



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

*'Let us show you... Texas'*



## COYOTE CREEK RANCH

3,440± ACRES • CAMP WOOD, TX • UVALDE CO

**\$7,900,000**

HUNTER'S PARADISE

EXCELLENT ROAD  
SYSTEM

COYOTE CREEK  
LIVE SPRINGS

MOUNTAINS AND  
USABLE FLAT LAND

WATER STORAGE  
TANKS, TROUGHS,  
BLINDS AND FEEDERS

DEER MANAGEMENT  
PENS



**BRANDON BOWNDS  
BROKER**

1223 Main Street  
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**(830)966-6111**

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## ACREAGE

3,440± Acres • Exceptional Hill Country Ranch

## LOCATION

Camp Wood, Texas • Uvalde and Real Counties

3.5± miles South of Camp Wood via TX-55 S OR 36± miles North of Uvalde via TX-55 N, Frontage on Paved County Road 416

## ACCESS

Gated Entrance "COYOTE CREEK RANCH". Excellent Road System throughout the Ranch providing for Easy Mobility and Full Access. Established Quality Rough-In Ranch Roads.

## WATER

Coyote Creek

Historically Platted Rawhide Spring

Additional Live Springs

Stock Tank

4 Water Wells

## TOPOGRAPHY

Rawhide Mountains • One of the Summits in Uvalde County

Impressive Range of Terrain and Elevation Variation. Combination of Uplands, Lowlands, Open Areas and Areas of Dense Tree Coverage.

Exceptional Usable Bottomland with Fertile Soils

Mountain Tops • Cliffsidess • Valleys • Canyons • Deep Ravines • Caves  
Limestone Outcroppings. Terraced Rock Formations.

Creek, Live Springs and Seeps • Small Pools of Water



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## VEGETATION

Open Areas with flourishing Native Grasses and Rich Soils • Dense Tree Coverage. Some of the Oak Trees produce a heavy acorn crop, a preferred food source for deer and Exotic Wildlife. Including but not limited to: Live Oak, Spanish Oak, Blue Oak, Walnut, Mesquite, Cherry, Guajillo, Madrone, Mountain Laurel, Pinion Pine and Persimmon. Fern, Yucca, Bluebonnets and a Population of Wildflowers

## WILDLIFE

Amazing Diversity of Habitats. Each location of the Ranch is Inhabited by Appropriate Emerging Wildlife. High Fencing and 2 Deer Management Pens have helped build up an excellent population of Genetically Improved Whitetail Deer, Axis, Blackbuck, Aoudad, Sika and Fallow allowing for Excellent Hunting Opportunity. Numerous 1,550± Gallon - 3,000± Gallon Water Storage Tanks accompanied by Water Troughs are spread throughout the Ranch. Stock Tank. Established game trails. Coyote, Hog, Turkey, Porcupine, Rock Squirrel, Raccoon, Spotted Skunk with occasional Bobcat and Mountain Lion. Fluttering Birdlife : Hummingbirds, Martins, Songbirds.

## IMPROVEMENTS & HIGHLIGHTS

Coyote Creek - seasonal, flows during certain times of the year when upstream waters are flowing and when groundwater provides enough water for the creek to flow. Runoff from rainfall supplements the flow. During rainy times, enough water drains from sprouting springs causing Coyote Creek to flow.

Historically Platted Rawhide Mountains - one of the Summits in Uvalde County. Approximate Elevation 2,000 Feet above Sea Level.

Historically Platted Rawhide Spring

Additional Sprouting Springs and Intermittent Seeps

Astonishing Views in All Directions

Scenic Ridges



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Historic Cabin with Restoration Potential

Dam backed by Live Spring

Extensive and Well Maintained All-Weather Road System for easy mobility throughout the Ranch. Quality Rough-In Ranch Roads.

High-Fencing on 3 Sides - Remainder of Adjoining Ranch is High-Fenced

Aeromotor Windmills

Huge Boulders

Numerous Building Sites

Excellent Large Body Water Lake Sites

Electric

4 Water Wells

Gated Entrance

#### **TO BE CONVEYED**

Hunting Blinds, some Elevated

Deer Feeders (2± Per Blind)

#### **COMMENTS**

Hunter's Paradise

Blank Canvas awaiting Creative Development Potential

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Climb, Hike, Explore. Bring the ATV's and UTV's. Ride Around.  
Experience the Views. Silence is punctuated by the Sounds of Wind  
sweeping through the Mountains.

This ranch contains such Variety making this a Nature Park in itself.  
Vibrant Greenery through the Spring, Shades of Reds, Yellows and  
Oranges can be seen throughout the Canyon during the Fall.

#### **TAXES**

Currently Wildlife Exempt

#### **PRICE**

\$7,900,000

#### **TERMS**

Cash to Seller, Third Party Finance

#### **CONTACT**

Brandon Bowns, Broker

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