

**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*

## **DOS CABALLOS RANCH**

**PROPERTY:** 702 +/- acres located south of the most southern part of the Edwards Plateau. This ranch features large oak with a combination of desirable brush species found in the transition zone separating the Hill Country and the south Texas Brush Lands.

**LOCATION:** Twelve miles south of Utopia, Uvalde County, Texas.

**TERRAIN:** Rolling to gently sloping with good draining bottom land that collects and allows rain water to move the length of the property creating a tremendous area for water absorption.

**VEGETATION:** Plants native to the transition area include: live oak, mesquite, white brush, guajillo, persimmon, huisache, and other plants found to be most desirable for wildlife and livestock.

**GAME:** This ranch has good quality low fences that allow wild game to move freely. The game include: whitetail deer, turkey, javalina, wild boar, and occasion exotic species.

**IMPROVEMENTS:** Good water well ; Good quality perimeter and cross fencing; Livestock pens; Two enclosed metal buildings ( appx. 2,000 sq. ft. each); attractive 1,000 sq. ft. apartment - 2 bedroom, 1 bath, fireplace; wood interior; beautiful kitchen area; central a/c and heat; septic; Bunkroom with bath; Covered area for entertaining and parking ; Garage.

**DESCRIPTION:** State highway frontage; Agriculture use Tax status; Excellent hunting property; Large live oaks; Views of the hills; County / Private road frontage; large neighbors .

**COMMENTS:** A great recreational, hunting, or production ranch located within an hour travel time of San Antonio offering privacy and seclusion.

**PRICE:** \$2,995 per acre

**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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