

CUATRO SEMANAS RANCH

1,300± Acres // Uvalde County, TX



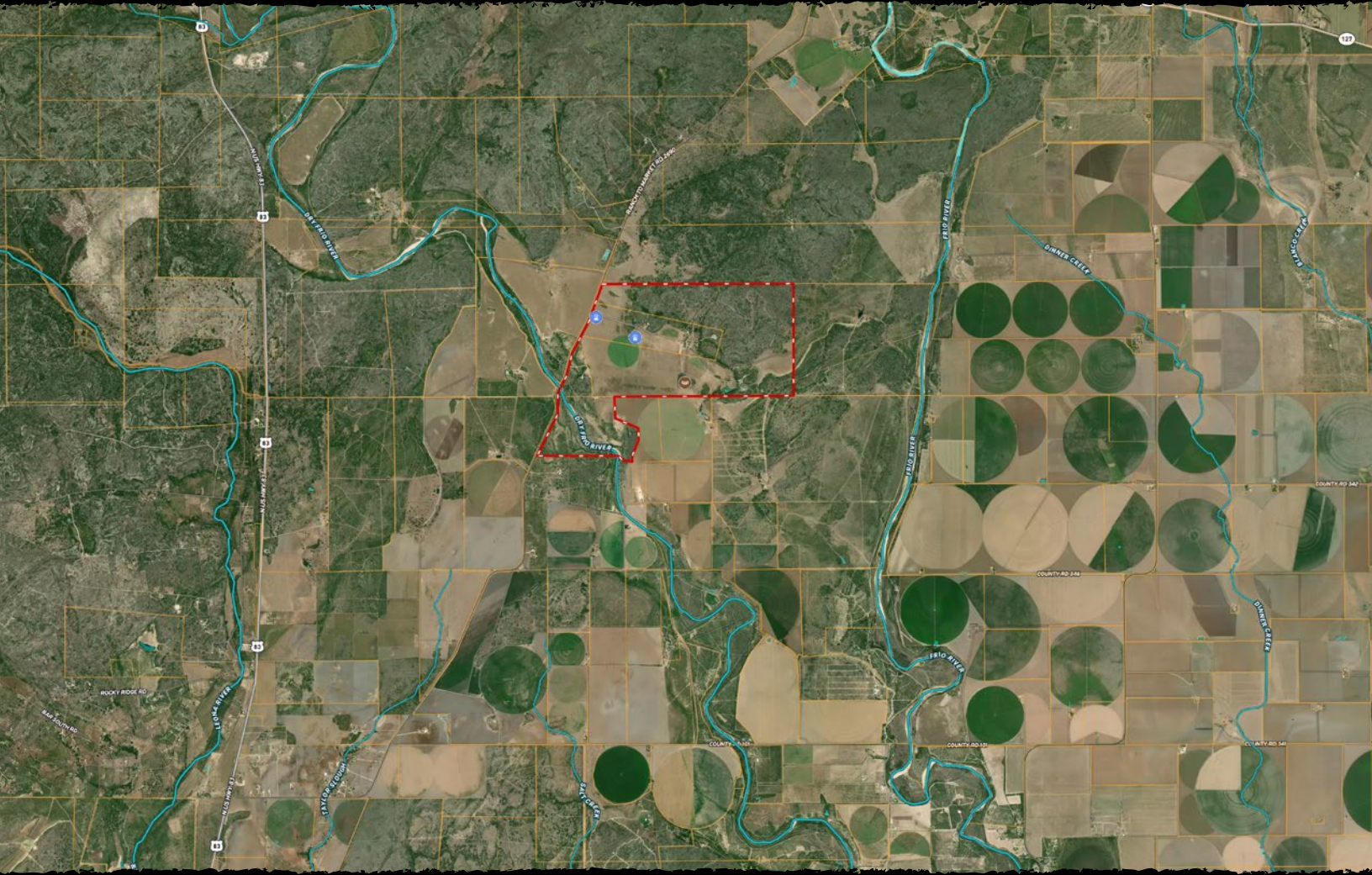
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Cuatro Semanas Ranch is an exceptional 1,300± acre high-fenced Hill Country property offering a rare blend of recreation, production, and long-term investment appeal. Ideally located just 15 minutes northeast of Uvalde with approximately 1.5 miles of frontage along FM 2690 and three separate entrances, the ranch provides both accessibility and privacy in one of South Texas' most desirable ranching regions.

