

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

\$875,000
9.470± 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

2128

Bedrooms / Bathrooms

4 / 3

Acreage

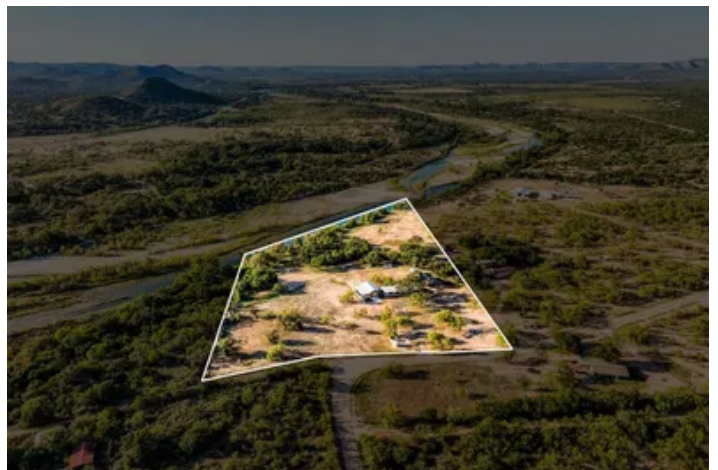
9.470

Price

\$875,000

Property Website

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



Rawhide Mountains River Ranch Camp Wood, TX / Uvalde County

PROPERTY DESCRIPTION

SUMMARY:

Situated in the picturesque Texas Hill Country and along the banks of the gin clear Nueces River, Capital Ranch Sales is proud to present the 9.47-acre Rawhide Mountains Ranch. Located 6 miles South of Camp Wood, Texas along paved CR 416, the Rawhide Mountains Ranch offers turnkey improvements coupled with tons of recreational value, making it the perfect candidate for a permanent residence or second home.

IMPROVEMENTS:

As you pull off the county road you are met with a beautifully landscaped entrance with an electric gate leading to the 4B/3B home at the end of the all-weather road/driveway. Remodeled in 2022 the 2,128 sqft home is complete with laminate wood flooring, neutral colors, updated cabinetry and countertops, two living rooms and spacious bedrooms. The home offers a covered front porch along with an open rear patio, both overlooking the well-manicured property comprised of studded large oak and pecan trees providing ample shade for those hot summer days. Rounding out the improvements is the four-car covered metal carport parking, a drive through barn with black gravel base, tall enough to park an RV or Motorcoach and the perfect space for storing kayaks, UTVs, tools and more along with the slab on grade workshop that is complete with HVAC/plumbing making it the perfect candidate to convert into private guest quarters. With most furnishings and appliances conveying with the sale, the improvements at the Rawhide Mountains Ranch are well thought out and tastefully done, sure to please the most discerning buyer.

RIVER/WILDLIFE:

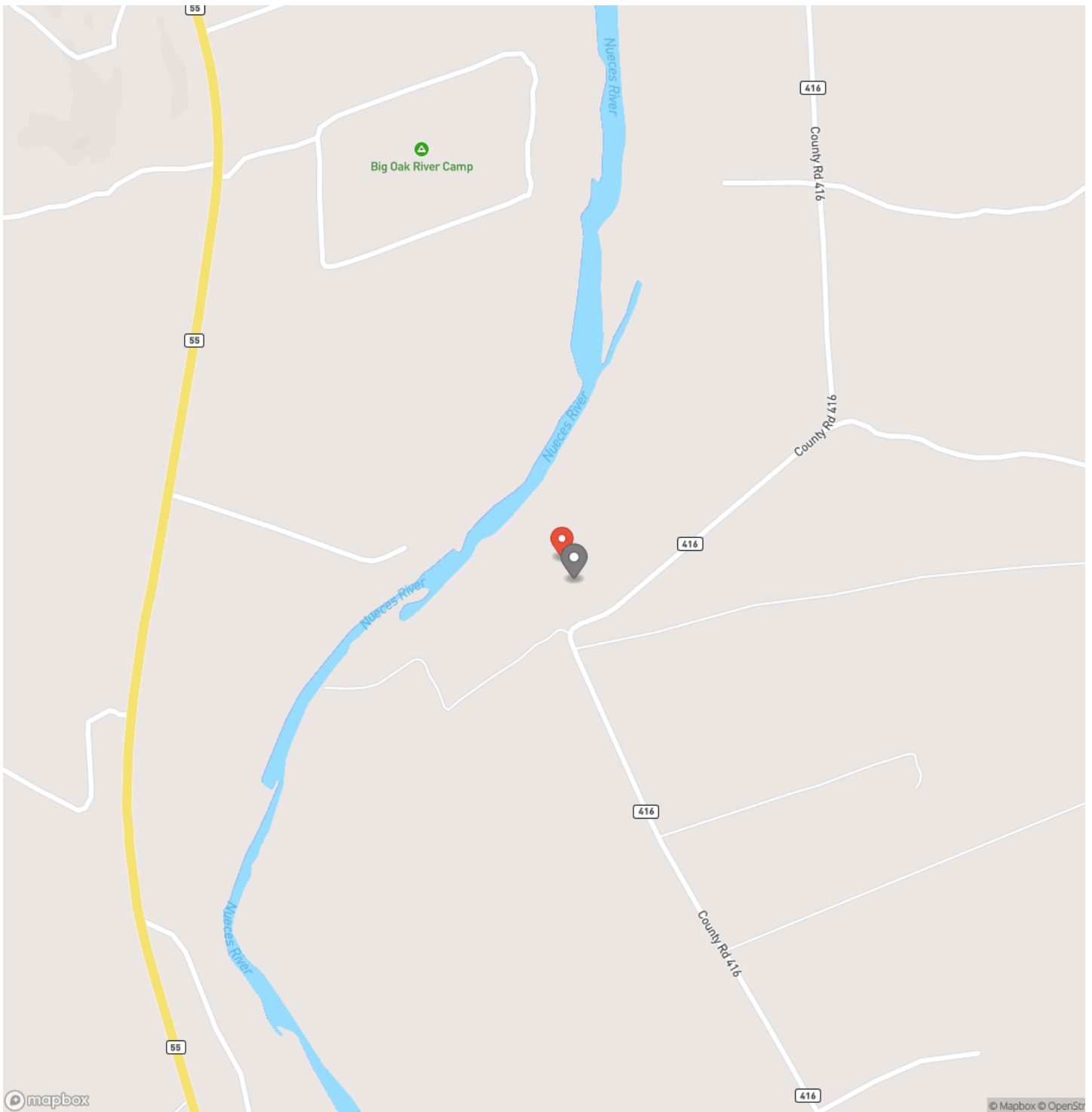
The highlight of the Rawhide Mountains Ranch is undoubtable the 600 feet of frontage along the highly sought-after crystal-clear Nueces River. Strong flowing with deeper areas for swimming or fishing and shallower areas perfect for wading and setting out the river chairs, the recreational opportunities at the Rawhide Mountains Ranch are endless! Completing the river nicely is the abundance of both native and exotic wildlife that roam freely through the property included but not limited to Axis Deer, sizable Whitetail Bucks, Aoudad, Hog, Turkey, Dove, Quail, and the rare sightings of Blackbuck, Sika and Fallow. **Electric:** On site **Water:** Wells (2) **Taxes:** \$5,164.58



