

COUNTY ROAD 408  
UVALDE, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

# BLUCHER CREEK RANCH



**BOWNS  
RANCHES**<sup>TM</sup>

BRANDON BOWNS, BROKER

**405± ACRES**

**UVALDE COUNTY**



**ACREAGE.** 405± Acres

**LAND TYPE.** Texas Hill Country Ranch  
Hunting and Recreation  
Weekend, Seasonal or Anytime

**TAX EXEMPTION.** Texas Ecolab Program

**LOCATION.** 25± miles North of Uvalde via TX-55  
Approximately 20 miles South of Camp Wood, Texas — Uvalde County

**ACCESS.** End-of-the-road ranch. Almost centered between Uvalde and Camp Wood off of County Road 408. There is 6± miles of county road and 3± miles of easement, which was recently improved and re-done, to get to the ranch.

**LAND.** Woodlands, bottomland, valleys, mountains, creek beds. Impressive range of terrain and elevation changes. Exposed limestone bluffs. Deep valleys and mountain tops lending to incredible views, a sight to behold.

**WATER.** Live spring and wet-weather Blucher Creek  
Numerous deep and shallow wet-weather draws

**WILDLIFE.** Whitetail, aoudad, turkey, hog, dove and other woodland birds.

**VEGETATION.** Heavily wooded with a great mix of hardwoods. Live oak, blue oak, white oak, mountain laurel, cherry, pinyon pine, persimmon, sotol, agarita, fern, native grasses and plant life.

**SOILS.** Rock outcrop and an area of Real and eckrant soils. The bottomland has areas of rich dark top soils with potential for wildlife use, watershed protection or recreation.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.

## NOTES.

Blucher Creek is an excellent ranch to enjoy with family and friends or maybe an opportunity to create an awesome adventure park. Have the vision? Customize this ranch just the way you want it. Whether hunting cabins or camping sites, Blucher Creek has a lot to offer.

Hike through the hills or climb the faces of the limestone walls and experience views from all around.

Native wildlife roam freely throughout the ranch. Catch a gaze at something you've never seen before or load up the gear and set up the feeders and blinds for a memorable hunt. Great areas to setup for a shooting range to take in the quiet and practice your aim.

Create an income generating ranch by leasing it to hunters during the hunting season and a recreation park come Spring and Summer. UTVs, ATVs, Jeeps, Dirtbikes, Mountain Bikes... Get the idea? Or how about scouting out a cool zipline course?

## MOST UNIQUE FEATURES OF THIS RIVER PROPERTY.

Explore over 400 acres of beautiful Texas Hill Country landscape. Blucher Creek is an exceptional ranch with great potential. Keep it private or make it public... the opportunity is there.

AVAILABLE  
**PRICE**  
**\$1,599,750**

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: [info@bowndsranches.com](mailto:info@bowndsranches.com)

**BOWNSRANCHES.COM**

© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.

