

TRINITY COUNTRY REAL ESTATE

16924 Hwy 55, Uvalde TX 78801
8441 +/- acres \$22,989,940
Hit Record Ranch



Matt Milligan
Broker/Owner
817-694-1121
mmranches@gmail.com

Michael Craine
682-999-4137
craine.michael@gmail.com
trinitycountry.com

208 N Main
Ste 100
Weatherford TX 76086

16924 Hwy 55, Uvalde TX 78801

8441 +/- acres \$22,989,940

The Hit Record Ranch is an expansive property encompassing approximately 8,441 acres, located just outside Uvalde, Texas, and only minutes from the historic town of Camp Wood. This remarkable ranch offers over a mile of frontage on the clear, pristine Nueces River, enhancing its natural beauty and recreational opportunities. The terrain is rugged and wild, featuring elevation changes up to 504 feet and the highest plateau reaching 1,664 feet, with the property stretching about five miles by five miles at its widest point. The plateaus are covered with oak trees and native brush, providing excellent shelter for a variety of native and exotic wildlife. Throughout the ranch, there are more than 50 acres of food plots designed to attract and sustain game. Well maintained interior roads traverse the property, granting easy access to multiple points along the river, plateaus, and valleys. The ranch offers outstanding hunting experiences with species such as Rio Grande Turkey, Axis deer, Quail, White-tailed deer, and other exotics. Fishing enthusiasts will enjoy the spring-fed pond and the river frontage, which is ideal for fly fishing, particularly for Guadalupe bass. Adding to the appeal, the property includes a spacious 2,285- square-foot ranch home with stunning river views and a large 40x50 workshop, making the Hit Record Ranch a true iconic ranch and ready for immediate enjoyment!

Broker's Comments ~ “The more I visit the Hit Record Ranch, the more I fall in love with it. The sheer beauty of the Nueces River is simply over the top, while the views from the plateaus are almost heart-stopping.” — Matt Milligan

- IMPROVEMENTS & STRUCTURES -

- 2,485 sqft ranch home with 3 bedrooms and 2 baths
- 2,000 sqft workshop with an attached 2,000 sqft tractor shed
- Historic bunk house
- 2 sets of cattle pens with piped water
- Exterior and interior fencing ~ good to excellent with 5-strand barbed wire
- 5 water wells
- Roads ~ good roads to improvements, river and throughout the ranch
- Rock and stone privacy entrance

- WATER, TERRAIN & COVER-

•6400 ft of River exposure

- Surface water ~1.25 ac spring fed pond, miles of Long Hollow creek & 1 mi of the Nueces river
- Subsurface water ~ 5 water wells
- Elevation ~504ft of change, heavily rolling to flat with sharp changes on the on the sides of the plateau's.

- Tree cover ~ live oak, Texas red oak, Mesquite, Ashe juniper, Texas persimmon, pecan and cedar elm
- Underbrush ~ Texas sage, purple sage, black brush, guajillo, spiny hackberry, and lotebrush
- Grasses ~ Little bluestem, side oats gram, buffalo grass, curly mesquite and Texas grama

- HUNTING & RECREATION -

- Wildlife ~ whitetail deer, auodad, gemsbuck, sable, bobwhite quail, blue quail, dove, duck and rio-grand turkey
- Habitat ~ excellent cover along with un cattle grazed pastures offering plenty of forage. Corn feeders, cotton seed hulls and food plots
- Pressure ~ not leased and hunted only a few times of the year making the “pressure” aspect, non existent...
- Fishing ~ Guadalupe bass, large mouth bass, sunfish and catfish. Fly fishing in then Nueces river is something like you see in the books, absolutely incredible! The spring fed pond offers some excellent fishing as well
- Food Plots ~ roughly about 50 acres of food plots around the ranch

- MINERALS AND WIND -

- There is an Edwards Aquifer conservation easement on this ranch plus hundreds of thousands of acres around it making it oil/gas production, pipelines and wind turbines non existent now and in the future! You get to keep your land in its natural condition and not have to worry about neighboring subdivisions or random folks ingressing/egressing through your property.

- ACCESS & DISTANCES -

- Road frontage ~ 1 mile on Hwy 55 with 2 entrances
- Nearby towns ~
Uvalde, (20 miles)
Camp Wood (20 miles)
San Antonio (100 miles)
Austin (192 miles)
Midland (260 miles)
Houston (295 miles)
Fort Worth (344 miles)

- Interesting fact -

Texas Parks and Wildlife deer survey has the Edwards Plateau region as the most dense population of whitetail deer in the state. With proper management like the current owners have done, you have some trophy animals.

All information in this advertisement & herein is considered reliable but not guaranteed. Buyer to verify all information in MLS, marketing or website including but not limited to schools, square footage, acres, taxes, easements & minerals.

TRINITY COUNTRY REAL ESTATE



Matt Milligan
Broker/Owner
817-694-1121
mmranches@gmail.com

Michael Craine
682-999-4137
craine.michael@gmail.com
trinitycountry.com

**208 N Main
Ste 100
Weatherford TX 76086**



