



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

STONEY CREEK RANCH

74± ACRES • CAMP WOOD, TX • UVALDE CO.

\$275,000



PRIVATE BUILDING
SITES

GREAT HUNTING AND
RECREATIONAL
RANCH

BOTH SIDES WET-
WEATHER COYOTE
CREEK

BEAUTIFUL VIEWS

NEAR THE NUECES
RIVER, FULL OF
AMENITIES



**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

74± Acres • Recreational Ranch • Hunters and Outdoorsmen

LOCATION

Camp Wood, Texas • Uvalde County

A few short miles South of Camp Wood • Off Paved County Road 416

Approximately 30 minutes North of Uvalde

ACCESS

Private Road Frontage

WATER

1,869± Ft. Both Sides Wet-Weather Coyote Creek

Water Storage Tank / Water Trough

Water Well with Windmill Tower

TOPOGRAPHY

Combination of both Open Area and Area of Dense Tree Coverage •

Ideal Lowland with Topographical Diversity

VEGETATION

Flourishing Native Grasses • Blankets of Various Wildflowers • Rich Soil • Dense Tree and Plant Coverage for Private Building Sites and providing as an Excellent Habitat and Food Source for Free Roaming Wildlife. Live Oak, Mesquite, Guajillo, Persimmon, Cactus, and Sotol along with Native Aquatic Plants bordering the Creek's Banks.

WILDLIFE

Healthy population of Free Roaming Wildlife within a High-Fenced Ranch allowing for Great Hunting Opportunity. Established game trails. Whitetail, Axis, Blackbuck, Aoudad, Sika, and Hog.



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IMPROVEMENTS & HIGHLIGHTS

Both Sides Wet-Weather Coyote Creek

Water Storage Tank / Water Trough / Windmill Tower

Private Road Frontage

Useable Bottomland with Terrain Ranges nearing the Creek's Bed

Ideal Level, Private Building Sites

Beautiful Close By and Distant Views

Towering Oak Trees, Thriving Grasses

Established Rough-In Ranch Roads

Terrain Diversity

Hunting, Home Building and Recreational Opportunities

COMMENTS

Bring the Family • This Ranch is approximately 2± miles distance from the Dam in Camp Wood, an area full of Amenities for all to enjoy. Swimming, Fishing, Kayaking, Canoeing or Floating on the Nueces River.

Game Hunting or Sport Shooting is an Ideal Activity for this Ranch

Build your Retirement Home or Weekend Getaway looking outward to Dramatic Hill Country Scenery

Great Horse Property for Horseback Riding

Bring the ATV's and UTV's • Create New Trails



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TAXES

Currently Wildlife Exempt

PRICE

\$275,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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