

JUST REDUCED
BRACKETTVILLE, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

PRADERA RANCH

U.S. HIGHWAY 90 EAST



**BOWNS
RANCHES**

BRANDON BOWNS, BROKER

**392.29± ACRES
KINNEY COUNTY**



ACREAGE. 392.29± Acres

LAND TYPE. South Texas Ranch
Hunting & Recreation
Weekend or Seasonal

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption

LOCATION. Approximately 15 minutes East of Brackettville, Texas — Kinney County
30± minutes West of Uvalde and Garner Field Airport
2± hours from San Antonio
3.5± hours from Austin
5± hours from Houston

ACCESS. Paved highway frontage. Miles of great road system and internal trails throughout.

LAND. South Texas land. Usable, level and gently rolling with a few subtle contours. Studded brush land and areas of dense tree coverage. Areas of dark rich soils, sandy soils and limestone. Distant mountain views.

WATER. Two water wells. Potential large body lake sites that would be great for year round catch and release leisure fishing.

WILDLIFE. Whitetail, Turkey, Hog, Dove, Quail.

POWER. Power is on the ranch.

VEGETATION. Guajillo, Mesquite, Agarita, Persimmon, Yucca, Cenizo
Thriving native brush and grasses.

SOILS. Two different types of top soils can be found on the ranch. There is a small area of Uvalde silty clay loam in the northwest portion, while the majority is Olmos-Langtry association



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IMPROVEMENTS.

HOUSE

3 Bedroom - 2 Bathroom Mobile Home

EXTERIOR: Vinyl Exterior, Shingle Roof

NOTES.

Excellent South Texas hunting and recreation ranch. Great site for a grazing lease, hunting lease or recreational enjoyment.

Reasonable driving distance from major Texas cities and not far from all the basic necessities and some local and surrounding attractions, rivers and parks.

A great place to bring family and friends for a wind-down weekend. Load up the ATVs and UTVs, ride around and create new trails. Set up the Feeders, Blinds and Game Cameras to see what lurks in the night. Practice your target aim or take your chances at competitive clay shooting or archery.

MOST UNIQUE FEATURES OF THIS RIVER PROPERTY.

Explore nearly 400 acres of South Texas landscape. Pradera Ranch flaunts exceptional potential. Ideal for improvements or left in its natural state. Make Pradera Ranch your next go-to place when its time to unwind and step away from crowded streets and busy restaurants. Breathe Fresh!

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PRICE
\$895,000

BRANDON BOWNDS, BROKER

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