



NUECES RIVER RANCH

7 North Ln #90, Uvalde, TX 78801

202 Acres | \$1,700,000



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PROPERTY DESCRIPTION

Discover the tranquility and beauty of Nueces River Ranch, an exceptional 202-acre property offering over 1,800 feet of pristine Nueces River frontage. Nestled over four miles from the US 90 turn-off, this secluded haven features 80 feet of dramatic elevation changes and panoramic views that stretch for miles.

Relax and enjoy the view from the meticulously maintained 8-year-old custom home, spanning approximately 1,800 sq. ft. This inviting residence boasts three spacious bedrooms, two bathrooms, and an open-style layout designed for seamless entertaining. The wrap-around porch provides stunning views and a perfect spot for relaxing and enjoying the serene surroundings.

Wildlife enthusiasts will appreciate the property's wildlife-exempt status, which supports a rich variety of local species including Whitetail Deer, Turkey, Hogs, and Javelinas. The landscape is diverse, featuring a mix of Live Oak, Mesquite, Hackberry, Cedar Elm, and an array of shrubs and grasses such as Cenizo, Blackbrush, Side Oats Grama, and Hooded Windmill Grass.

Additional amenities include a large RV carport with a 30-amp hookup for extra living space and convenience. Two shipping containers are also included with the purchase, providing ample storage. The property is serviced by Rio Grande Coop electricity and has a high-functioning water well with a capacity of approximately 15-20 GPM. Perimeter fencing is in excellent condition, ensuring both security and privacy.

Riverfront properties are a rare find—don't miss this opportunity to own a slice of paradise at Nueces River Ranch.

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IMPROVEMENTS

Nueces River Ranch has a eight-year-old, approximately 1800 sq ft, three-bedroom, two-bath home with an open-style layout perfect for entertaining. It also has a wrap-around porch that offers incredible views!

Covered vehicle parking is attached, with additional RV parking steps away from the house. This house is a must-see as it has been kept in meticulous condition.

Perimeter fencing is in excellent condition. Rio Grande Coop services the electricity. Nueces River Ranch has a high-functioning water well yielding approximately 15-20 GPM. Two shipping containers will be conveyed with the purchase.

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TREES

Live Oak
Mesquite
Hackberry
Cedar Elm

SHRUB & FORB

Cenizo, Blackbrush,
Whitebrush, Agarita,
Kidneywood, Texas
Persimmon, Mt.
Laurel, Guayacan,
Hog Plum, Twisted
Acacia, Vine
Ephedra, Spanish
Dagger, and Prickly
Pear

GRASSES

Side Oats
Grama, King
Ranch Bluestem,
Switchgrass, Texas
Winter Grass, Plains
Bristlegrass, Bushy
Bluestem, and
Hooded Windmill
Grass

WATER

high-functioning
water well yielding
approximately 15-20
GPM

UTILITIES

Electricity is provided by
Rio Grand Coop

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SCAN HERE TO VIEW MORE OF
Nueces River Ranch

LOCATION

Uvalde County

7 North Ln # 90 W, Uvalde, TX, 78801

12 miles to Uvalde, 83 miles to San Antonio, 70 miles to Del Rio, 115 miles to New Braunfels, 90 miles to San Antonio International Airport.

DIRECTIONS

From Uvalde, head west on US-90W. In 10 miles, turn right onto Private Rd 5500. Follow PR 550 for 4.1 miles, property with purple gate will be on the left.

