



Hoyt River Ranch  
4,223 ± AC FM 117  
Uvalde and Zavala Co.

United Country  
Real Estate | Bay Land  
Company

# Hoyt River Ranch

Uvalde, TX

## AT A GLANCE...

- 4,223± acres located in Zavala and Uvalde Counties along the Leona River.
- Historic T.P. Lee headquarters with main home, barns, cabins, shop and more.
- Excellent hunting with an abundance of whitetail, turkey, quail, hogs and dove.
- Historic main home is approx 5,000 sqft with 4 bedrooms and 3.5 bathrooms.
- Over 2.3± miles of scenic Leona River Frontage.
- The river offers deep slow moving fishing holes along with swift moving rapids framed by towering oak, pecan and elm trees.
- Over 450 acres of rich alluvial soils.
- 3 operational irrigation wells with production ranging from 700 to 1200 gpm.
- Outstanding location being only 10 min or less from dining, shopping, entertainment and groceries in Uvalde.

The Hoyt River Ranch is a true piece of South Texas history. This ranch was the original headquarters for famed oil man T.P. Lee's 30,000+ acre ranch holdings in the area. The main home was built in the 1930's and is still occupied to this day. The structure is sound and is almost all original in its finishes.

This ranch lends itself to being turned into one of South Texas' finest hunting ranches. The highly productive irrigation wells and rich alluvial soils create the most ideal situation for planting expansive food plots. The ranch has a history of producing deer in the 160's & 170's. With some management and additional nutrition, harvesting trophy deer scoring in the 190's and up should be easily attained.

In addition to the trophy deer, this ranch is teeming with wildlife. The quail habitat is excellent and their numbers are on display when simply driving the ranch roads. The turkey are numerous as one would expect with over 2 miles of Leona River frontage. Other hunting opportunities exist for hogs and dove. The Leona River also provides excellent fishing and recreational opportunities.

The rolling topography on the ranch allows for nearly 100' of elevation change creating rare long range views from the hilltops.

In summary, the Hoyt River Ranch is one of the most unique large acreage offerings in the Golden Triangle. Any work put into this ranch will be highly rewarding to the new owner.







