

# LIVING WATERS RANCH



**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

---

A rare opportunity to own 7,000± feet of crystal clear, year around water. Beautiful pecan bottom, rolling hills and excellent views add to the uniqueness of this offering.

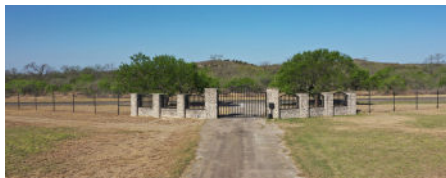
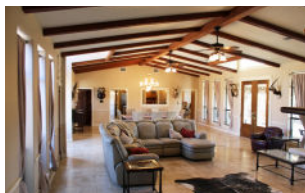


**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**

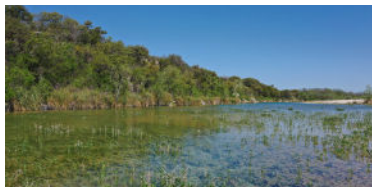


## IMPROVEMENTS

A beautiful 6,000± square foot lodge is set above the crystal-clear Nueces River offering views up and down the River. This 6 bedrooms, 4.5 bath home can accommodate 16 single guests and/or 24 family members. Multiple living areas and a generous back porch offer room to navigate while 3 great fireplaces add ambiance. An array of rich natural materials includes travertine floors, granite countertops and a limestone entrance which complements the limestone river bottom. Mechanical systems include 4 HVAC systems and 3 hot water heaters. Two separate guest houses near the main home offer privacy; one with 2 bedrooms/1 bath and the other with 1 bedroom/1 bath. The perimeter is high fenced.



**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**



## WATER

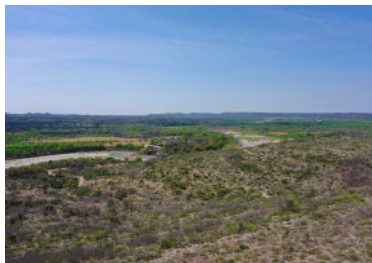
---

This is truly a rare find with 7,000± feet of Nueces River frontage. The crystal clear Nueces River is one of the best kept secrets, being one of the prettiest waterways in the state of Texas. The River defines the eastern boundary for nearly 1.5± miles. The River offers year around recreation opportunities such as fishing, snorkeling, tubing, kayaking, swimming, exploring, etc. The River traverses from fast flowing rapids to deep blue holes. The clarity of the Nueces is truly amazing allowing one to see the bottom of the 12± foot deep holes. Multiple natural springs are in this stretch of the River allowing the River to be constant, surviving some of the severe droughts that we have experienced over the past 20 years. This water provides good bass fishing and catfishing and is a migratory attractant for ducks and wildlife. With abundant water comes an abundance of beautiful large trees and this place is no exception.



**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**





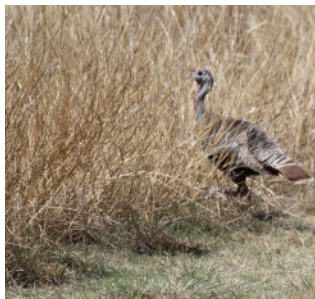
## VEGETATION

---

Upon entry, you are welcomed by a lush pecan bottom with hundreds of mature trees. This park-like setting is rare in itself. It is believed there are  $1,800\pm$  Pecan trees on the property. Large Live Oak trees can also be found throughout in addition to Hackberry, Elm and Mesquite, all highlighting the  $295\pm$  acres of this gorgeous, parklike setting. The remainder land is  $410\pm$  acres in native brush. The southern portion of brush consists of lower, hilly brush. The northern area has better soils allowing for consistently good brush diversity. Brush species found on this ranch: Guajillo, black brush, guayacon, persimmon, prickley pear, white brush, etc.



**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**



## WILDLIFE

The ranch has an abundance of wildlife offering both native and exotic hunting. Native wildlife includes whitetail deer, turkey, javelina, hogs, varmints, dove and fish native to the River.

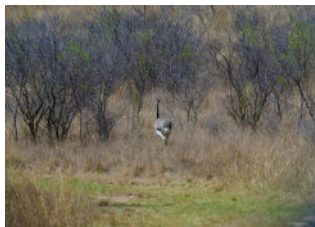


## MINERALS

Unknown.

## TAXES

\$19,067 (2021) Wildlife Exempt.



**705± Acres Uvalde Co.**  
**Hwy. 55**  
**Montell, Texas**

# LIVING WATERS RANCH



## 705± ACRES UVALDE COUNTY MONTELL, TEXAS

The property is 110± miles northwest of San Antonio, 20± miles northwest of Uvalde and 7.5± miles south of Montell, Texas. The property has 5174± feet of Hwy. 55 frontage which serves as its western boundary. Garner Field Airport (KUVA) is 3 miles east of Uvalde and has a 5256-foot runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

### MAP

[Click here to view map](#)

### VIDEO

[Click here to view video](#)

**[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](#)**

**Robert Dullnig**  
Broker Associate  
210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES