

THE MONTELL SUMMIT RANCH

4,000+/- ACRES | UVALDE COUNTY, TX \$19,994,930 | THE NUECES RIVER CANYON

SUB 3% FINANCING FOR QUALIFIED BUYERS





HELPFUL LINKS PROPERTY VIDEO | LAND ID | LISTING WEBSITE

IMPROVEMENTS

- 26.3 MILE ROAD NETWORK
 - 5.I MILES PAVED
 - 9.5 MILES IMPROVED CALICHE
 - II.7 MILES JEEP TRAILS
- OVER 20 MILES OF HIKING / HORSE TRAILS
- RECENTLY UPDATED 2,000SQFT, 4BD / 4BTH RANCH STYLE HOME WITH COVERED AND UNCOVERED PATIOS
- BARN
- EQUIPMENT BARN
- I WELL THAT SERVES THE HOME & BARN
- EXTENSIVE POWER DISTRIBUTION

- BULK FEED BIN (DRIVE UNDER)
- DIESEL TANK
- LOOKOUT POINTS AT 500FT
- EXTENSIVE CEDAR
 REMEDIATION CREATING
 HIGHLY IMPROVED VALLEYS
 & ABUNDANT SUBSURFACE
 WATER
- LOW FENCED CATTLE PASTURES
- 5 KNOWN CAVES (4 EXPLORABLE)
- CALICHE PIT
- TWO RANCH ENTRANCES

WATER

- 15 ACRE SPRING-FED LAKE
 - LAKE IS STOCKED WITH MATURE FISH
- 17 KNOWN SPRINGS
- WATERFALLS
- 4 SPRING FED SWIMMING HOLES
- I WELL THAT SERVES THE HOME & BARN

