

# R5 RANCH

2,280± ACRES | UVALDE COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.



# R5 RANCH

2,280± ACRES | UVALDE COUNTY, TEXAS

A one-of-a-kind 2,280± acre commercial hunting ranch for sale in Uvalde County, Texas. With paved access directly on Highway 90, just 13± minutes east of Uvalde and less than an hour and a half west of San Antonio, this hunting ranch has easy access in an unparalleled location between the Texas Hill Country and South Texas brush country.

- 5,000± SQ.FT. LODGE
- FOREMAN'S HOUSE
- BUNKHOUSE
- GUN RANGE
- EQUIPMENT BARN
- GAME-CLEANING AREA
- WALK-IN COOLER
- CATTLE PENS
- DOG KENNELS
- 5 ELECTRIC WELLS
- NUMEROUS PONDS
- 5 MILES UNDERGROUND PIPED WATER
- 4 MILES CHIP-SEAL ROADS
- 23 MILES OF INTERIOR ROADS
- GENETICALLY IMPROVED WHITETAIL
- ARRAY OF EXOTIC SPECIES





# THE LODGE



The main lodge is 5,000± square-feet with five large bedroom suites, five bathrooms, a gourmet kitchen, massive trophy room, media room with large bar, expansive porches, a swimming pool with hot tub, and patio and fire pit areas. The lodge has covered parking and extensive landscaping.





# SHOOTING COMPLEX





# ADDITIONAL IMPROVEMENTS





# WATER FEATURES

The ranch has approximately three miles of Dry Frio River frontage, in some places on both sides, and multiple wet weather tributaries of the river leading through the ranch. It also has five water wells with electric pumps, several tanks, and about five miles of underground piping.





# WILDLIFE & HUNTING



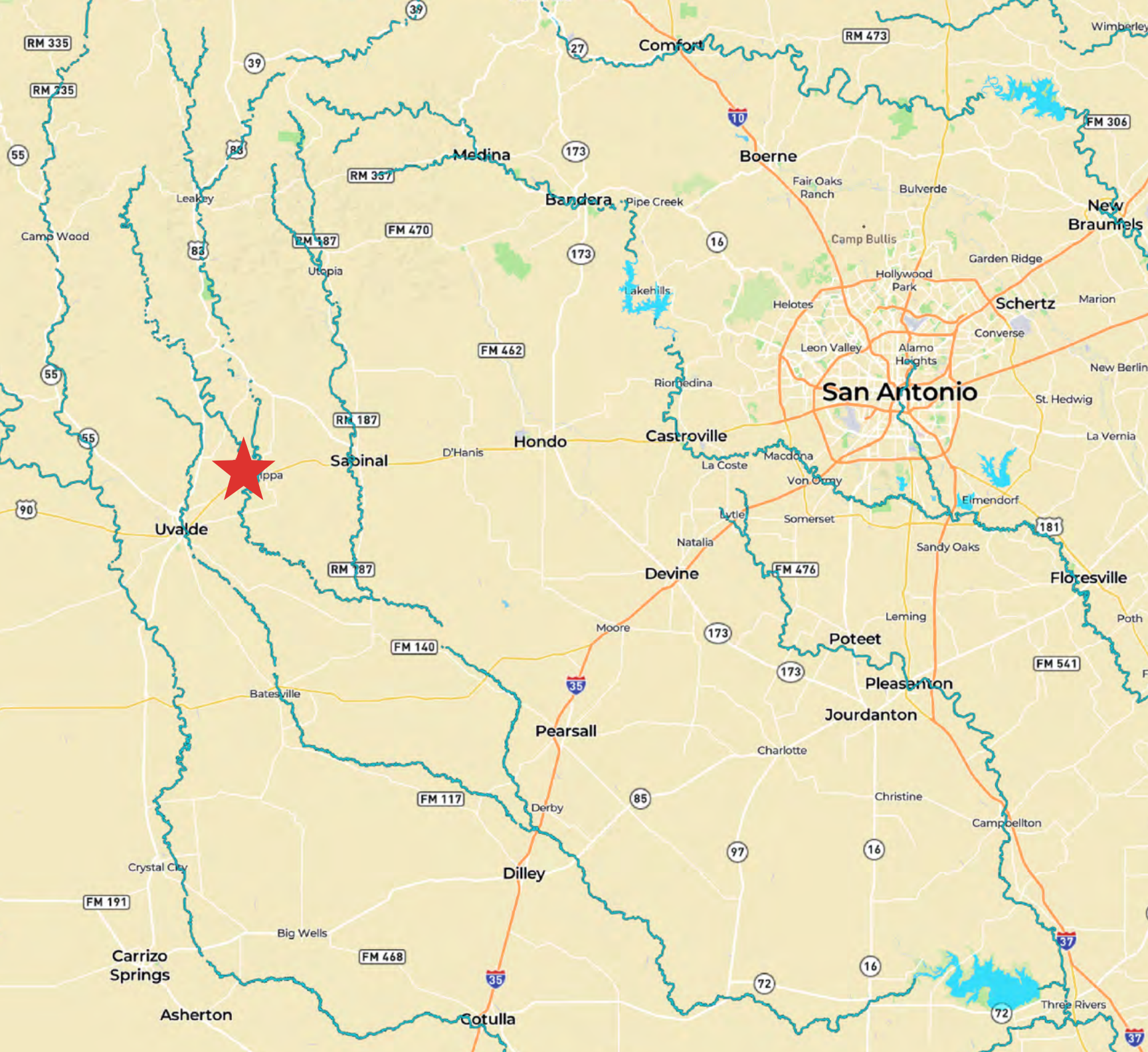
Around 100 genetically improved Whitetail bucks and many bred does have been released onto the Blue Mountain Ranch. Abundant native wildlife also includes turkey, quail, dove, javelina, and wild hogs. The seller has also stocked the ranch with an impressive array of exotic wildlife including Sika, Axis, and Fallow deer, Aoudad, Blackbuck, Scimitar oryx, Nilgai antelope, Zebra, Red sheep, Eland, Watusi, Gemsbok, and Addax. The ranch has an MLD Level Three wildlife permit.

The ranch is high fenced into three primary hunting pastures ideal for game, with senderos carved through the thick, high protein brush species including Blackbrush, Guajillo, and Granjeno, and extensive canopies of Mesquite and Oak. Food plots, and corn and protein feeders are in place surrounding the 20 top-of-the-line executive blinds purpose-built for successful commercial hunts.









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# Ranch. financing made simple



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