



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'



PAVED COUNTY ROAD
FRONTAGE

ALL USEABLE LAND

MOUNTAIN VIEWS
NEAR AND FAR

GREAT BUILDING SITE

OLDER HOME WITH
RENOVATION
POTENTIAL

FREE ROAMING
WILDLIFE



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

39± Acres • Arable Land

LOCATION

Camp Wood, Texas • Uvalde County

4± miles South of Camp Wood and approximately 2± miles from the sought after Dam on the Nueces River in Camp Wood, enjoyed by all!

ACCESS

Extensive Frontage on Paved County Road 416

WATER

Water Well

TOPOGRAPHY

Great Useable Bottomland with Fertile Soil

Combination of both Open Area and Areas of Dense Tree Coverage

VEGETATION

Flourishing Native Grasses and Rich Soil • Dense Tree Coverage including but not limited to: Live Oak, Mesquite, and Persimmon.

WILDLIFE

Free Roaming Wildlife allowing for Great Hunting Opportunity.
Established game trails.

IMPROVEMENTS & HIGHLIGHTS

Paved County Road Frontage

All-Useable Bottom Land

Excellent Views, Near and Far

Older Home with Restoration Potential

Yard studded with Large Shade Trees



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Level Building Sites

High and Low Fencing

Propane

Electric

Water Well

COMMENTS

Go Swimming, Fishing, Kayaking, Canoeing or Floating down the Nearby Nueces River!

Recreation : Skeet Shoot, Target Practice, Bow Shoot, Load the Paintball Guns!

Set up the Feeders. Hunt or watch the Wildlife walk by.

Great Horse Property

TAXES

Currently Wildlife Exempt

PRICE

\$169,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

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