

Rawhide Mountains River Ranch
4991 CR 416 #55 N
Camp Wood, TX 78801

\$775,000
9.47± Acres
Uvalde County



Rawhide Mountains River Ranch
Camp Wood, TX / Uvalde County

SUMMARY

Address

4991 CR 416 #55 N

City, State Zip

Camp Wood, TX 78801

County

Uvalde County

Type

Riverfront, Recreational Land, Residential Property, Ranches

Latitude / Longitude

29.59744 / -99.999601

Dwelling Square Feet

2,128

Bedrooms / Bathrooms

4 / 3

Acreage

9.47

Price

\$775,000

Property Website

<https://capitalranchsales.com/property/rawhide-mountains-river-ranch/uvalde/texas/95973/>



PROPERTY DESCRIPTION

Overview:

Escape to a haven where the tranquil flow of the Nueces River meets the rugged beauty of the Rawhide Mountains. This 9.47-acre Rawhide Mountains River Ranch in Camp Wood, Texas, offers an unparalleled opportunity for riverfront living and recreation, boasting live water access and a spacious 4-bedroom, 3-bath residence. Imagine waking to the sounds of nature, with endless possibilities for outdoor adventure and serene relaxation right outside your door.

Location:

Nestled in the picturesque landscape of Uvalde County, this property enjoys a prime position in Camp Wood, Texas. The area is renowned for its scenic beauty and offers a peaceful retreat while maintaining convenient access to local amenities and the charm of small-town living.

Land and Terrain:

Spanning 9.47± acres, the land presents a diverse and captivating terrain, perfect for a variety of uses. With its riverfront setting, the property naturally features gentle slopes leading to the water's edge, alongside areas that invite exploration and provide a sense of expansive privacy. The topography offers an excellent canvas for landscaping and outdoor enjoyment.

Improvements and Infrastructure:

The ranch features a comfortable residence with 4 bedrooms and 3 full baths, providing ample space for family and guests. This established home offers a solid foundation for your riverfront lifestyle, ready for personalization to suit your unique tastes. The infrastructure is well-suited to support both residential living and recreational pursuits.

Water and Utilities:

A reliable well serves as the primary water source for the property, ensuring a consistent and independent supply. Electricity is already connected, providing essential modern conveniences. These robust utility connections make the property immediately habitable and ready for further development.

Wildlife and Vegetation:

The riverfront environment naturally attracts a variety of local wildlife, creating a vibrant ecosystem. The diverse vegetation complements the natural beauty of the land, offering shade, privacy, and a picturesque backdrop for the property. It's a place where nature thrives, inviting observation and enjoyment.

Current and Potential Use:

Currently used as magnificent riverfront and recreational land, this property holds immense potential. It is ideally suited for continued use as a private ranch, a permanent residence, or a cherished recreational getaway. The possibilities are expansive, allowing for agricultural pursuits, equestrian activities, or simply a private sanctuary for outdoor enthusiasts.

Access and Easements:

The property benefits from direct river access, offering unparalleled opportunities for water-based recreation. Navigating to and from the ranch is straightforward, ensuring ease of enjoyment for residents and visitors alike. The property's boundaries and any easements are clearly defined, providing peace of mind for the discerning buyer.



**Rawhide Mountains River Ranch
Camp Wood, TX / Uvalde County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Charles Armstrong

Mobile

(512) 997-8855

Email

Charles@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

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<https://capitalranchsales.com/>

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.



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