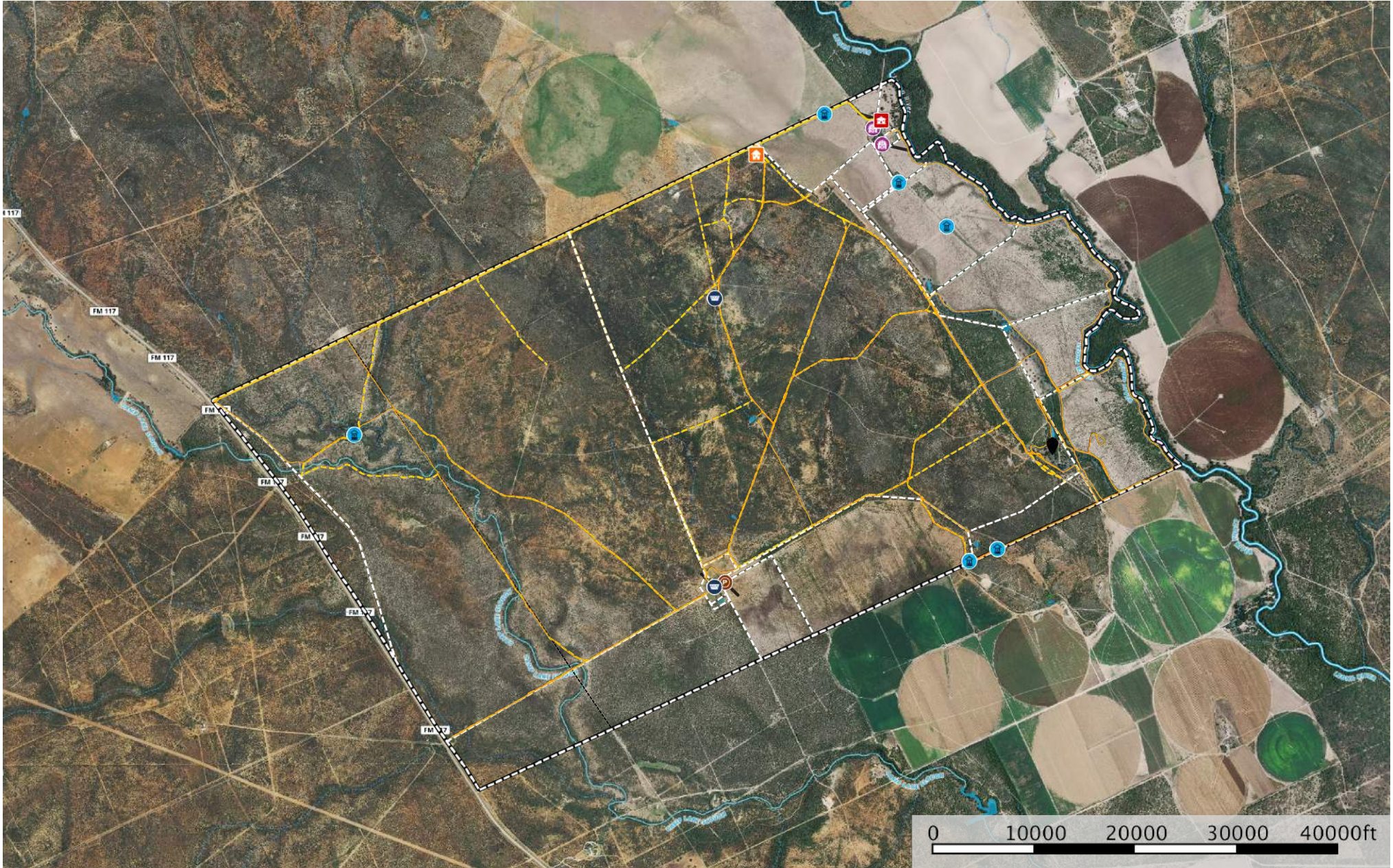
*DEDICATED. PASSIONATE. DRIVEN.*

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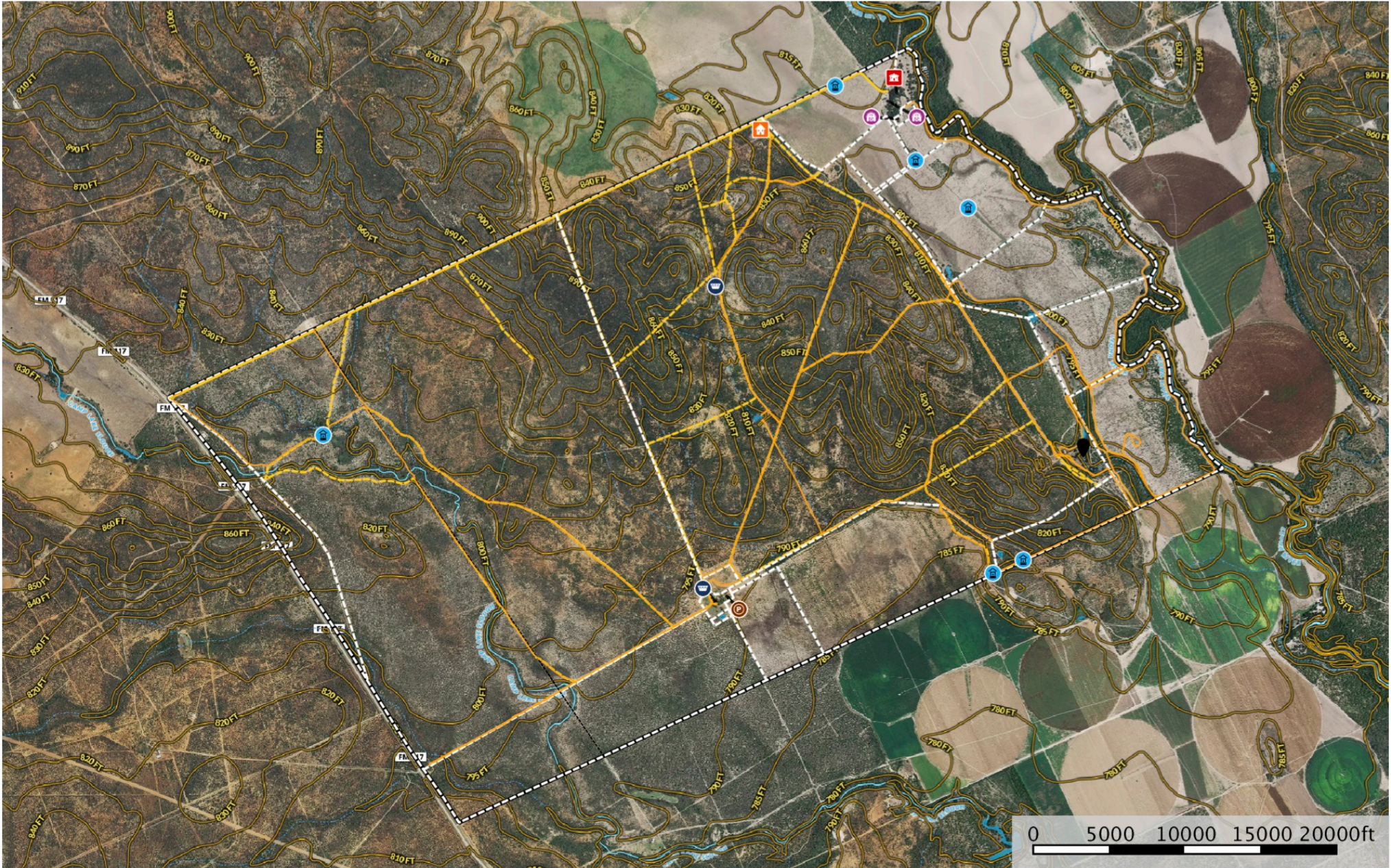
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**Hoyt River Ranch**  
Zavala, Texas, 4223 AC +/-

