

RANCHES • LIVE WATER • FARMS • HUNTING • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

Under Contract
**SUNSET ON
THE NUECES**

20± ACRES

**COUNTY ROAD 416
CAMP WOOD, TEXAS
UVALDE COUNTY**

'Let us show you... Texas'



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



PRICE

\$639,000

- Located just 5± miles South of Camp Wood, 37± miles from Uvalde, 2± Hours from San Antonio, 3.5± Hours from Austin, 3.5± Hours from Houston
- Ideal Family Recreation Splash Pad great for get-togethers or weekend camp-outs on the Banks of the Nueces
- Easy Access with Paved County Road Frontage
- Crystal Clear Nueces River Frontage underlain with Limestone
- Indian Mound with Potential Artifacts!!!
- Roads and Trails
- Beautiful Mountain Views
- Electricity nearby for easy tie-on
- Frequent Wildlife Traffic
- Perfect building site overlooking a strong flowing secondary channel with secluded swimming hole
- Swimming, Picnics, Campfires and Sunsets!
- Hot-Humid Summers, Mild-Cold Winters–Perfect All Year Round!



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Water Features

- 270± Feet Crystal Clear Strong Flowing Nueces River Frontage
- Wet-Weather Dips and Draws
- Secluded Swimming Hole

Topography

- Great Useable Land—Level and Gently Rolling with a few Contours
- Brush and Shrub Studded Land with areas of Dense Tree Coverage
- Welcoming and Relaxed Landscape Environment with Great Potential

Vegetation

- Sycamore
- Live Oak
- Mesquite
- Persimmon
- Agarita
- Texas Sotol
- Mixtures of various Grasses, Brush, Shrubs and Plant Life Native to the Nueces Aquatic River Region

Wildlife

- Whitetail
- Turkey
- Axis
- Hog
- Fish: Bass, Perch, Cat
- Occasional Free-Roaming Exotic passing through
- Occasional Seasonal Migrating Waterfowl

