

# ELM CREEK RANCH

423± ACRES | FRIO COUNTY, TEXAS



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## Property Features

- Frio Town, Texas

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- Frontage on FM 140

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- High fenced

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- 1 well & electric meter

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- 2,000± feet of wet-weather Elm Creek on both sides

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- Good ranch roads & senderos

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- Numerous hunting blinds & feeders

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- Minerals are negotiable





## Property Information

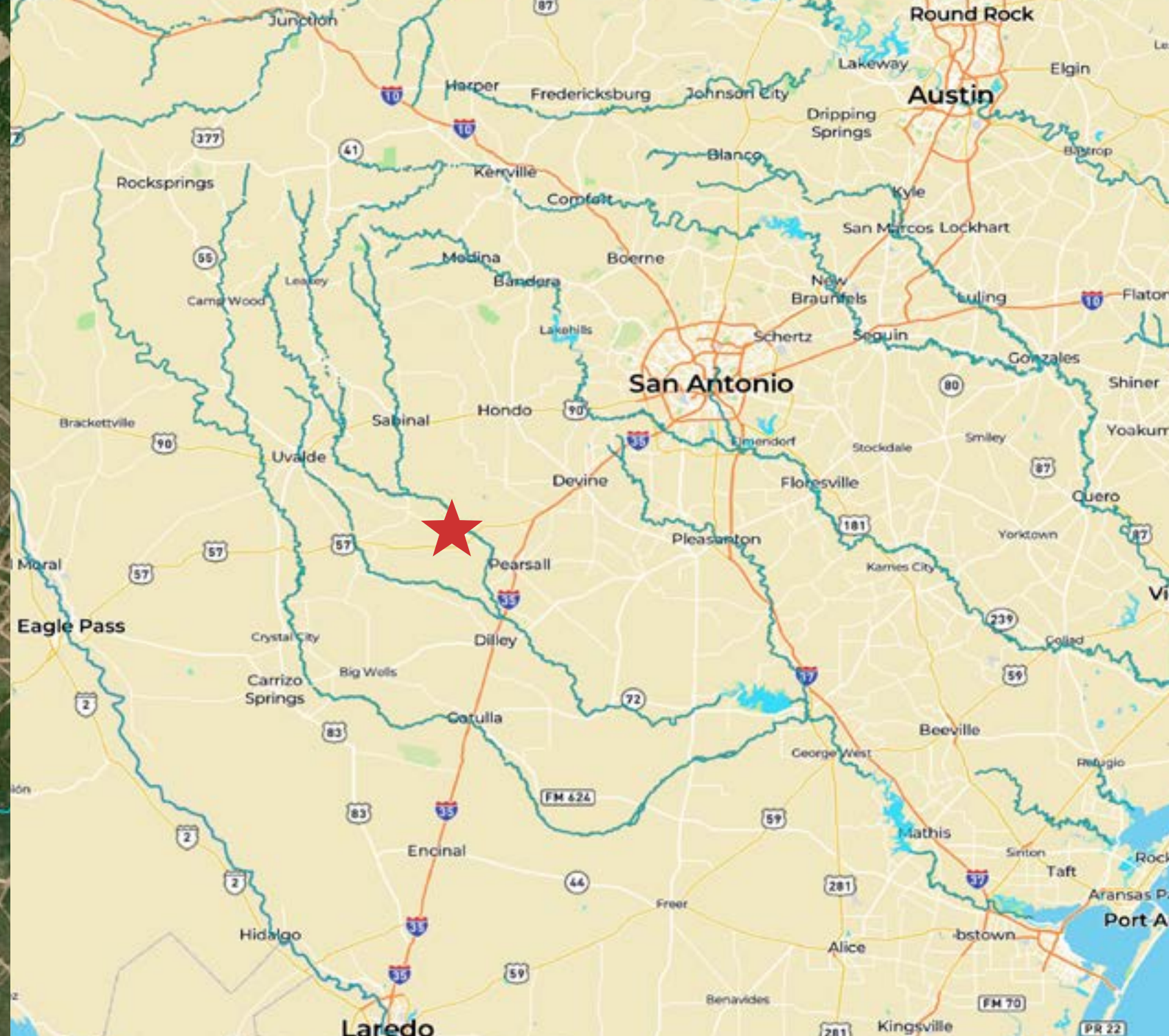
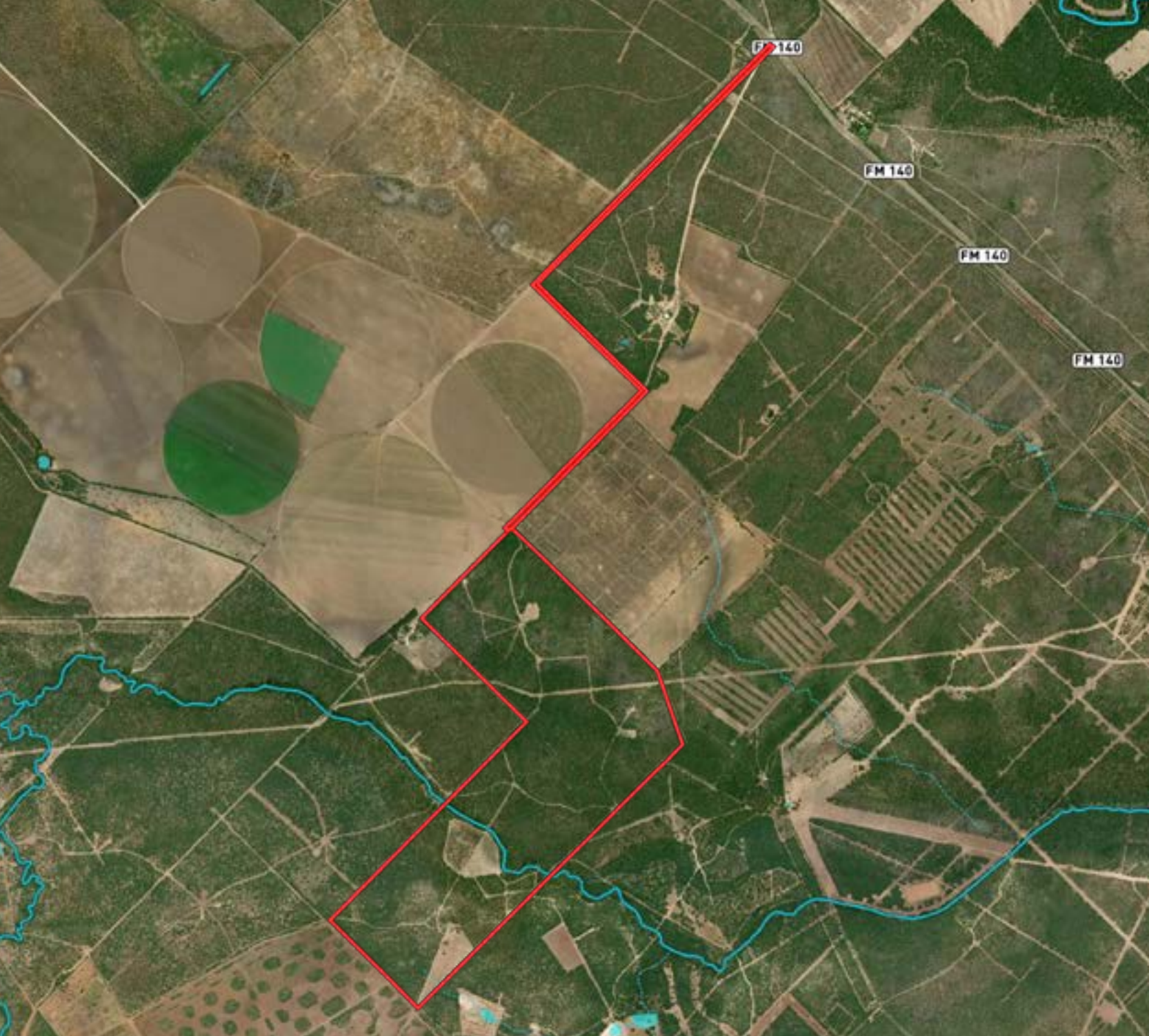
Located on Farm to Market Road 140 in Frio Town, Texas, this 423± acre high fenced hunting ranch for sale in Frio County is ready for the hunting enthusiast. The ranch is just 16± miles away from the conveniences of Pearsall, 30± minutes from Uvalde, and about an hour from San Antonio.

The acreage on Elm Creek Ranch is amply watered by a Carrizo water well. Additionally, there is almost half a mile of wet-weather Elm Creek on both sides and six water troughs that supply water to the native wildlife. One electric meter services the ranch.

This excellent hunting ranch is high fenced with numerous hunting blinds and feeders already in place. Good ranch roads and senderos give access throughout the property. Dense South Texas native brush covers the gently rolling to level terrain while providing cover and high protein content for the wildlife on the ranch. Whitetail, turkey, dove, and quail all frequent the property.

With a great location, just an hour from San Antonio, and close to many small-town amenities, Elm Creek Ranch is a hunter's haven.

Owner/Broker



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# Ranch. financing made simple



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