

3358 COUNTY ROAD 416  
CAMP WOOD, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

# RAWHIDE MOUNTAINS RANCH



**BOWNDS  
RANCHES**

BRANDON BOWNDS, BROKER

**661.69± ACRES  
UVALDE COUNTY**





**ACREAGE.** 661.69± Acres  
(being 652.22± contiguous acres and 9.47± on the Nueces River)

**LAND TYPE.** Live Water  
Hill Country Ranch, Hunting and Recreation  
Weekend, Seasonal or Full-Time

**TAX EXEMPTION.** Wildlife Management Tax Exemption

**LOCATION.** Approximately 6 miles South of Camp Wood, Texas — Uvalde County  
35± miles Northwest of Uvalde

**ACCESS.** Paved frontage on County Road 416. Heavy-duty electric gated entrances. All-weather caliche driveway. Black gravel drive leading to the improvements. Man-made trails and abundant natural trails created from heavy wildlife traffic throughout the ranch.

**LAND.** Hill Country Ranch and River property. An excellent spread of Texas soil ideal for recreation and hunting, stargazing, fishing and swimming. Riparian habitat along the Nueces River frontage, level and gently rolling bottom lands, steep and rugged mountain range. In a nutshell, this ranch has all types of topographical ranges from mountain top to river bottom, which is pretty neat-o —it's basically 'The Geology of Texas'!

## **WATER.**



### **RIVER FRONTAGE**

600± Feet of frontage on the sought-after Nueces River. Strong flowing, crystal clear with deeper areas for jumping in to swim or fish and shallower areas perfect for wading and setting out the river chairs. Tube or kayak down river for a 4± hour floating experience.



### **WATER WELLS & WATER STORAGE**

Four (4) water wells—One (1) Aermotor windmill  
There are two (2) water wells located near the improvements and two (2) water wells within the ranch. The well that is operable by windmill, is currently inoperable. Water storage tanks.



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## STOCK POND

Stock Pond near the front of the ranch



## LAKE SITE

Excellent opportunity to construct a customized lake at the base of the Rawhide Mountain range that is fed from run-off tributaries.

**WILDLIFE.** Abundant Axis Deer, sizable Whitetail Bucks, Aoudad, Hog, Turkey, Dove, Quail, other Woodland and Songbirds, rare sightings of Blackbuck, Sika and Fallow. Bass, Perch, Catfish and Waterfowl.

**VEGETATION.** Lined with Sycamore and aquatic plants along the river region. Studded with large Live Oak and Pecan shading the improvements. The ranch land and canyons are dominated with Spanish Oak, Blue Oak, Live Oak, Guajillo, Juniper Cedar, Mountain Laurel, Agarita and Persimmon. Blanketed with native grasses and brush.

**SOILS.** The area along the river is underlain with Uvalde clay loam, Olmos soils, River wash and Dev soils while the majority of the ranch is based with Real and Eckrant soils, rock outcrop and Karet clay—all good for pasture, range, recreation, woodland, wildlife food and cover.

**POWER.** Power is on the ranch.

## IMPROVEMENTS.



## ENTRANCES

Landscaped and manicured entrances showcasing the Hill Country ranch lifestyle at its best. The frontage of the ranch is accented with quality pipe rail fencing, beautiful stone work and intricate detail work on the heavy-duty metal electric gated entrances.



## HOME

Newly remodeled 4 Bedroom - 3 Bathroom **MOST FURNISHINGS & APPLIANCES TO CONVEY.**

**EXTERIOR:** Improvements are painted to match. Covered front porch, open rear patio and relaxing surrounding atmosphere. Stone fire pit. Shaded yard.



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**INTERIOR: Open Kitchen & Living** - laminate wood flooring, neutral colors, updated cabinetry and countertops, lots of counter space and storage. Chef's island, additional bar top seating and dining area that opens to rear patio. Two living rooms separated by the kitchen/dining space. Wood-burning fireplace with heatilator.  
**Bedrooms** - En-suite master bedroom with walk-in closet and connected study. Three additional cozy bedrooms.  
**Bathrooms** - Three clean and spacious bathrooms.



### THE BARN & THE SHOP

Drive-thru barn with black gravel base, tall enough to park an RV or motorcoach. Ample amount of space for storing kayaks, UTVs, tools and more. The workshop is a great place for solitary craftsmanship or converting into private guest quarters.



### COVERED PARKING

Four-car covered metal carport parking

### NOTES.

Rawhide Mountain Range—Scenic mountains and rising canyon walls  
Wide clear swimming hole  
Outspread of flats and mountaintop ridgeline  
Remarkable scenery

Geological Advantage to the Great Outdoors of Texas

Hunt, observe wildlife, hike, rock climb, explore, sight seek, off-road, cast a reel, hang in a hammock, jump in the river, enjoy an hours long float down river, compete in outdoor sports and the list goes on...

### MOST UNIQUE FEATURES OF THIS RIVER PROPERTY.

Between the Rawhide Mountains and the Nueces River, this is one ranch full of adventure waiting to be had.

A perfect stargazing destination—take a hike to the top, build a spread and watch the show with front row seats to nature's wonders!

AVAILABLE

## PRICE

# \$4,000,000

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