. Whether you're sorting, branding, doctoring or loading, good pens save a whole lot of time, energy and frustration!

AVAILABLE

PRICE

\$24,000,000

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