



THE MONTELL SUMMIT RANCH

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

SUB 3% FINANCING FOR QUALIFIED BUYERS



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welcome to **MONTELL SUMMIT RANCH**

HELPFUL LINKS

[PROPERTY VIDEO](#) | [LAND ID](#) | [LISTING WEBSITE](#)

IMPROVEMENTS

- 26.3 MILE ROAD NETWORK
 - 5.1 MILES PAVED
 - 9.5 MILES IMPROVED CALICHE
 - 11.7 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
- 1 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
- 1 WELL THAT SERVES THE HOME & BARN

NATIVE WILDLIFE

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

EXOTIC WILDLIFE

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

LOCATED IN THE NUECES RIVER CANYON

TRAVEL TIMES

- SAN ANTONIO - 1.5 HR DRIVE | 40 MIN FLIGHT
- MIDLAND - 4 HR DRIVE | 1 HR FLIGHT
- HOUSTON - 5HR DRIVE | 1 HR FLIGHT







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





TEXAS' BEST KEPT SECRET

Breathtaking Views | Abundant Water | Expansive Valleys



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