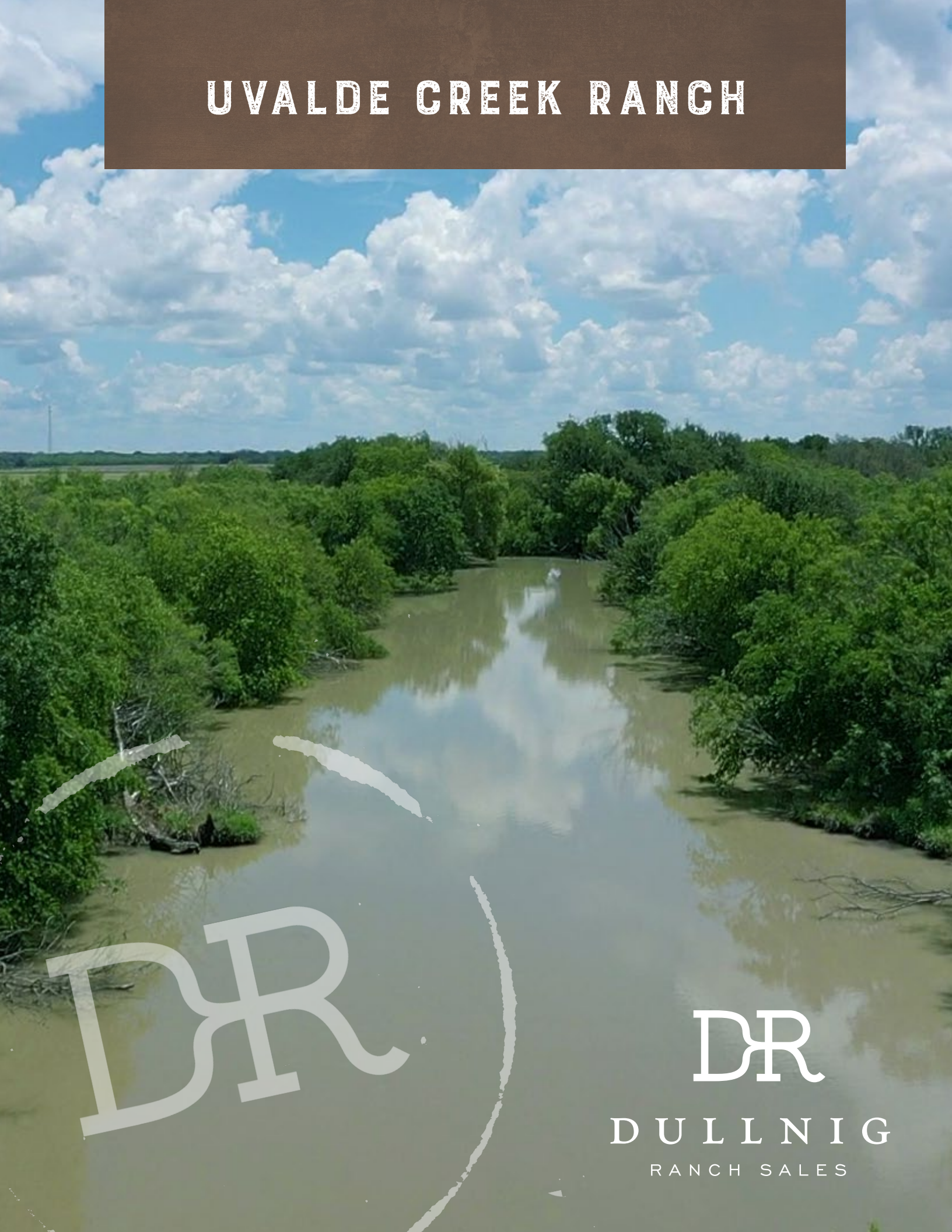


# UVALDE CREEK RANCH



DR

DULLNIG  
RANCH SALES



## **DESCRIPTION**

Less than one mile from the city limits of Uvalde is this diverse property that contains a stretch of Cook's Slough and large oak trees scattered throughout. These features, combined with the proximity to town, make this property a truly unique offering with potential.

## **IMPROVEMENTS**

There are two older homes on the property, both of which are in need of major remodeling. One is a one-story with brick exterior and the other is a two-story wood frame home.

***67± Acres***

***Uvalde County***



*67± Acres*  
*Uvalde County*

# WATER

This ranch has a water well that services the houses. Running through the eastern part of the ranch is a finger of Cook's Slough, a major drainage that consistently holds water and provides an attraction for wildlife.



***67± Acres***  
***Uvalde County***

## VEGETATION

There are native large oak trees throughout, as well as typical South Texas brush including mesquite, guajillo, black brush, guayacan, white brush, granjeno, persimmon and more.



**67± Acres**  
**Uvalde County**



## **WILDLIFE**

Typical South Texas native game, such as Whitetail deer, turkey, javelina, quail, dove, ducks and varmints, are seen on this ranch. Cook's Slough not only provides duck hunting and fishing opportunities, but since the ranch is surrounded by active farmland, it is also a dove hunter's paradise.

## **UTILITIES**

Electricity is in place and runs to both homes, as well as transmission lines that run the entirety of the property.

## **MINERALS**

Negotiable.

***67± Acres***  
***Uvalde County***

## MAP LINK

[Click here to view map](#)



*67± Acres*  
*Uvalde County*



## **67± ACRES UVALDE COUNTY FM 481 UVALDE, TEXAS**

This ranch lies in a prime location as it is only 1/2 mile from Highway 90, and 1/4 mile outside of the Uvalde city limits. The ranch has 640± feet frontage on FM 481. The ranch is 70± miles west of San Antonio and 180± miles SW of Austin. This ranch is also only 6± miles from the Nueces River.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

### **PROPERTY WEBSITE**

[Click here to view website](#)

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