

282 acres in Uvalde County

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



Property Address

Hwy. 90
Uvalde, Texas 78801

Property Highlights

- Price: \$1,880,000.00
- Acres: 282.00
- County: Uvalde
- State: Texas
- Closest City: Uvalde
- Property Type: Hunting Land, Ranches, Recreational Property

Property Description

282 Acres RANCHO RIO LINDO, Uvalde County - Live Water

Hwy. 90, Uvalde, Texas 78801

The Rio Lindo Ranch is set up for year round entertainment with turn-key improvements, great hunting for native and exotic wildlife, and 1,900 feet of Live Water, flowing Nueces River Frontage. The land has a great mixtures of fields with good soils, creek bottoms with large trees and high hills with spectacular views. This unique ranch is move-in ready

IMPROVEMENTS: This property is set up for entertainment, and the improvements were strategically thought out. The houses are located in a spectacular setting under a grove of large oak trees at the base of a limestone bluff overlooking the Nueces River. The main house is 1,200 s.f. with 2 bedrooms 1 bathroom and a full kitchen. There are three additional houses for guests or family, 950 s.f. each floorplans, with 2 bedrooms 1 bathroom and a full kitchen. Between all the houses is a 3,000 s.f. outdoor entertainment pavilion with a commercial kitchen, serving area, large dining area/dance floor, patio with a rock fire pit, custom rock smoker and a separate bathroom. There are 4 screened shelters with a separate bath house for more of a camping type setting. A 1,500s.f. metal equipment barn/shop is located on the property as well. The perimeter of the ranch is high-fenced.

WATER: great for swimming, fishing, and kayaking/canoeing. New Orleans Creek traverses along a portion of the south side of the property and will hold pools of water during wet times, plus there is one pond on the property. 3 water wells are present 2 of which are active. One is powered by electricity, is believed to be 165 feet deep and supplies water to the improvements. The second working well is powered by a windmill and is believed to be 120 feet deep. The windmill is new as of 2016 along with the pipe. This windmill fills a 30,000 gallon pila and a water trough. The third well, which does not currently have a pump, is 110 feet deep and could pump 200 GPM.

VEGETATION: The ranch has several areas with large Oak and Elm trees that offer shade plus a beautiful setting. There is great diversity of South Texas brush which is ideal for wildlife nutrition. Some of the brush species includes, Guajillo, Guayacon, Granjeno, Black Brush, Prickly Pear, Mesquite, White Brush, Persimmons and many others.

WILDLIFE: The ranch is loaded with native wildlife which include whitetail, turkey, quail, dove, varmints and much more. Along with the native wildlife are exotic species including Axis deer and Black Buck Antelope.

TERRAIN : There is a good mixture of flat land with good soils and a high hill with spectacular views of the Nueces River valley. The elevation ranges from 940 feet to 1000 feet about sea level.

MINERALS: Negotiable.



Robert Dullnig, Director/Broker Assoc.
DullnigRanches@gmail.com
210-213-9700
Toll Free: 866-904-1515
6606 N. New Braunfels
San Antonio, TX 78209
www.DullnigRanches.com

More details at landsoftexas.com/listing/6162419

282 acres in Uvalde County

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

TAXES: Ag Exempt.

BROKER NOTE: Additional land is available for purchase. Please call Broker for details.

Driving Directions

LOCATION: The ranch is accessed via a 2 mile all weather private road off of Hwy. 90. The property is 10 miles west of the town of Uvalde, 60 miles east of Del Rio, 95 miles west of San Antonio, 110 mile SW of Kerrville, 175 miles SW of Austin and 290 miles West of Houston. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.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

282 acres in Uvalde County

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

