Blue Mountain Ranch
2,280± Acres | UVALDE COUNTY, TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
BLUE MOUNTAIN RANCH

Located in between Uvalde and Knippa, Texas this awesome high-fenced 2,280± acre ranch offers incredible commercial hunting opportunities. A 5,000± square foot main lodge provides plenty of accommodations for guests, along with entertaining and relaxation areas. Genetically improved Whitetail, along with numerous native and exotic species are in abundance on the Blue Mountain Ranch. This incredible turn-key property has so many possibilities to offer.
Uvalde County
2,280± Acres
High-Fenced
Commercial Hunting

Located in Uvalde, Texas
Incredible Improvements
Superior Genetic Whitetail
Abundant Native and Exotic Wildlife
Blue Mountain Ranch is a one-of-a-kind commercial hunting ranch on 2,280± acres for sale in Uvalde County, Texas. With paved access directly from US 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. This in-demand hunting ranch is a special opportunity to buy a turn-key commercial hunting operation.

The ranch is high fenced into three primary hunting pastures ideal for game, with thick, high protein brush species including Blackbrush, Guajillo, and Granjeno, and extensive canopies of Mesquite and Oak. 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. 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.

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 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. Blue Mountain Ranch also includes a Foreman’s house, bunkhouse, equipment barn, cattle pens, dog kennels, a game cleaning area with walk-in cooler, and a gun range. Two electric gated entries lead to four miles of paved road to the main lodge and 23 miles of good interior ranch roads.
Date: 6/21/2018
Data Source: TNRIS, NAIP

- Bunk House
- Foreman's House
- Gate
- Lodge
- Pens
- Property Boundary

Texas Ranch Sales
5833 County Rd 531 Hondo, TX 78861
P: (830) 741-8906
texasranchsales.info
The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or seller’s agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<thead>
<tr>
<th>Broker’s Licensed Name or Primary Assumed Business Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
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<td>Sales Agent/Associate’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials  Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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