



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

RUGER RANCH

276± ACRES • CAMP WOOD, TX • UVALDE CO.

\$729,000



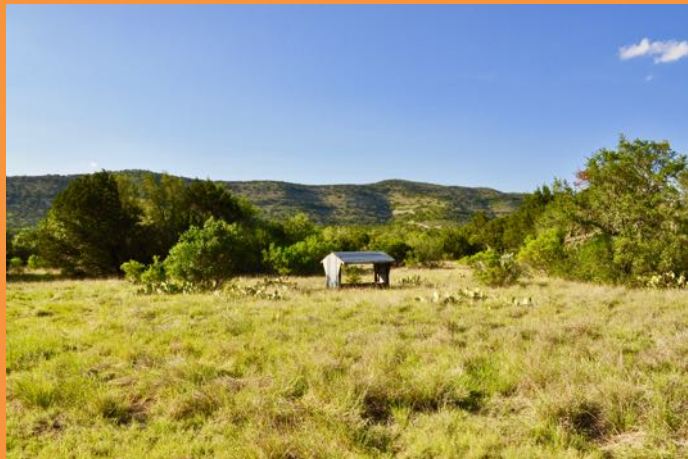
PREMIER HUNTING
AND RECREATION

A SPREAD OF FLATS
AND CANYONS

WATER WELL,
STORAGE TANK,
BLINDS AND FEEDERS

DRAMATIC HILL
COUNTRY SCENERY

HEALTHY WILDLIFE
POPULATION



BRANDON BOWNDS
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

276± Acres • Recreational Paradise for Life Outdoors

LOCATION

Camp Wood, Texas • Uvalde County

Ultra-Secluded Location with Private Road Frontage off Paved County Road 416 • 5± miles South of Camp Wood via TX-55 S OR 38± miles North of Uvalde via TX-55 N

ACCESS

Established Rough-In Ranch Road System through the Ranch

WATER

Water Well

Aermotor Windmill

Water Storage Tank

Wet-Weather Draws

TOPOGRAPHY

Impressive Range of Terrain and Elevation Variation. Combination of Uplands, Lowlands, Open Areas and Areas of Dense Tree Coverage.

Exceptional Usable Bottomland with Fertile Soils

Mountain Tops • Canyons • Valleys • Cliff Sides • Ravines • Limestone Terraced Rock Formations

VEGETATION

Bottomlands overspread with Thriving Native Grasses, Towering Healthy Hardwoods and Blankets of Wildflowers • Open Areas • Dense Coverage Areas • Rich Soils • Canyon Slopes are dominated by an assortment of Hardwoods including but not limited to: Live Oak, Blue Oak, Spanish Oak, Shin Oak, Buckeye, Guajillo, Mountain Laurel, Texas Sotol and Persimmon. Cactus and various Wildflowers



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WILDLIFE

Home to a Diversity of Wild Game variety and Predators. Healthy population of Whitetail Deer, Axis, Blackbuck, Aoudad, Sika and Fallow • Excellent Hunting Opportunity • Established game trails • Coyote, Hog, Turkey, Porcupine, Rock Squirrel • Hovering Birdlife.

IMPROVEMENTS & HIGHLIGHTS

Dramatic Hill Country Scenery • Views for Miles

A Spread of Flats and Canyons

Quality Rough-In Ranch Roads

Numerous Elevated or Covert Building Sites

Excellent Large Body Water Lake Sites

TO BE CONVEYED

Hunting Blinds

Game Feeders

Water Storage Tank

Troughs

Windmill

COMMENTS

Road Less Traveled - The Ranch Road snakes in and through the mountains providing breath-taking views of Tree-Studded Lowland and Rising Canyon walls



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Load up the ATV's and UTV's • Off-Roader's Paradise! Exploration Cruises • Rock Crawling • Create New Trails suited for your Adventure in the Wild

Terraced Rock Formations perfect for a Rock Climbing Experience • Take advantage of the Geological Wonderment • Hike • Explore • Sight Seek

Build your Dream Retirement Home or Hidden Escape

Amenities just a few short miles away on the sought after Nueces River. Anglers can Fish : Bass, Catfish, Perch. Swim, Float, Boat

TAXES

Currently Wildlife Exempt

PRICE

\$729,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

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Mobile (210)288-4325

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