

GOOFY LAKE RANCH



2,355+ Acres Maverick Co.
FM 481
Uvalde, Texas

 Kuper
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RANCH SALES



DESCRIPTION

Goofy Lake Ranch is a turn-key outdoorsman paradise! You will not find many ranches with a private body of water that is 150± acres in size when full. The brush on this ranch is awesome, the improvements are very practical, there is paved road frontage providing easy access and you are less than 2 hours from San Antonio Airport but still in the renowned Maverick County!



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IMPROVEMENTS

The main house sits on a hilltop, a short drive from the pavement. The back porch overlooks a nearby pond and has a great long distance view of the South Texas landscape. This main house was built in 2004, is 2,000± square feet, has 3 bedrooms, 2 bathrooms, a sleeping porch/office and carport with a connected storage building. Near Goofy Lake is a 3 bed/3 bath barndominium with an open concept kitchen, dining room and living room which is great for large gatherings. Near the barndominium is a 40'x100' equipment barn and several outbuildings. The entire ranch is high fenced and there is some cross fencing that is standard height.



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WATER

The highlight of this ranch is the namesake Goofy Lake which is 150± acres when full and is 30± feet deep at the dam. There are 8 other bodies of water on the ranch with 3 of them being lakes that are 5+ acres in size when full. There is an 8-inch pipe that is run from Goofy Lake to all the other ponds/lakes to supplement them if needed. 2 water wells are located on the ranch and are believed to be 280± feet deep and currently produce 30+/- GPM.



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TERRAIN/VEGETATION

There is about 70± feet of elevation change throughout the property. This gently rolling terrain offers long distance views in several areas. The ranch has diverse native brush species that provide all the necessary browse to grow large whitetail deer and support abundant wildlife. Brush species include: Black Brush, Guajillo, White Brush, Persimmon, Tasajillo, Guayacon, Kidney Wood, Prickly Pear, Spanish Dagger, and Huisache. Large Mesquite trees are found in the drainage areas with smaller mesquite spread throughout the ranch. Several areas of the property are naturally more open and have impressive stands of native grasses which makes for ideal habitat to support and hunt quail.

MINERALS

None. Surface sale only.



TAXES

Ag exempt.



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The ranch has 1.3± miles of frontage on FM 481 and is located 25± miles southwest of Uvalde, 33± miles northeast of Eagle Pass, 105± miles west of San Antonio, 185± miles southwest of Austin, 220± miles northwest of Corpus Christi and 300± miles west of Houston.

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