



BOWNDSTM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

HUNTSMAN RANCH

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

\$520,000

Just Reduced



OUTDOOR RECREATION

HUNTSMAN'S PARADISE

IDEAL RANCH FOR
HUNTING AND
EXPLORING

UPLANDS AND
LOWLANDS

BREATH-TAKING VIEWS

ABUNDANT ARRAY OF
SIZABLE WILDLIFE



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

200± Acres

LOCATION

Camp Wood, Texas • Uvalde County

ACCESS

All Weather Caliche Road leads to the property. Rough-In Interior Roads and Trails

WATER

Natural Watering Hole

Both Sides Wet-Weather Creek

Several Wet-Weather Draws

Water Storage Tank and Trough

TOPOGRAPHY

Wide Range of Terrain benefitting with a little bit of everything from Mountain Tops, Flat Spreads and Rolling Bottomland. Great Mix of Uplands and Lowlands. Limestone Outcroppings.

VEGETATION

A Spread of Native Grasses, Rich Soils and Dense Tree Coverage showcasing Color Changing Leaf Display during Fall Foliage. Including but not limited to: Live Oak, Spanish Oak, Blue Oak, White Oak, Guajillo and Mountain Laurel.

WILDLIFE

Diversity of Habitats. Vegetation sources and Dense Tree Coverage have helped build up an excellent population of wildlife. Some of the Game seen include: Whitetail, Axis, Blackbuck, Corsican Rams, Sika, Aoudad, Mouflon Rams, Turkey and Hog allowing for Excellent Hunting Opportunities.



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IMPROVEMENTS & HIGHLIGHTS

Wet-Weather Creek and Numerous Wet-Weather Draws

Combination of Uplands and Lowlands

Interior Ranch Roads

Countless Game Trails

Incredible Views, both near and far

Scenic Ridges and Overlooks

Numerous Building Sites

Excellent Lake / Pond Sites

COMMENTS

Ideal Ranch for Weekend Getaway, Hunting, Hiking, Full Time Living, Exploring and taking in the All-Around Views and Serenity

TAXES

Currently under Wildlife Tax Exemption

PRICE

\$520,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325



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