



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

CHALK CREEK RANCH

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

\$799,000



HUNTING AND
RECREATION

GREAT ROUGH-IN
ROAD SYSTEM

HEADWATERS OF
COYOTE CREEK

USEABLE LAND,
CANYONS

WATER STORAGE
TANKS, TROUGHS,
BLINDS AND FEEDERS

VIEWS



**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

308± Acres • Huntsmen • Sportsmen • Recreational Enthusiasts • Nature Lover's • Sight Seeker's ... this is the place for you!

LOCATION

Camp Wood, Texas • Uvalde County

3.5± miles South of Camp Wood via TX-55 S OR 36± miles North of Uvalde via TX-55 N, Private Road Frontage off Paved County Road 416

ACCESS

Excellent Rough-In Ranch Road System to and through the Ranch providing for Easy Mobility.

WATER

Headwaters of Wet-Weather Coyote Creek

Wet-Weather Draws

Water Storage Tank / Water Trough

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 • Cliffsides • Valleys • Canyons • Ravines • Limestone Outcroppings • Terraced Rock Formations.

VEGETATION

Open Areas with flourishing Native Grasses and Rich Soils • Canyon slopes are dominated by an assortment of Healthy Hardwoods • Canyon-Side Woodlands of Dense Tree Coverage. Including but not limited to: Live Oak, Spanish Oak, Blue Oak, Mesquite, Guajillo, Madrone, Mountain Laurel, Pinion Pine and Persimmon. Population of various Wildflowers



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WILDLIFE

Amazing Diversity of Habitat. Excellent population of Genetically Improved Whitetail Deer, Axis, Blackbuck, Aoudad, Sika and Fallow allowing for Excellent Hunting Opportunity. Water Storage Tank accompanied by Water Trough. Established game trails. Coyote, Hog, Turkey, Porcupine, Rock Squirrel, Raccoon, Spotted Skunk with occasional Bobcat and Mountain Lion. Fluttering Birdlife.

IMPROVEMENTS & HIGHLIGHTS

Headwaters of Coyote Creek

Dramatic Hill Country Scenery

A Spread of Flats and Canyons

Quality Rough-In Ranch Roads.

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

Numerous Building Sites

Excellent Large Body Water Lake Sites

TO BE CONVEYED

Hunting Blinds, some Elevated

Game Feeders

Water Storage Tank

Water Trough



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COMMENTS

Take the Road Less Traveled - This road through this secluded ranch snakes in and through the mountains providing breath-taking views of tree-covered bottomland and soaring Canyon walls

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

Rock Climb, Hike, Explore.

Off-Roader's Paradise! Bring the ATV's and UTV's. Cruise Around. Create New Trails off the Beaten Path. Rock Crawling.

TAXES

Currently Wildlife Exempt

PRICE

\$799,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

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