

**Bounds & Associates, Inc. Realtors®**

"Selling the Texas Hill Country for Three Generations"

**P.O. Box 617 • Hwy. 187 N. • Utopia, TX 78884 • Ph: 830-966-6111**

*Ranches, Recreational Properties, Commercial*

### **350 ACRE HUNTING RANCH**

**PROPERTY:** 350 +/- acres Texas Hill Country hunting property.

**LOCATION:** Located in Uvalde County, Texas, just minutes from Concan, Sabinal and Utopia and one and a half hours drive from San Antonio.

**DESCRIPTION:** Beautiful area with nice strong creek, mountain spring, picturesque valleys and mountains. Several home sites and great hunting. Plentiful hardwoods including Red Oak, Blue Oak, Live Oak and other vegetation typical of the Texas Hill Country. Vintage log cabin in need of tender loving care. Abundant free-ranging wildlife including White Tail deer, wild boar, Aoudad and wild turkey.

- \*Partially fenced
- \*Secluded and private
- \*Mountain spring
- \*Great views
- \*Three water wells

**COMMENTS:** This property is a great hunting ranch with potential for home sites.

**TERMS:** Cash to Seller

**AGENT:** John McFadin, 830-966-6112

\*Above information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction, or withdrawal without notice.

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