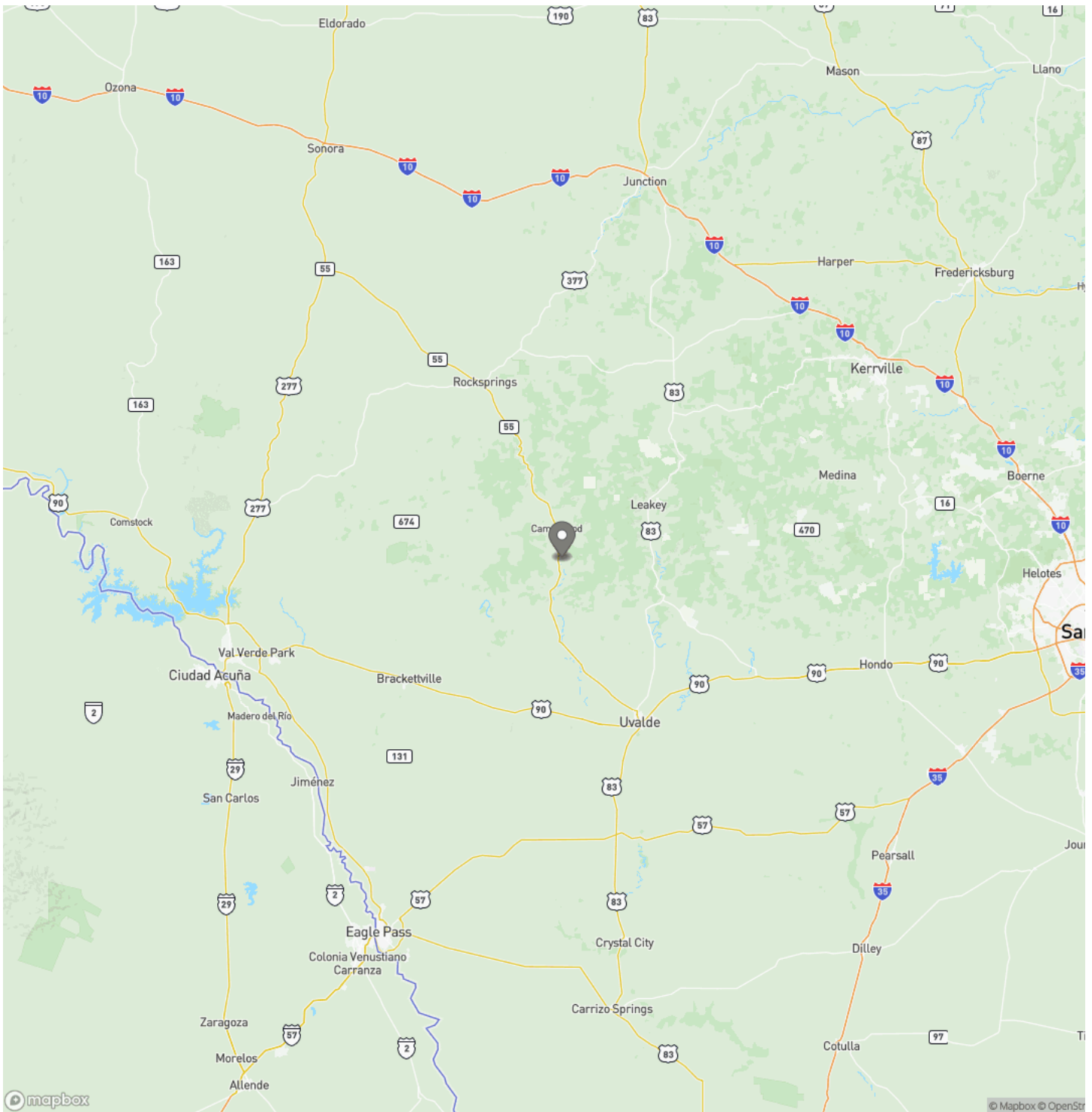
**Rawhide Mountains River Ranch
Camp Wood, TX / Uvalde County**



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

NOTES

This image shows a blank 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.

This image shows a single sheet of white paper with horizontal blue 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.



MORE INFO ONLINE:
www.capitalranchsales.com

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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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