

RIVER SPRINGS RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

In the heart of the Texas Hill Country, along the Dry Frio River, lies this live water ranch and home that are ready for you to enjoy. With frontage on both sides of the river with year-round water, and a live spring, there is an abundance of water for a property of this size. Large hardwood trees scattered throughout the ranch add to its natural beauty.

IMPROVEMENTS

This ranch is entirely low-fenced and contains some low cross fencing as well. A charming 2,268 sf home is built just above the river, offering tremendous views of the river and large pecan and oak trees around it.

112± Acres

Uvalde County



112± Acres
Uvalde County

VEGETATION

This ranch has beautiful native oak trees throughout, as well as large pecan trees. Cedar has been selectively cleared allowing for the hardwoods to thrive. Elevation ranges from 1,520'-1,600', providing tremendous Hill Country views.

WILDLIFE

With an abundance of water and brush for habitat and browsing, this ranch offers a sanctuary for wildlife. Wildlife on the ranch include Whitetail Deer, free-ranging Axis Deer, dove, ducks, varmints, hogs, and other species native to the area.

WATER

There is an abundance of live water on this ranch. With over .38+/- miles of frontage on both sides of the Dry Frio River, as well as a live spring, there is no shortage of water for you to enjoy. The Dry Frio River offers year-round, crystal-clear water makes it a truly unique opportunity to enjoy your own personal oasis. There is a water well on property.



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UTILITIES

Power is in place to the existing house.

TAXES

Ag Exempt. \$2,694.61 (2023)

SCHOOLS

Uvalde CISD.

112± Acres

Uvalde County

MAP

[Click here to view map](#)



112± Acres
Uvalde County



112± ACRES UVALDE COUNTY FM 1051 REAGAN WELLS, TX 78801

Lying in Reagan Wells, TX, this ranch is just minutes from Concan, TX and 1 1/2 hours outside of San Antonio. This ranch is 12± miles from Concan, 27± miles from Uvalde, 94± miles from San Antonio, and 171± miles from Austin.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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