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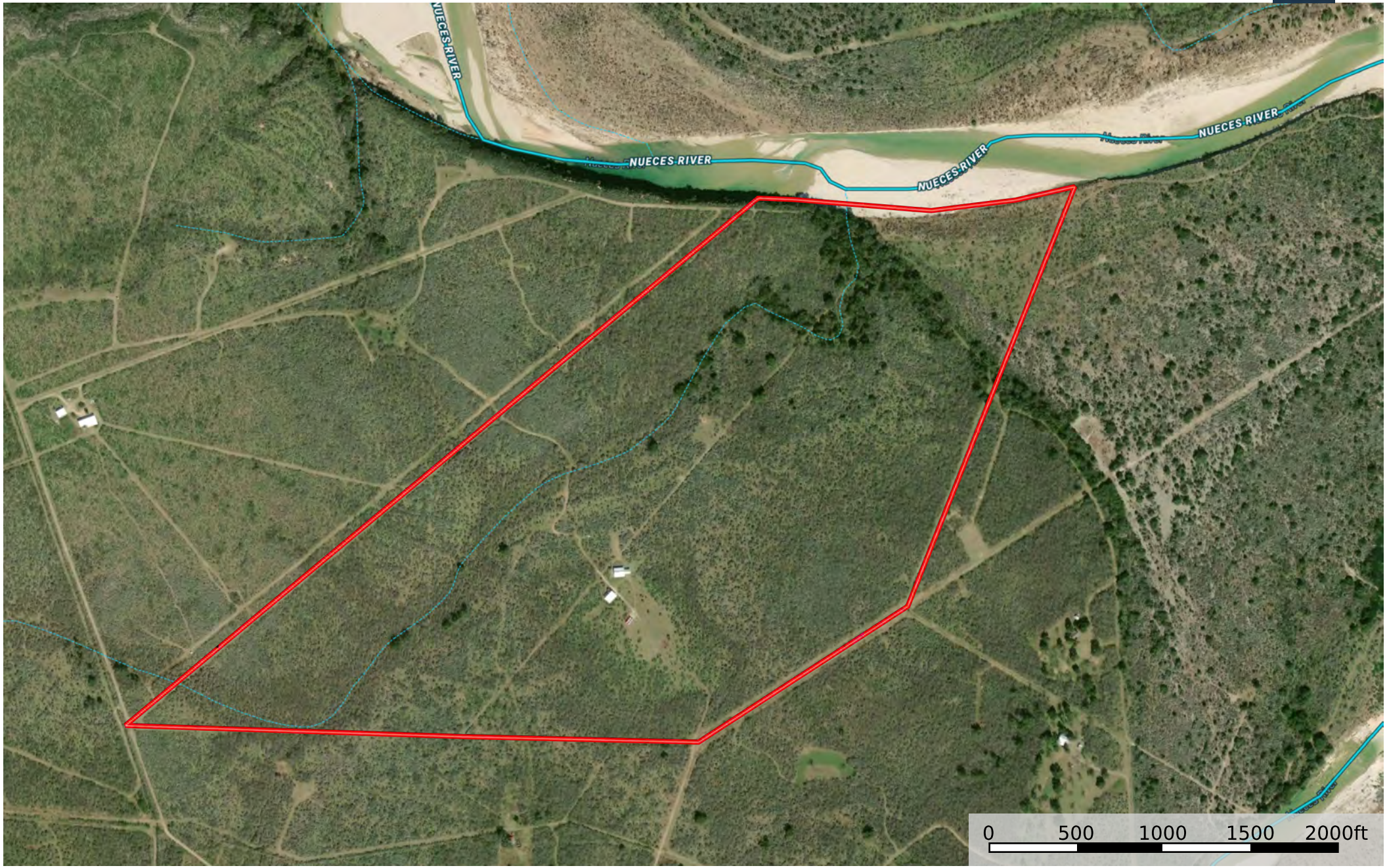


