

# GRAND VISTA RANCH

272± Acres // Uvalde County // Uvalde, Texas



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PROPERTIES

**STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT**



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**T**he Grand Vista Ranch is approximately 272 acres of absolutely untouched private ranchland located about eight miles west of Uvalde, TX on the north side of Hwy 90 down a 2.4± mile gravel easement road. This property is low fenced and a blank canvas to develop your ranch out the way you want it with thick brush diversity. There is electricity in the northwest corner and a water catchment tank in the southwest corner which helps maintain the wildlife exemption, but beyond that the rest is up to your imagination. Water wells in the area look to be only 200-300-foot deep with good flow rates. The southern border adjoins a Union Pacific rail line. The ranch has good topography with elevations ranging from 960-feet to almost 2,000-feet and rolling throughout the ranch giving it multiple locations with incredible views in every direction. Another quality characteristic on this ranch is the number of live oak trees scattered throughout the ranch especially in the low-lying areas along the drainages creating ideal turkey habitat. One of the drainages on the southern end of the ranch has been dammed up to hold water in good rainfall to supplement the wildlife which includes all native species to the area. There are currently no leases on the ranch and all owned minerals conveying.



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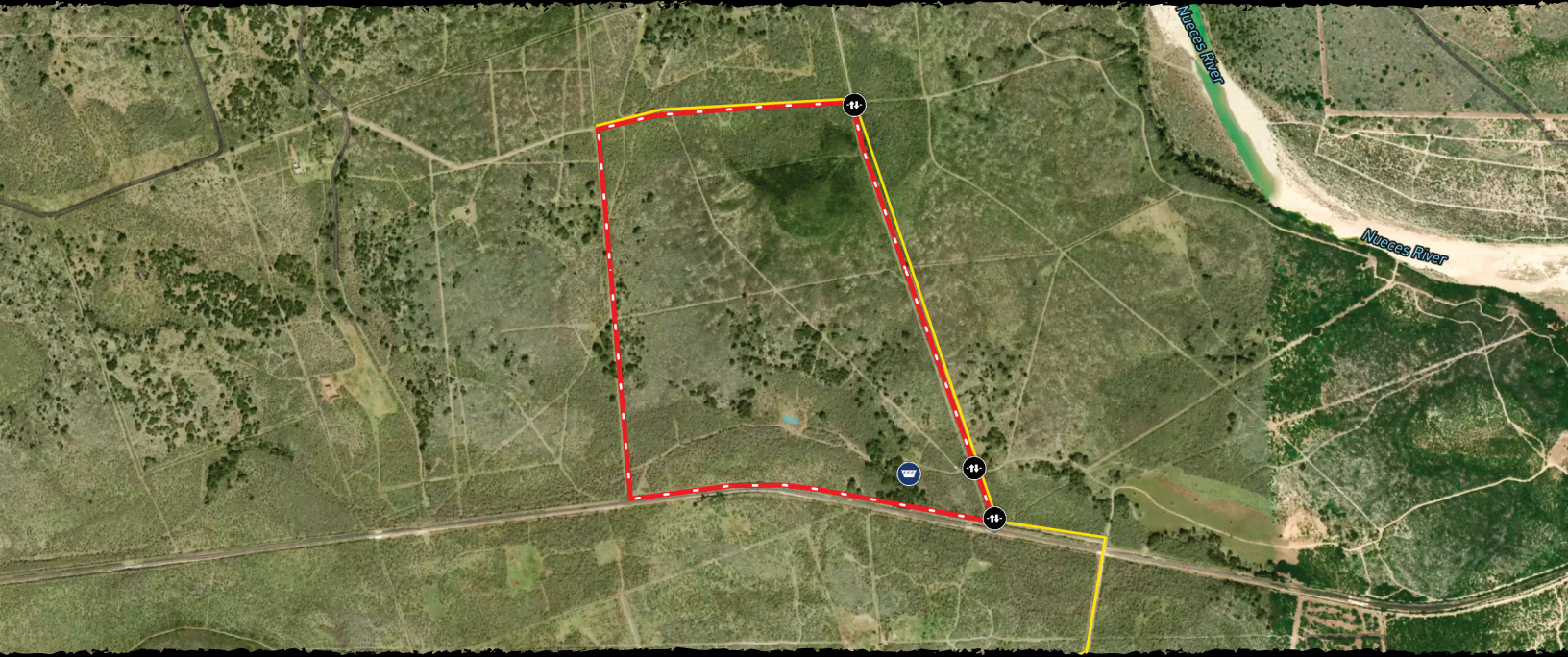
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