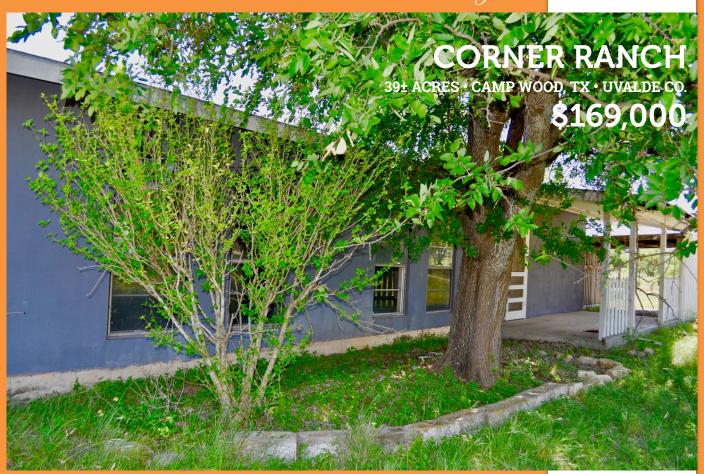


**REALTORS®** 

'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

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# 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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