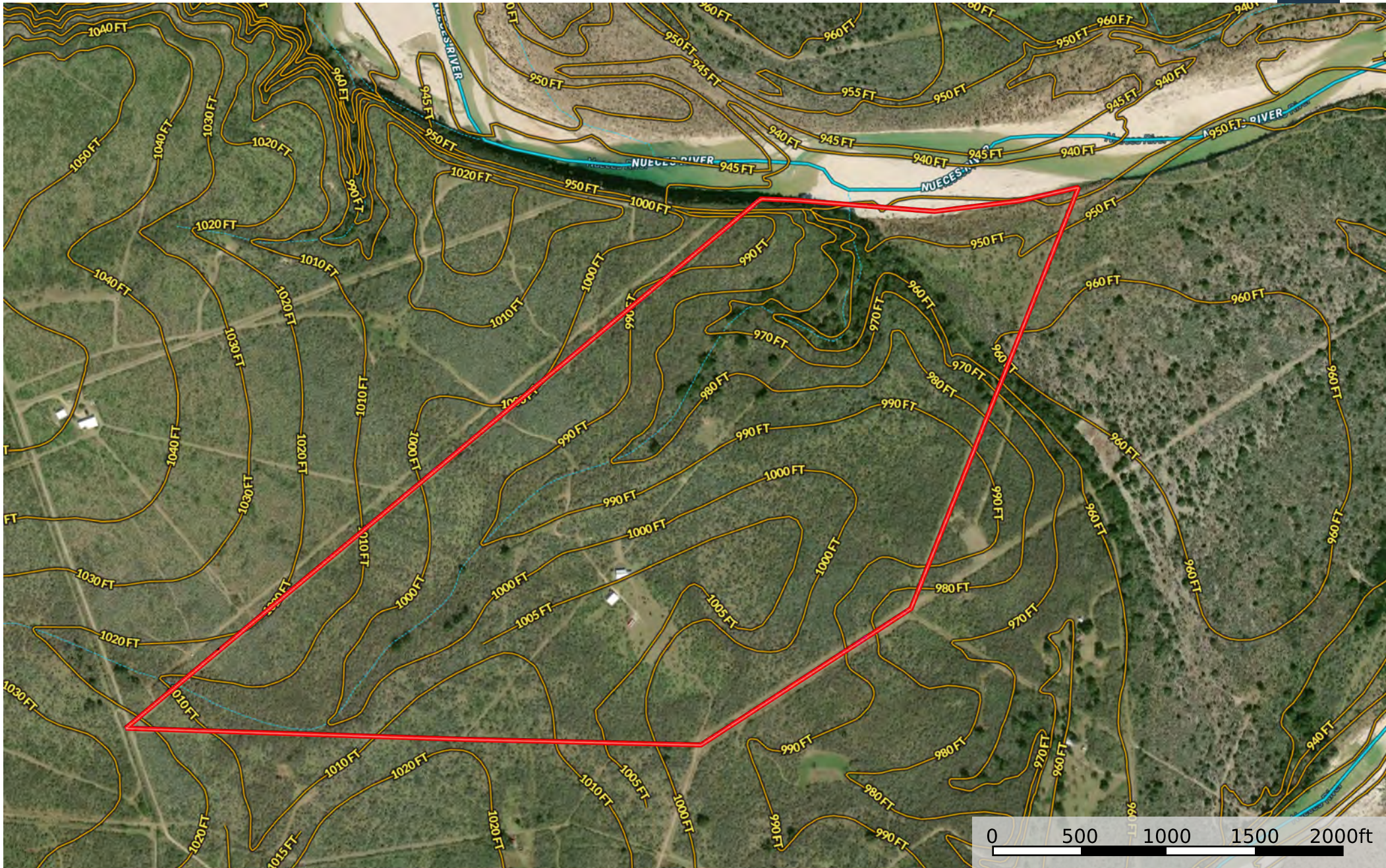
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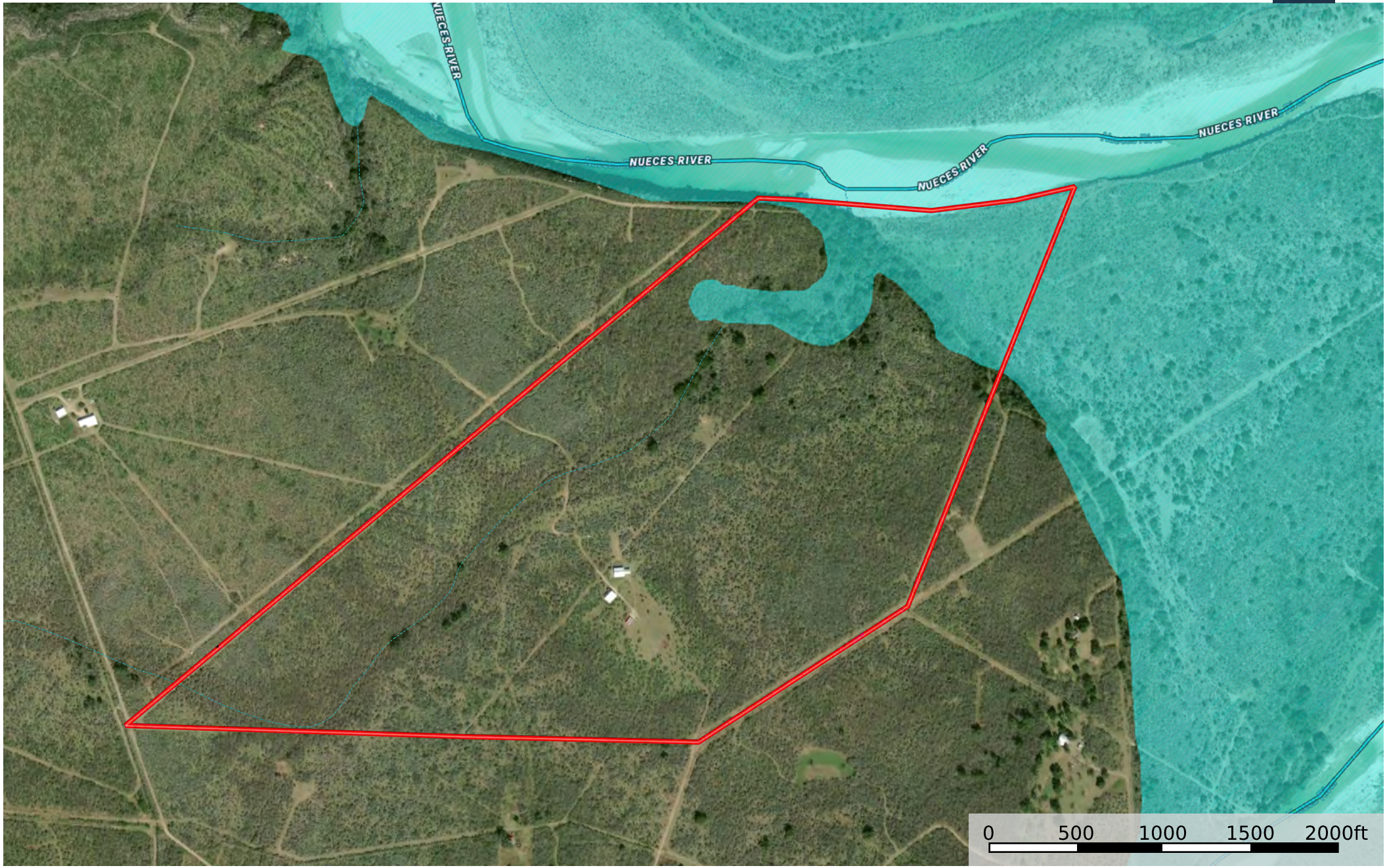
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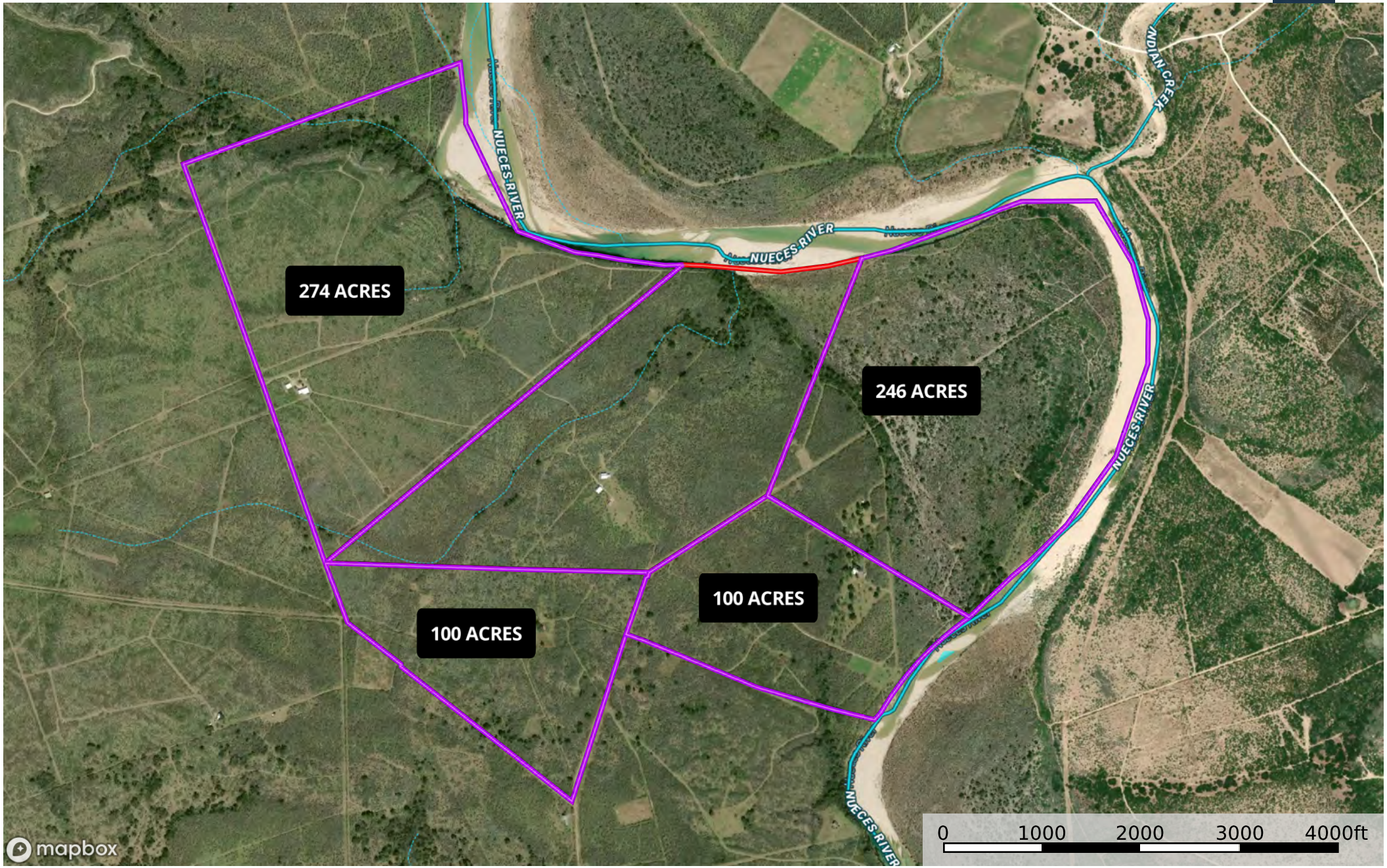
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- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



mapbox

- Neighbor
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

