

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

MLS® #5401213

\$1,700,000

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

N/A, Uvalde, TX

Located just five miles north of Concan and 4 miles south of Garner State Park you can be sitting in the Frio River in 10 minutes from the ranch gate. Access is quick and easy through the gated and paved Valley Vista Subdivision. 2.5 hours drive from Austin. The geographical location & positioning, tucked behind an expansive ridgeline create that "middle of nowhere" feel so many long for in today's fast paced world. Peaceful & 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 & Garner State Park, are each 10 minutes away & offer a myriad of recreational opportunities. Elevations range from 1420 to 1890 on the highest hill. 2+ miles of interior ranch roads allow for good access. 2,000' of Sycamore Creek, which has pockets of water during wet times. On the east end of the property, situated on the grassy banks of the creek is where you will find the camp area. With municipal water and underground electricity in place, consisting of 2 travel trailers each secured under a pole barn with metal roof protecting them from the elements. This modest camp is the perfect setting for stargazing & campfire storytelling. Surrounding the camp & across the valley floor are beautiful hardwood trees including Black Walnut, Buckeye, Sycamore, Live Oak & Post Oak. This grassy, private valley quickly transitions into steep hillsides then into more open wide hilltop mesas offering forever views over the



Frio River watershed.
4 hunting stations, each with a blind & feeder.
Hunting is 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.

Essential Information

ListingFeed	abor_vow
MLS® #	5401213
List Price	\$1,700,000
Sale Price	\$1,576,134
Sale Date	March 18th, 2024
Bathrooms	0.00
Acres	250.18
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

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

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Underground Utilities, Water Connected
View	Hills, Panoramic, Rural, Creek/Stream
Waterfront	Creek, Seasonal

Exterior

Lot Description Irregular Lot, Private

School Information

District	Sabinal Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District