



WADE GOODWIN
OWNER/BROKER
512-420-6565

200 ACRE
TURN-KEY
RANCH IN
CAMP WOOD,
TEXAS

RegalTexas.com



FEATURES

- *Large acreage neighbors*
- *Easy access to ranch (10 minute drive down well maintained private road).*
- *Panoramic views from the top of the peaks.*
- *Oversized 2-bay garage/barn/workshop*
- *Three (3) 20 ft single-trip storage containers.*
- *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

- *330 ft water well (drilled in 2021) with two (2) 2,500 gallon water storage tanks.*
- *Conventional septic system w/drain field (installed in 2021)*
- *200 amp electric service trenched to house (in 2021).*

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 and wet-weather creeks and draws.*

WATER

- *Multiple seasonal spring fed creeks and wet-weather creeks/draws.*
- *Two (2) 2,500 gallon water storage tanks*

HOMESITE

- *2bed/1.5bath/1,008sqft home built in 2021*
- *Metal roof, metal siding, energy-efficient windows, & mini-split AC/Heating System*
- *New stainless steel appliances*
- *Vaulted wood ceilings*
- *LED lighting*
- *Oversized 2-bay detached garage/barn/workshop*

OVERVIEW

- **2 BED / 1.5 BATH / 1,008 SQ FT HOME BUILT IN 2021**
- **30+/- MINUTES FROM UVALDE & CAMP WOOD**
- **10+/- MINUTES FROM NUECES RIVER**
- **SMALL EXCLUSIVE GATED SUBDIVISION WITH NO HOA**
- **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:

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