- WHITETAIL DEER
- TURKEY
- QUAIL
- WATERFOWL
- FERAL HOGS
- DOVE

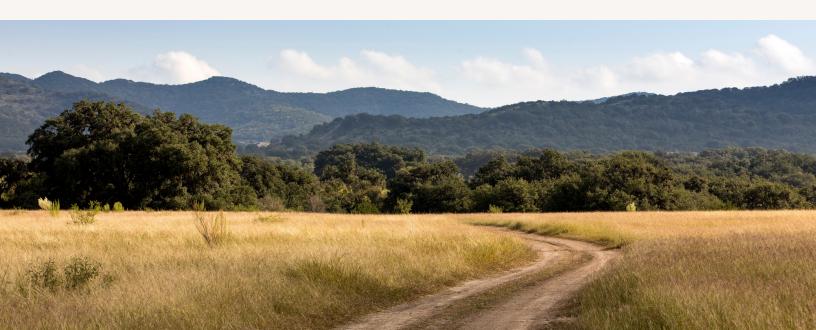
NATIVE WILDLIFE EXOTIC WILDLIFE

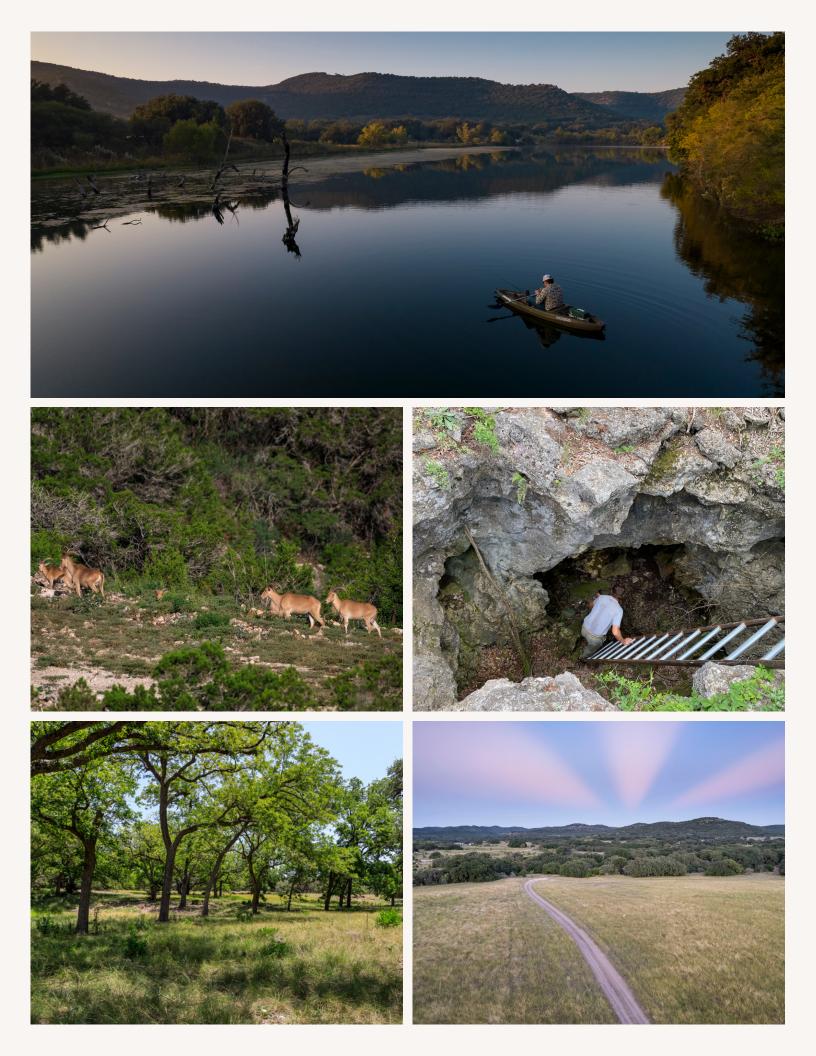
- AXIS
- RED DEER
- BLACKBUCK
- SIKA
- CHOCOLATE & CINNAMON FALLOW
- AOUDAD

LOCATED IN THE NUECES RIVER CANYON

TRAVEL TIMES

- SAN ANTONIO I.5 HR DRIVE | 40 MIN FLIGHT
- MIDLAND 4 HR DRIVE | I HR FLIGHT
- HOUSTON 5HR DRIVE | I HR FLIGHT















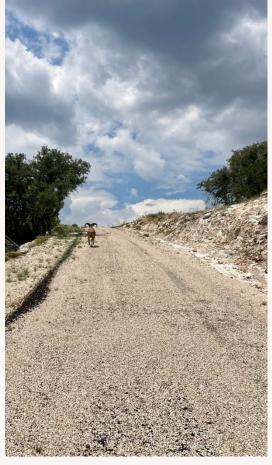
A 5 MILE CHIP-SEALED ROAD HAS BEEN INSTALLED ON THE RIDGE, ALLOWING UNPARALLELED ACCESS AND VIEWS THROUGHOUT THE RANCH.











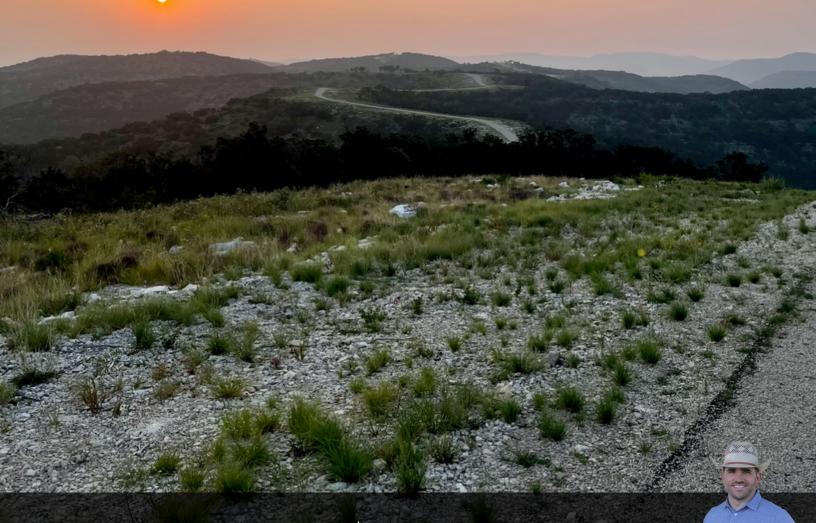






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