This diverse property has been thoughtfully developed for livestock, hunting, and recreational enjoyment, making it equally suited for private ownership, corporate retreat use, or legacy investment. With a strong combination of irrigated farmland, improved wildlife habitat, and extensive infrastructure, Cuatro Semanas stands out as a turnkey operation with significant upside.

IMPROVEMENTS

Perched on one of the highest points on the ranch, the main residence is a beautifully positioned 3,200± square foot home featuring 3 bedrooms, 2 baths, an office, hidden room, and a two-car garage. The backyard offers a private resort-style setting with a swimming pool, hot tub, and waterfall, all designed to capture sweeping Hill Country views.

Additional improvements include:

- >> A two-story 2,300± sq. ft. hunter's lodge with 4 bedrooms and 3 baths
- >> A secondary 1,000± sq. ft. hunting cabin with 2 bedrooms and 2 baths
- >> Two worker homes, including one overlooking the Dry Frio River
- >> A well-equipped equestrian facility with a 6-stall horse barn, tack and feed room
- >> Roping arena with working pens and cattle handling facilities
- >> Hay barn with concrete flooring
- >> Airplane hangar with office space and gun room

All improvements are supported by underground utilities, providing both reliability and clean aesthetics across the ranch.

WATER

Water is a standout feature of Cuatro Semanas Ranch. The property is supported by two irrigation wells and four domestic wells, including one solar-powered system. The irrigation system is highly productive, with wells generating approximately 500 GPM (electric) and 600 GPM (diesel).

The ranch includes:

- >> 387.5 acre-feet of non-transferable water rights
- >> Three center pivots (two 6-stand and one 2-stand) irrigating approximately 140 acres
- >> Recently updated infrastructure, including new 10" underground pipe
- >> Three ponds with piped water distribution
- >> Extensive lateral lines and risers throughout

WILDLIFE & LIVESTOCK

Cuatro Semanas Ranch is both a premier hunting destination and a fully functional livestock and equestrian operation. The property is divided into two high-fenced pastures (approximately 1,045± acres and 250± acres), complemented by low cross-fencing for operational flexibility.

The ranch has been intensively managed for wildlife since the early 2000s, with a strong whitetail genetics program supported by detailed historical records. Additional species include Axis deer, Blackbuck, Aoudad, and abundant turkey populations.

Improvements for wildlife include:

- >> 5 hunting blinds
- >> Corn and protein feeders (all conveying)
- >> 3 DMP pens and 1 trap

The ranch also has a strong history of producing high-quality quarter horses and supports a first-class cattle operation.

CONSERVATION & INVESTMENT ATTRIBUTES

Approximately 1,045± acres of the ranch are protected under a conservation easement, preserving the natural integrity of the land while limiting overdevelopment. This structure enhances long-term value through potential agricultural tax benefits, wildlife management opportunities, and conservation-driven appreciation.

SUMMARY

Cuatro Semanas Ranch represents a rare opportunity to acquire a large, well-improved, and highly versatile ranch in Uvalde County. With its combination of water resources, quality improvements, established wildlife program, and conservation protections, the property is ideally positioned for recreational enjoyment, agricultural use, and long-term investment.



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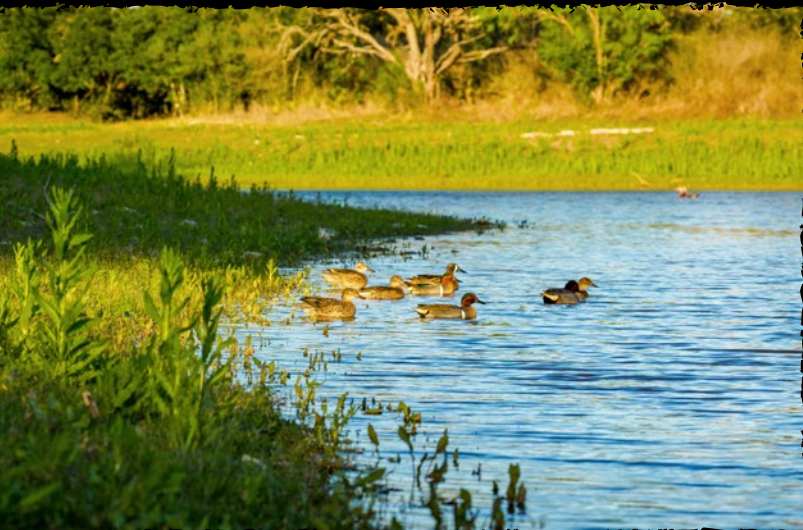
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