

HIGH PLACES RANCH

A scenic landscape photograph of a river winding through a wooded area. The river is calm, reflecting the sky and the surrounding trees. The left bank is densely wooded with a mix of green and bare trees. The right bank is more open, with scattered trees and dry grass. In the background, there are rolling hills under a clear blue sky. The entire image is framed by a thin brown border.

**3,656± Acres Uvalde County
Concan, Texas**

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This is one of the largest offerings on the market in the scenic and exciting Frio River Canyon that has been owned and operated by the same family for almost 40 years. This uniquely raw and untamed ranch offers breathtaking views, live springs and ideal seclusion for the perfect retreat. This land consists of a mixture of both rugged terrain and gently rolling bottomland.

IMPROVEMENTS

This ranch is ready for structural improvements of your choice. Several nice home sites on the property invite construction of choice with electricity in place. The majority of the perimeter is fenced and the roads are in good shape.





WATER

Live springs and creeks are all throughout the property. A nice pond is supplied by spring fed Fush Creek. This creek traverses the property for $2.38\pm$ miles with West Prong Fush Creek traversing the land for $3.9\pm$ miles. There is an old concrete dam on West Prong Fush Creek that retains the water and there are numerous places throughout the ranch where you could build additional water features. There is one old windmill that is not currently in working order.

WILDLIFE

This ranch features an abundance of wildlife including both native and free roaming exotics. Several of the species include, whitetail deer, turkey, dove, Axis deer, Aoudad, dove, hogs, varmints and much more.





ELEVATION

Featuring predominantly rugged terrain with diverse elevation ranging from 1,800 - 2,050± feet above sea level. There is a good amount of bottom land with deeper soils around the creeks and drainages.

VEGETATION

Several of the low lying areas of the ranch have been selectively cleared of cedar allowing the oak trees and other hardwood to be highlighted. The high country does have plenty of cedar cover but there are an abundance of Pinon Pine trees on the ranch as well. Along with all the Oaks, Pinon Pines and Cedar Trees are Cypress Trees, Maple Trees, Cedar Elms, Persimmons, Walnut Trees, Pecan Trees and Sycamore Trees.

TAXES

Ag Exemption.

MINERALS

Negotiable.





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This property is located off an all-weather road 2± miles deeded easement off Hwy. 83 and is 9.5± miles north of Concan, 24± miles north of Uvalde, and 90± miles northwest of San Antonio.

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 Jordan Shipley/ Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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