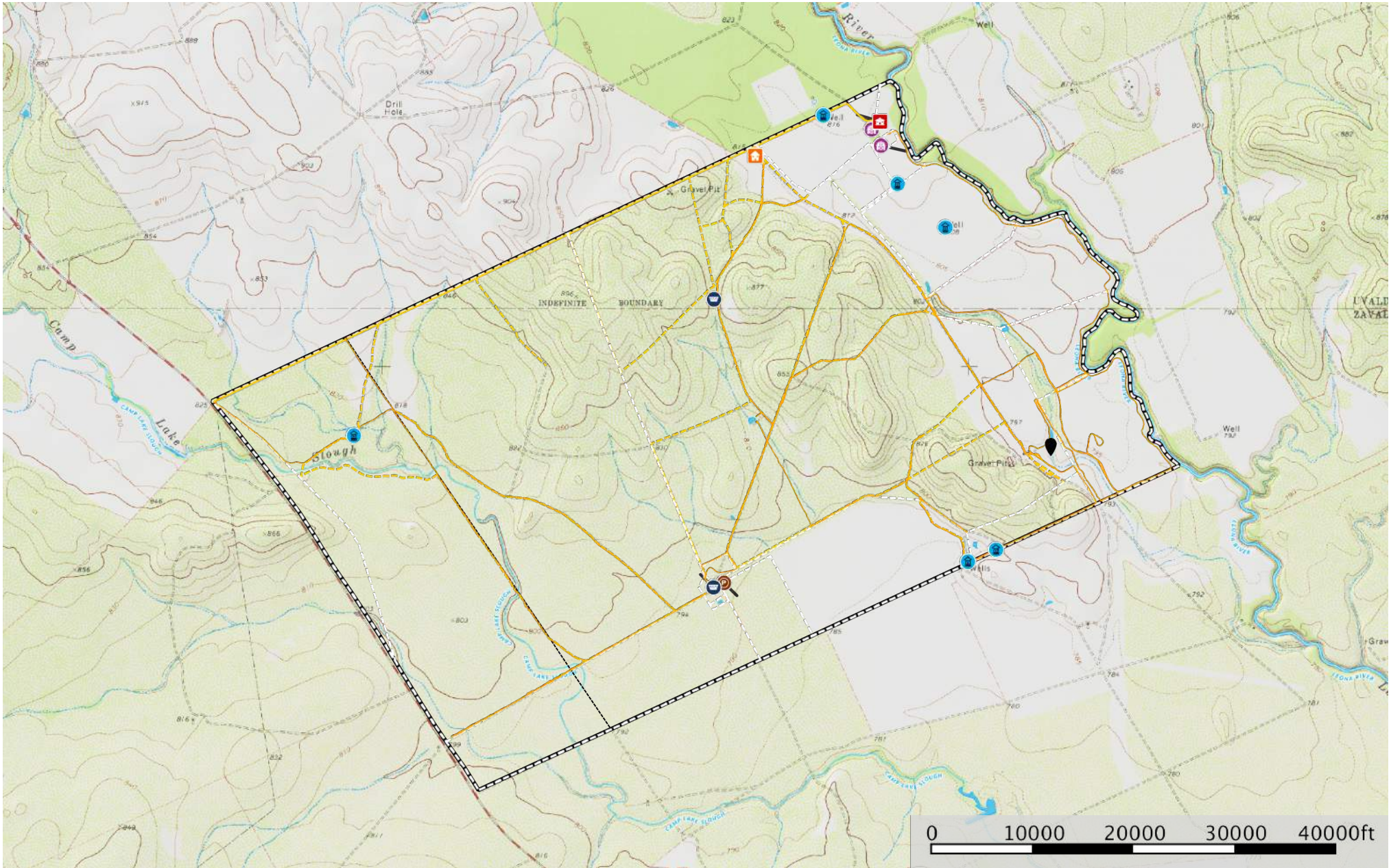


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|--------------------|--------------|------------|----------------------|-------------|------------|--------|------|-------------------|-------|
| Water Storage Tank | Pens         | Main House | Barn                 | House       | Well       | Marker | Tour | Transmission Line | Fence |
| Road / Trail       | Primary Road | Boundary   | Stream, Intermittent | River/Creek | Water Body |        |      |                   |       |



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- Pens
- Main House
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**4,223± AC Zavala / Uvalde Co.  
Batesville, TX 78829**

San Antonio : 1 hr 29 min (93 Mi)  
Houston : 4 hr 30 min (287 Mi)  
Austin : 2 hr 53 min (172 Mi)  
Eagle Pass : 1 hr 16 min (70.5 Mi)  
Del Rio : 1 hr 22 min (80 mi)  
Uvalde : 11 min (9.9 Mi)

