

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS**<sup>TM</sup>  
RANCHES

# ECHO VALLEY RANCH

**83.31± ACRES**

**LEAKEY, TEXAS  
REAL COUNTY**

*'Let us show you... Texas'*



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Property is subject to prior sale, correction or withdrawal without notice.





## PRICE

# \$739,000

- Located off Cedar Creek Road, a beautiful scenic area in the Texas Hill Country
- Great Access with Gated Entrance
- Newly Constructed Primary Road leading to Ideal Building Site
- Building Pad overlooking Tremendous Panoramic Mountain and Valley Views
- Ideal Hunting Opportunities
- Perimeter Fencing
- Miles of Internal Trails allow access to many parts of the Ranch
- Quiet Atmosphere Hunt, Shooting Sports, Hike, Sight-See, Relax, Paintball, Camp-Out, Play Outdoor Games, Ride ATVs and UTVs
- Electricity
- Blinds & Feeders



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## Water Features

- Water Well
- Pond
- Wet-Weather Draw
- Water Trough

## Topography

- Useable Grassy Level and Rolling Bottomlands
- Rugged Hillside creates a Beautiful Backdrop and Privacy Barrier
- Scenic Overlooks
- Steep Bluffs
- Blanketed with a Variety of Trees

## Vegetation

- Live Oak
- Blue Oak
- Spanish Oak
- Agarita
- Ashe Juniper
- Ceniza
- Mountain Laurel
- Persimmon

## Wildlife

- Whitetail
- Turkey
- Hog
- Opossum
- Raccoon
- Armadillo
- Variety of Bird Life and Much More...

