

APACHE HILL RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Apache Hill Ranch is located just south of Uvalde, Texas, and offers an exceptional blend of comfortable living, recreational amenities, agricultural functionality, and income-producing potential. Whether envisioned as a private family retreat, recreational ranch, event venue, agricultural operation, or multi-generational property, Apache Hill Ranch presents a rare opportunity in a highly desirable area of South Texas. Extensive improvements, abundant water resources, and beautiful natural features combine to create a versatile and well-rounded offering.



63.93± Acres
Uvalde County



IMPROVEMENTS

The ranch is exceptionally improved with a diverse collection of residential, recreational, and agricultural infrastructure. The main residence encompasses approximately 2,894 square feet and includes four bedrooms, four bathrooms, two living areas, a dining room, and an attached two-car garage. Originally remodeled in 2000, the home is currently undergoing minor renovations. Outdoor amenities include a swimming pool with recently updated equipment, motor, and skimmer, all under warranty. The pool area is accented with flagstone and complemented by a one-bedroom, one-bath pool house that provides comfortable accommodations for guests or additional living space. Nearby, a fenced tennis court and gazebo connected by a concrete walkway create an inviting setting for recreation and entertaining. A prominent feature of the property is the 5,670± square-foot event and entertainment building located near the main residence. Originally constructed in 2003 as a collector car garage, the structure was converted into a party rental venue in 2008 and includes additional restroom facilities. The building is well suited for events, gatherings, storage, business use, or future customization.

63.93± Acres
Uvalde County

IMPROVEMENTS CONT.

Additional ranch infrastructure includes a 6,480± square-foot enclosed barn featuring windows, a garage door, two oversized storage rooms, and covered livestock shelters on both sides. In 2023, approximately \$100,000 in solar panels were installed on the barn roof, adding long-term efficiency and value to the property.

Additional improvements include:

- Electric gated entrance
- Paved road frontage and access
- High privacy fence along the southern boundary
- Four fenced pastures
- Sprinkler system
- Landscape and tree lighting
- Lighting at the entrance gate and tennis court
- Pump house with well and city water switching capability
- Cleared trails throughout the ranch
- Livestock-ready infrastructure



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WATER

Apache Hill Ranch is exceptionally well watered with multiple sources that support both residential and agricultural operations.

The property features three water wells, including a primary well serving the improvements, an irrigation well equipped with an electric pump, and an additional backup well. In addition to the well system, city water is available through the Highway 117 Water Cooperative, providing flexibility and reliability for future ownership.

Two concrete livestock troughs with continuous water supply support livestock operations. The property also features a tank with a covered dock that, with some cleanup and repair, could be restored into an attractive recreational feature. The Leona River runs along the back of the property, enhancing both the natural beauty and wildlife habitat.

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WILDLIFE

The combination of mature tree cover, native habitat, surface water, and the nearby Leona River creates excellent conditions for wildlife. The ranch supports a diverse population of native game species and is situated in an area known for exceptional white-wing dove hunting, with large seasonal populations migrating through the region. Additional wildlife commonly observed on the ranch includes whitetail deer, Rio Grande turkey, feral hogs, and occasional exotic game species.

TERRAIN AND VEGETATION

Apache Hill Ranch features gently rolling South Texas terrain highlighted by mature oak trees, productive pastureland, and scenic natural areas. The ranch is divided into four separate pastures, providing flexibility for livestock grazing, wildlife management, or recreational use. One of the property's most notable features is the beautiful oak bottom located in the western portion of the ranch. This area is characterized by massive mature oaks and a park-like setting rarely found in the region. Additional hardwoods are scattered throughout the property, providing shade, privacy, and excellent wildlife habitat.

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MINERALS

See Broker.

TAXES

\$6,914 (2025).

MAP

[Click Here To See Map.](#)



63.93± Acres
Uvalde County



63.93± ACRES
3202 FM 117
UVALDE, TX
78801

The property is located 2.6± miles south of Uvalde on FM 117, 18.2± miles N of Batesville, 44.6± miles W of Hondo, 25.5± miles SW of Concan, 85.9± miles W of San Antonio and 163.6± miles SW of Austin.

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

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
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