

# 213 acres in Uvalde County

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



## Property Address

County Road 416  
Camp Wood, Texas 78833

## Property Highlights

- Price: \$1,278,000.00
- Acres: 213.00
- County: Uvalde
- State: Texas
- Closest City: Camp Wood
- Property Type: Ranches, Recreational Property, Residential Property, Riverfront Property

## Property Description

213 Acres NUECES RIVER RANCH, Uvalde County

C.R. 416, Camp Wood, Texas 78833

**Description:** The perfect size recreational live water river property! This stretch of the Nueces River is crystal clear with a good combination of deep holes and fast flowing rapids. Beautiful views and good hunting are other attractions.

**Water:** This ranch has nearly 3/10ths of a mile of crystal clear Nueces River frontage. Both deep blue halls and fast shallow rapids are present on this stretch of the river. This part of the river survived the horrific drought. There is also one water well and one water trough. Seasonal Coyote Creek traverses the back portion of the property.

**Improvements:** This property is ready for improvements of your choice. Infrastructure includes low perimeter fencing and electricity present.

**Wildlife:** This ranch has an abundance of wildlife due to the natural cover and year-around water source of the Nueces River. Wildlife includes Whitetail deer, Turkey, Hogs, Javelina, and varmints as well as a many species of birds. The Nueces offers good fishing.

**Vegetation:** This ranch is predominately in cedar, but has beautiful Oak trees throughout and a few Pecan trees along the River banks. Other native brush species include persimmon, mesquite, white brush, agarita and prickley pear. Areas of the ranch have been selectively cleared of cedar.

**Elevation:** The terrain rolls from good river bottom soils to high hills ranging from 1340 feet to 1500 feet in elevation.

**Minerals:** Surface sale only. No production.

**Taxes:** \$293.89 ( 2019)

## Driving Directions

**Location:** This property is located 5 miles south of Camp Wood, 6 miles north of Montell, 28 miles northwest of Uvalde and 120 miles northwest of San Antonio. This ranch has .25 mile of County Road 416. 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.



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More details at [landsoftexas.com/listing/7009114](http://landsoftexas.com/listing/7009114)

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