

598 acres in Uvalde County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

3391 CR 415
Camp Wood, Texas 78833

Property Highlights

- Price: \$1,995,000.00
- Acres: 598.00
- County: Uvalde
- State: Texas
- Closest City: Camp Wood
- Property Type: Hunting Land, Ranches, Recreational Property, Riverfront Property

Property Description

598 Acres Montell Mountain Ranch, Uvalde County
3911 CR 415 (HQ) + 1053 Pvt Road 2780 (Mountain)
Montell, TX 78801

Description: This is a beautiful hill country ranch with both sides of 2 named live water creeks, spectacular views from Montell Mountain and tons of wildlife. The property is located less than 2 hours from San Antonio and is ready to be enjoyed the day you buy it with a cabin, blinds, feeders and a good road system in place. Along with the hunting opportunities on this property there is swimming, fishing, hiking, 4-wheeling and great arrow head hunting.

Improvements: A 1 bedroom 1 bathroom cabin is in great condition and is located near the junction of Montell Creek and Silver Creek. Near the cabin is a matching storage building. Infrastructure includes 2 other storage buildings; A vehicle metal building on a concrete foundation is at Gate 5 plus there is an all steel storage container. There are endless prime building locations throughout the ranch if someone wanted to build a home. There is partial low-fencing with some of the property having no fence.

Water: This ranch has both sides of two different creeks which are both year round, crystal clear and rock bottom. Montell Creek which traverses the property for 1000 feet has a great mixture of rapids along with a water fall and a deep hole which is ideal for swimming and fishing. Silver Creek traverses the property for almost 700 feet. Dry Creek along with several other wet weather drainages are located on the property as well. There is one water well that services the cabin. The seller has been told there is another good location to drill a water well but a well has not been drilled at this time.

Wildlife: This ranch is loaded with native and free-roaming exotic wildlife. Some of the wildlife seen on the ranch includes, but is not limited to, Whitetail Deer, Axis deer, Fallow Deer, Aoudad, Mouflon Sheep, Catalina and Spanish Goats, Turkeys, Bobcats, Foxes and Hogs. The creeks have Bass, Perch and Catfish in them.

Vegetation: The ranch has a great diversity of vegetation which includes a large number of Pinon Pine trees. Along with the Pinon Pines are several species of Oak trees, Cedar Elm, Mountain Laurel, Guajillo, Cedar and much more.

Terrain: The views on the ranch are breathtaking and there is no shortage of them. Montell Mountain is located on this ranch with its peak being 1,926' above sea level. This mountain top is one of the highest points in the area. The ranch has over 525 feet of elevation change with the lowest point being around 1,400' feet above sea level.

Location: Approximately 13 miles S of Camp Wood, 30 miles NW of Uvalde, 115 miles W of San Antonio, 190 miles SW of Austin and 300 miles W of Houston.



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Taxes: Wildlife Exemption

BROKER NOTE: There are 2 separate parcels that make up this 598 acres. Please see map and call the Broker for details.

Driving Directions

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.