

BLUE HOLE RANCH



2270± Acres Uvalde County
FM 1051, Reagan Wells, Texas 78838

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DESCRIPTION

The Blue Hole Ranch has been owned and operated by the same family since 1973. This ranch is highlighted with nearly 2± miles of the crystal-clear Dry Frio River. Deep holes, fast flowing rapids and both sides of this year around, beautiful River makes this the ideal stretch of water for a recreational river ranch. Beautiful views, good bottom land and large trees round out the special features this ranch offers.

IMPROVEMENTS

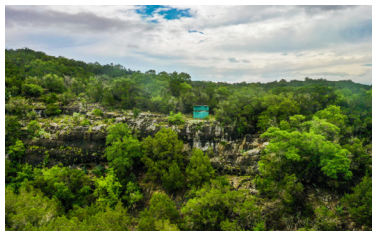
There is a vintage wood frame house of little contributory value. It can serve as a temporary ranch home, foreman home or hunting cabin. The perimeter is low fenced, and partially high fenced. This property is ready for structural improvements of your choice.



WATER

It is not often that you find nearly 2± miles of year-round flowing river, with over 1± mile being both sides. This 2± mile stretch of the Dry Frio River offers a good combination of shallow clear moving water with rapids to deep blue holes. The 'Blue Hole' after which the ranch is named is believed to be 14± feet deep. This Blue Hole is nestled up against a large bluff where several large boulders are submerged, providing fishing structure and unique diving platforms. This water in the river is so clear that you can even see to the bottom of the Blue Hole. The River provides great fishing, swimming, tubing, kayaking and pure River relaxation. Lastly, this exceptional stretch of crystal-clear water survived the horrific drought, so it is considered a true year-around body of water. Two other smaller, but unique, water features are present. Mine Creek flows year around and empties into the Dry Frio River. This 660± feet of Mine Creek has small waterfalls and fast flowing rapid features. Goat Camp Creek flows on the west end through the rugged country and has the potential to become a large water feature. The property has 1 water well. There are also several springs that are present on this property.





WILDLIFE

There is a tremendous amount of native wildlife, mainly due to the River being a constant supply of water, with the tree cover and remoteness also contributing to the abundance of wildlife. There is a very high-quality Axis herd on the ranch. Wildlife include Whitetail deer, Axis, Fallow, Sika Deer, Aoudad, Turkey, Hogs and varmints.

VEGETATION

This ranch changes from low-lying, fertile river bottom land to high rugged country. In the low bottom there are good soils with Persimmon, Mesquite, White Brush, Prickly Pear and many more. The high country consists primarily of cedar. Large trees such as Oak, Elm, Hackberry, Black Walnut, Madrone, and Pecan are found throughout the ranch. The fertile ground includes several fields that are planted in winter oats each year, with one in regrowth brush that could be converted back to cultivated fields.





TERRAIN

About one-third of the ranch is made up of fertile soils with the remaining two-thirds of rugged hills. There is a good combination offering two different hunting habitats. Elevation ranges from 1,538± feet up to 2,060± feet, with the rugged terrain providing panoramic views. The rugged terrain is highlighted by Mount Honey, which was a World War II lookout.



BLUE HOLE RANCH



2,270+ ACRES
UVALDE COUNTY, TEXAS

This ranch is located 115± miles Northwest of San Antonio, 26± miles North of Uvalde, 12± miles Southwest of Concan, and 7/10± miles North of Reagan Wells, Texas. This property has frontage on and is divided by FM 1051.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.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.

MINERALS

Negotiable.

TAXES

\$5,929.47

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