



BOWNDSTM
REAL ESTATE BROKERAGE

REALTORS®

Let us show you... Texas'

HOGBACK RANCH

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

\$475,000



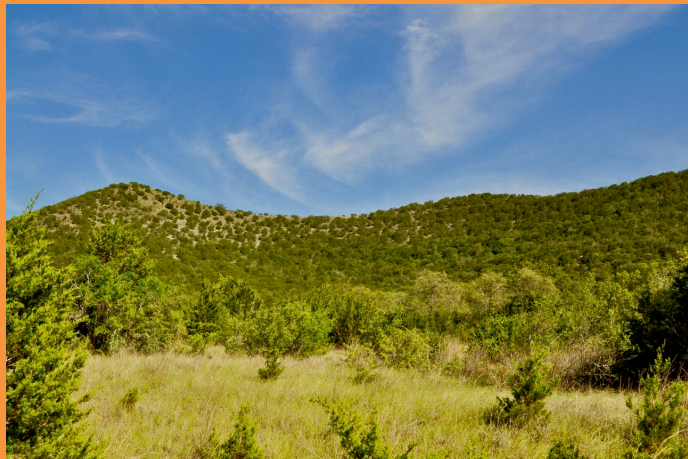
RECREATIONAL
OUTDOOR LIVING

FLATS AND HILLTOP
RIDGE LINE

WATER WELL
STORAGE TANK
DMP PENS

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

176± Acres • Recreational Outdoor Living

LOCATION

Camp Wood, Texas • Uvalde County

Private Road Frontage off Paved County Road 416

ACCESS

Established Quality Rough-In Ranch Road partially borders the Ranch

WATER

Water Well

Water Storage Tank

TOPOGRAPHY

Range of Terrain and Elevation Variation. Level Lowlands lie at the Foot Hills perfect for Building and Flat Land Recreation • Healthy Hardwoods climb the face of the Mountainside • Rugged Ridgeline Cliff Sides • Limestone Terraced Rock Formations to Intensify the Hiking or Rock Climbing Experience

Exceptional Usable Bottomland

Long Mountain Ridge serves as a Privacy Barrier from the Neighboring Ranch and a Great Vantage Point for Dramatic Hill Country Views

VEGETATION

Healthy Hardwoods and Blankets of Wildflowers • Bottomlands overspread with Growing Native Grasses • Open Areas • Dense Coverage Areas • Including : Live Oak, Blue Oak, Guajillo, Persimmon and Flowering Cactus



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WILDLIFE

Home to a Diversity of Wild Game variety and Predators. Whitetail Deer, Axis, Blackbuck and many other Native and Exotic Species of Wildlife • Established game trails

IMPROVEMENTS & HIGHLIGHTS

Excellent Level Building Sites at the Foot Hills

Remarkable Hill Country Scenery • Views for Miles • Distant Views of the Dam at Camp Wood on the Wide Crystal Clear Nueces River, open to the Public and Enjoyed by All!

Outspread of Flats and Mountaintop Ridgeline

Quality Rough-In Ranch Roads

Some High-Fencing - Remainder of Adjoining Ranch is High-Fenced

Mountain Ridge serves as a Backyard Privacy Barrier and Beautiful Backdrop to a Future Home Site

Deer Management Pens - used for Natural Breeding of Genetically Improved Whitetail Deer

Electric Service Available

COMMENTS

Geological Advantage for Numerous Outdoor Recreational Activities: Hunt • Wildlife View • Hike • Rock Climb • Explore • Sight Seek • Off-Road • Horseback Ride

Build your Dream Retirement Home or Hidden Escape

Benefit from the Amenities just a few short miles away on the sought after Nueces River. Swim, Float, Boat • Anglers Cast a Reel : Bass, Catfish, Perch.



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TAXES

Currently Wildlife Exempt

PRICE

\$475,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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