

Oak Tree Ranch
2132 Highway 1796
Utopia, TX 78884

\$20,535,000
2,738± Acres
Uvalde County



Oak Tree Ranch
Utopia, TX / Uvalde County

SUMMARY

Address

2132 Highway1796

City, State Zip

Utopia, TX 78884

County

Uvalde County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

29.459898 / -99.436264

Dwelling Square Feet

2,176

Bedrooms / Bathrooms

3 / 2

Acreage

2,738

Price

\$20,535,000

Property Website

<https://utopiaranchrealty.com/property/oak-tree-ranch-uvalde-texas/42742/>



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PROPERTY DESCRIPTION

LAST CHANCE TO OWN A LARGE TEXAS HILL COUNTRY RANCH!

If Your Looking for a LEGACY END USER Ranch Don't Hesitate.

Probably one of the Last Large Ranches left in the Texas Hill Country approximately 25 North East of Uvalde Texas, County Seat. About 10 Miles South of Utopia, this Ranch has approximately a little over 2 Miles of Paved Road Frontage.

The sprawling 2738 +/- acre low fence ranch laying entirely in Uvalde County, is Oak Studded and could certainly be Claimed to be a Gentlemans Ranch. The Land is Gently rolling to flat, providing easy access and accesibility with present road system in place. There are 5 wells located on the property providing ample water to Household, Wildlife, & Livestock. There is a Large Earthen Tank approximately 2-5 Acres in size.

The Homes consist of a Older Habitbal Ranchers Headquarters along with two sets of Cattle Pens. The other Home is a 3 Bedroom Modular Home Completely under cover with fenced yard.

The Ranch is Home to Native Wildlife- Whitetail Deer, Javelina, Turkeys, Wild Hogswith abundant dove and quail.

