

COUNTY ROAD 416 / COYOTE CREEK
CAMP WOOD, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

HAZEL MOUNTAIN RANCH



**BOWNS
RANCHES**

BRANDON BOWNS, BROKER

277.27± ACRES

BANDERA COUNTY



ACREAGE. 277.27± Acres

LAND TYPE. Texas Hill Country
Hunting & Recreation
Wildlife Management
Full-Time, Weekend, Seasonal Rural Living

TAX EXEMPTION. Wildlife Management Tax Exemption
Estimated annual taxes for 2024 add up to approximately \$271.07

LOCATION. Hazel Mountain Ranch is located a short 10± minute drive south of Camp Wood off of County Road 416 — local eateries, convenience store or swimming at the nearby Nueces River.

Within 40 minutes to the conveniences of Uvalde... H-E-B, Walmart, fuel, restaurants, ag equipment and supplies, movie theatre, craft stores and more.

ACCESS. Hazel Mountain Ranch fronts a well constructed easement road maintained by agreement of the few ranch owners who use it. A portion of the road is cement stabilized allowing for better traction.

A very nice solar gated entrance serves as the primary point of entry off of the paved county road. Natural interior ranch roads and trails allow access to areas of the ranch with plenty of landscape to create new ones.

LAND. The ranch land, surrounded in the presence of Texas hill country mountains, boasts use for excellent recreational activities like hiking, camping and hunting. The canyons are ideal shelter for wildlife and the rugged terrain is perfect for activities like rock climbing or bird watching. The bottomland enriches the ranch with fertile soils. Ideal build sites lie in the foothills. Not just land, but sites that canvas your home or cabin with mountains as your backdrop and stunning views at the forefront. Level, gradual inclines, steep, rugged, terraces, formations, deep canyons and scenic overlooks. A little bit of everything and a lot of great potential.



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WATER.

WATER WELL. A small factor that makes a big difference! Control the quality and quantity of water you have access to. There is one solar powered water well on the ranch. Fresher more natural clean drinking water.

WATER STORAGE TANK. A water storage tank is an added benefit provided that it ensures reliable water supply for wildlife and every day ranch activities, even during periods of drought or water shortages. It also allows the choice for collection and storage of rain water helping to conserve the ranch's water resources.

LAKE SITE. Imagine a lake nestled at the base of the mountains whose waters reflect the towering peaks above ; positioned right in your own back yard treating you to the luxuries of private swimming, fishing and benefitting the wildlife. The topography allows serves a practical purpose in aiding the run-off to help keep the lake full, clear and inviting.

WILDLIFE.

Choose between a thrilling hunt or an exhilarating scouting adventure. Hazel Mountain Ranch has been known to flaunt sizable Whitetail, elegant Axis, striking Blackbuck antelope, rugged Aoudad sheep, and elusive Wild Turkey. The excitement doesn't stop there; feral hogs, mountain varmints and a vast array of bird life make this ranch a haven for wildlife. The free-roaming wild game adds a touch of unpredictability.

VEGETATION.

A mesmerizing mix of trees including Live Oak, Blue Oak, Spanish Oak, Shin Oak and Guajillo each stand tall in their splendor. Enchanting landscape, delicate blooms of the Buckeye and intoxicating scent of Mountain Laurel add to the charm of the already stunning scenery. Lush vegetation welcomes you and wraps you in with some putting on a spectacular show transforming lush greens to fiery reds, vibrant oranges and rich yellows as the seasons change...a kaleidoscope of colors on full display.

SOILS.

An area of karst topography. Limestone offers a wide array of benefits that showcase the natural beauty and practicality of the ranch. Eye captivating terraces offer excellent recreation and create a habitat for diverse flora and fauna and lends a natural helping hand for water control.



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POWER. Power runs through the ranch with super easy availability for tie-on to fuel construction and activities that bring the ranch together.

NOTES. Grab your gear, set out on the path less traveled. Let adventure guide you through the wondrous nature of Hazel Mountain Ranch. Every corner holds a new surprise or something new to marvel at. This ranch offers a unique escape for those wanting to immerse themselves in the outdoors.

MOST UNIQUE FEATURES OF THIS HILL COUNTRY RANCH.

One of the standout characteristics of Hazel Mountain Ranch is the breathtaking views, with rolling mountains and scenic canyons blending into the landscape. The bottomland is teeming with diverse wildlife. Another key feature that truly sets this ranch apart is the unparalleled sense of privacy.

Whether you're looking for adventure or relaxation, this ranch offers a unique experience that will leave you refreshed and rejuvenated.

NEW LISTING

PRICE

\$1,390,000

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