

\$1,700,000 - 627 Valley Vista Drive, ConCan

MLS® #1700990

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 250.18 Acres

N/A, ConCan, TX

With its location just five miles north of Concan and 4 miles south of Garner State Park, you could be sitting in the Frio River in about 10 minutes from the ranch gate. Access to the ranch from HWY 83 and is quick and easy through the gated and mostly paved Valley Vista Subdivision. The drive from Austin is about 2.5 hours with San Antonio being just under an hour and a half. Although only a half mile west of HWY 83, the geographical location and positioning of the property tucked behind an expansive ridgeline create that middle of nowhere feel so many long for in today's fast paced world. Peaceful and quiet this hill country getaway offers countless recreational opportunities including hunting, camping and hiking. In addition to the on-site opportunities, the Frio River, Concan and Garner State Park, are each 10 minute drive away and offer a myriad of river recreational opportunities. There are 4 hunting stations spaced out throughout the property each with a blind and feeder. Hunting opportunities on the property are exceptional and about as wide-ranging as you can find on any low-fenced property in Texas with an abundance of native species and a variety of free-ranging exotics. Native species observed are whitetail deer, Rio Grande Turkey, hogs, fox, coyote, bobcat and mountain lion. Free ranging exotic species observed include Nilgai, Aoudad, Sika, Axis, Corsican Sheep and Catalina Goats. Elevations on the ranch range from approximately 1420 in the creek bottom



to 1890 on the top of the highest hill. Over 2 miles of interior ranch roads allow for good access throughout the property. As a nice complement to the extensive hilltops offering massive views there's over 2,000 of both sides of Sycamore Creek. With pockets of water during wet times, this creek is another attractive aspect of the property. The entrance to the ranch is within this creek bottom area and adds instant charm as you enter the front gates. On the east end of the property, situated on the grassy banks of Sycamore Creek is where you will find the camp area. With municipal water and underground electricity in place, the camp's lodging consists of 2 travel trailers each secured under a pole barn with metal roof protecting them from the elements. There is a rock paver walkway between the trailers, firepit and parking area and a game cleaning station with water and electricity. Although this camp area is simple and modest, it's the perfect setting for stargazing and campfire storytelling. Surrounding the camp area and scattered throughout the ranch's central valley floor are beautiful hardwood trees including Black Walnut, Buckeye, Sycamore, Live Oak and Post Oak. When the family outgrows current lodging, there are several stunning building sites available, each surrounded by century oak trees. Inquire with listing broker for additional details on the current owners building plans that magnify the property's natural features. This grassy, private valley quickly transitions into steep hillsides then into more open wide hilltop mesas offering forever views over the Frio River watershed.

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1700990
List Price	\$1,700,000

Sale Price	\$1,576,134
Sale Date	January 25th, 2024
Bathrooms	0.00
Acres	250.18
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	627 Valley Vista Drive
Subdivision	N/A
City	ConCan
County	Uvalde
State	TX
Zip Code	78838

Amenities

Utilities	Electricity, Water, Cable TV, High Speed Internet, Telephone
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School Information

District	Sabinal ISD
Elementary	Sabinal
Middle	Sabinal
High	Sabinal