Call For Your Private Showing

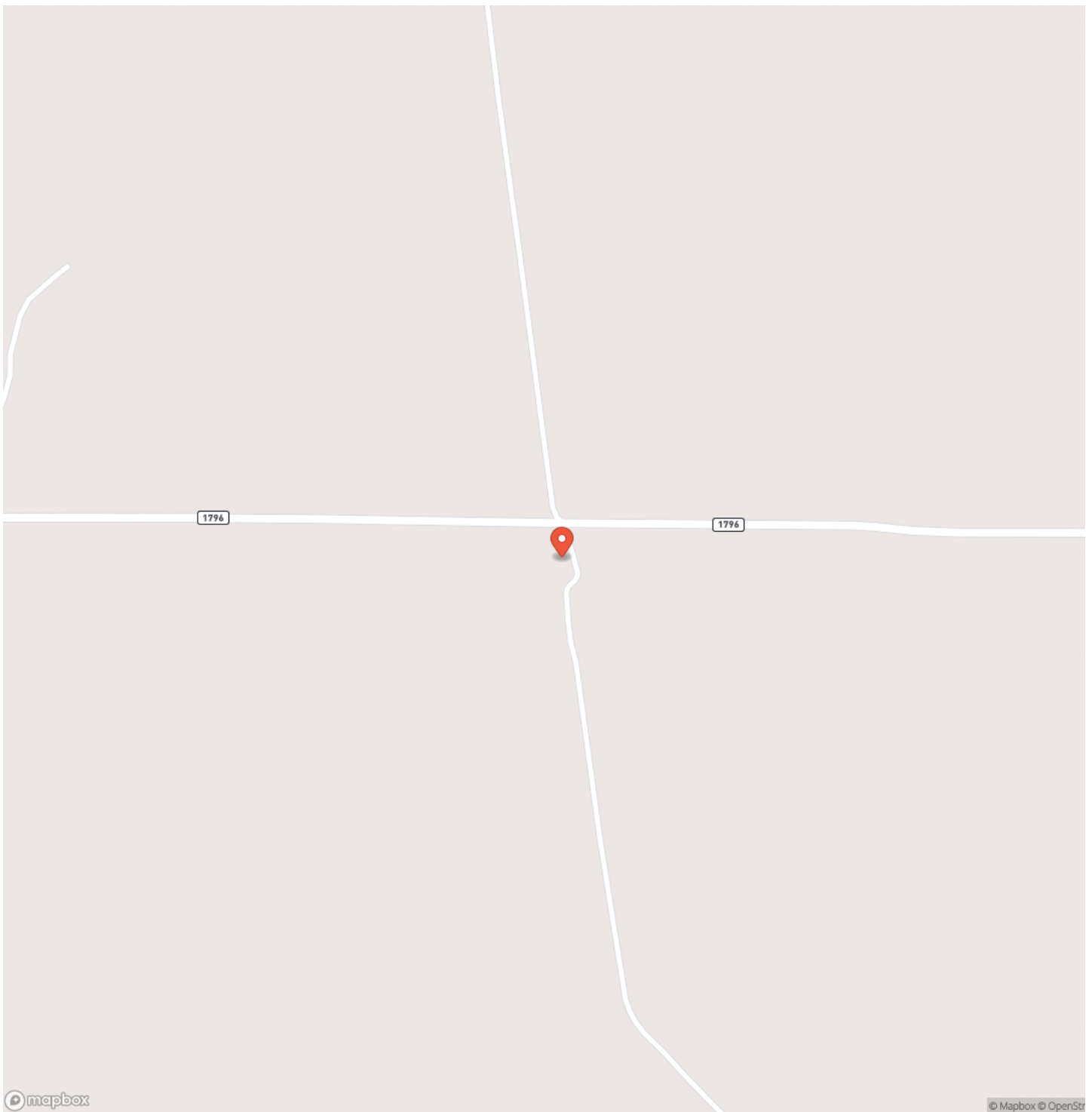
JOHN A. HUTTO/BROKER

[830-486-5888](tel:830-486-5888)

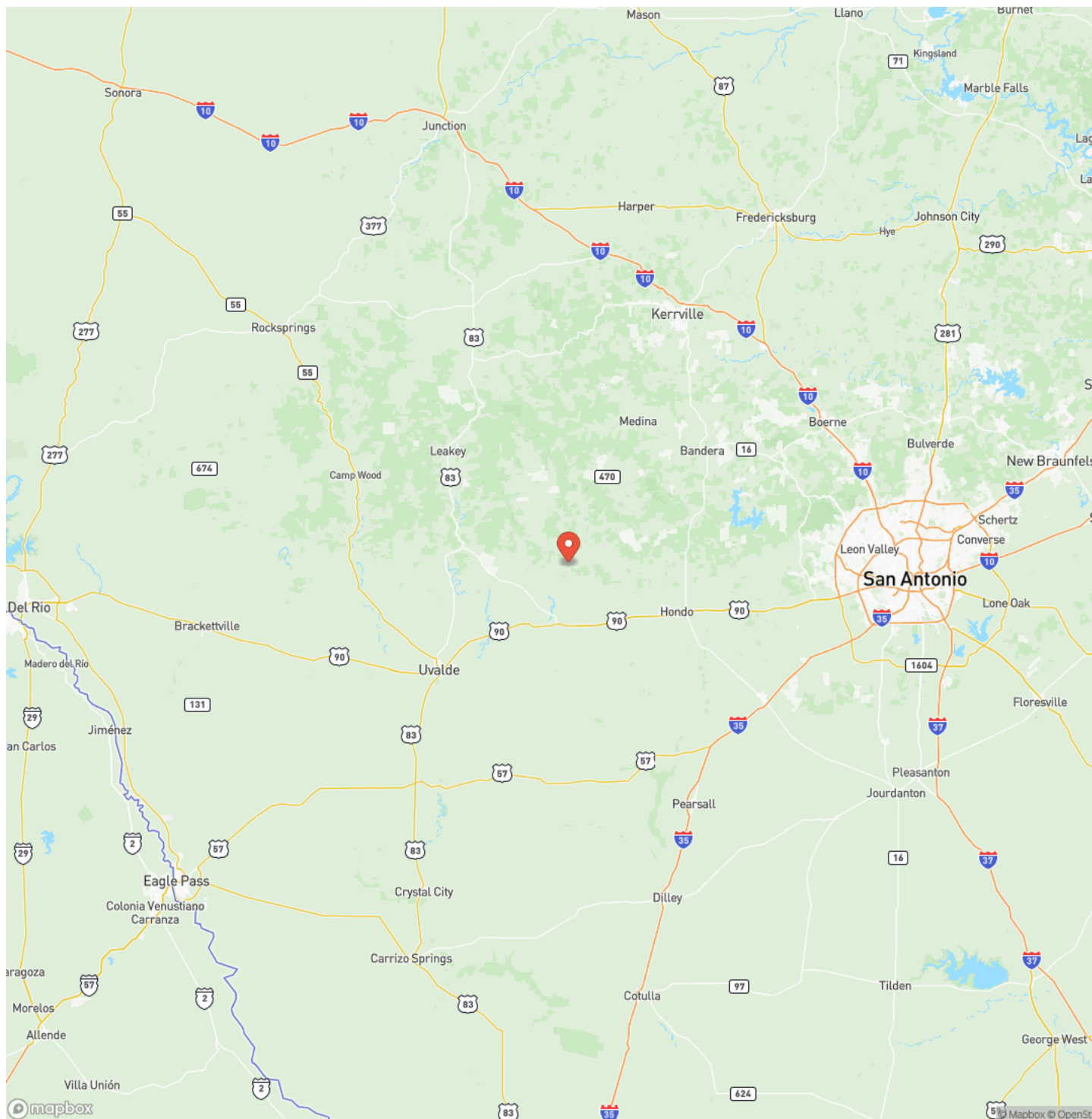
Oak Tree Ranch
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Locator Map



