




WADE GOODWIN  
OWNER/BROKER  
512-420-6565

---

540 ACRE  
TURN-KEY  
RANCH IN  
CAMP WOOD,  
TEXAS

---

[RegalTexas.com](http://RegalTexas.com)



## FEATURES

- *Large acreage neighbors on all sides*
- *Year-Round stock pond with bentonite lining*
- *5,000+ sq ft crushed-base building pad in place for future home (with electric to the pad)*
- *40 ft single-trip storage container conveys to buyer*
- *High quality hunting blinds and feeders convey to buyer*
- *Extensive cedar mitigation*

## WILDLIFE

- *Whitetail deer, axis deer, aoudad, turkey, hogs, coyotes, foxes, bobcats and much more.*

## UTILITIES

- *995 ft Trinity well (drilled in 2019) producing approx. 100 gallons per minute*
- *Conventional septic system w/drain field (installed in 2020)*
- *200 amp electric service trenched to house and to building pad (2020)*

## TOPOGRAPHY

- *Elevations range from tall peaks to lowlands with beautiful meadows filled with hardwoods*
- *Steep mountain ranges with roads to the top to enjoy the incredible views*
- *Limestone bluffs, wet-weather creeks, & year-round spring fed creeks*

## WATER

- *Several year-round spring fed creeks, including one that has a concrete dam*
- *Man-made, year-round stock pond with bentonite lining*
- *Piping from water well has been trenched to the stock pond*

## HOMESITE

- *2bed/1bath/760sqft home built in 2020*
- *Metal roof, Hardie siding, energy-efficient windows, & central HVAC*
- *All furnishing convey*
- *Old stone cabin next to dammed creek can be renovated for additional living space*

---

## OVERVIEW

- **2 BED / 1 BATH / 760 SQ FT HOME BUILT IN 2020 (FURNISHINGS CONVEY)**
- **30+/- MINUTES FROM UVALDE & CAMP WOOD**
- **10+/- MINUTES FROM NUECES RIVER**
- **SEVERAL YEAR-ROUND SPRING FED CREEKS**
- **EXTENSIVE HIGH QUALITY INTERIOR ROADS AND INFRASTRUCTURE TO ACCESS RANCH**
- **INCREDIBLE VIEWS FROM SOME OF THE TALLEST PEAKS IN UVALDE COUNTY.**
- **BEAUTIFUL MEADOWS THROUGHOUT PROPERTY**

---

## CONTACT:

*Wade Goodwin  
Owner/Broker  
Regal Real Estate*

*230 E. Zink St.  
New Braunfels, TX  
wg1036@gmail.com  
512-420-6565  
www.regaltexas.com*