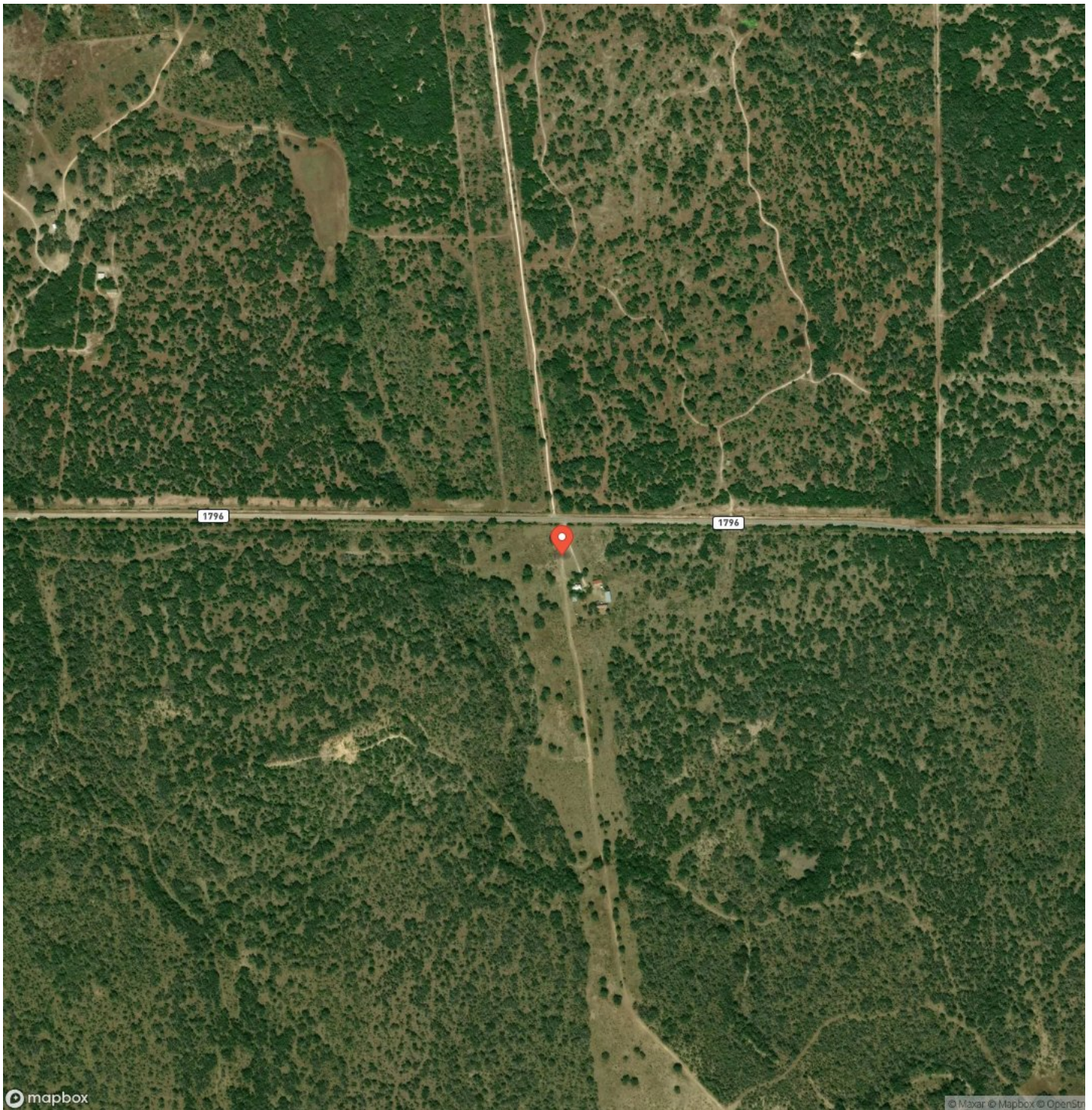
Locator Map



MORE INFO ONLINE:

<https://utopiaranchrealty.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Hutto

Mobile

(830) 486-5888

Office

(830) 486-5888

Email

johnahutto@gmail.com

Address

190 C.R. 512

City / State / Zip

D'Hanis, TX 78850

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Utopia Ranch Realty
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