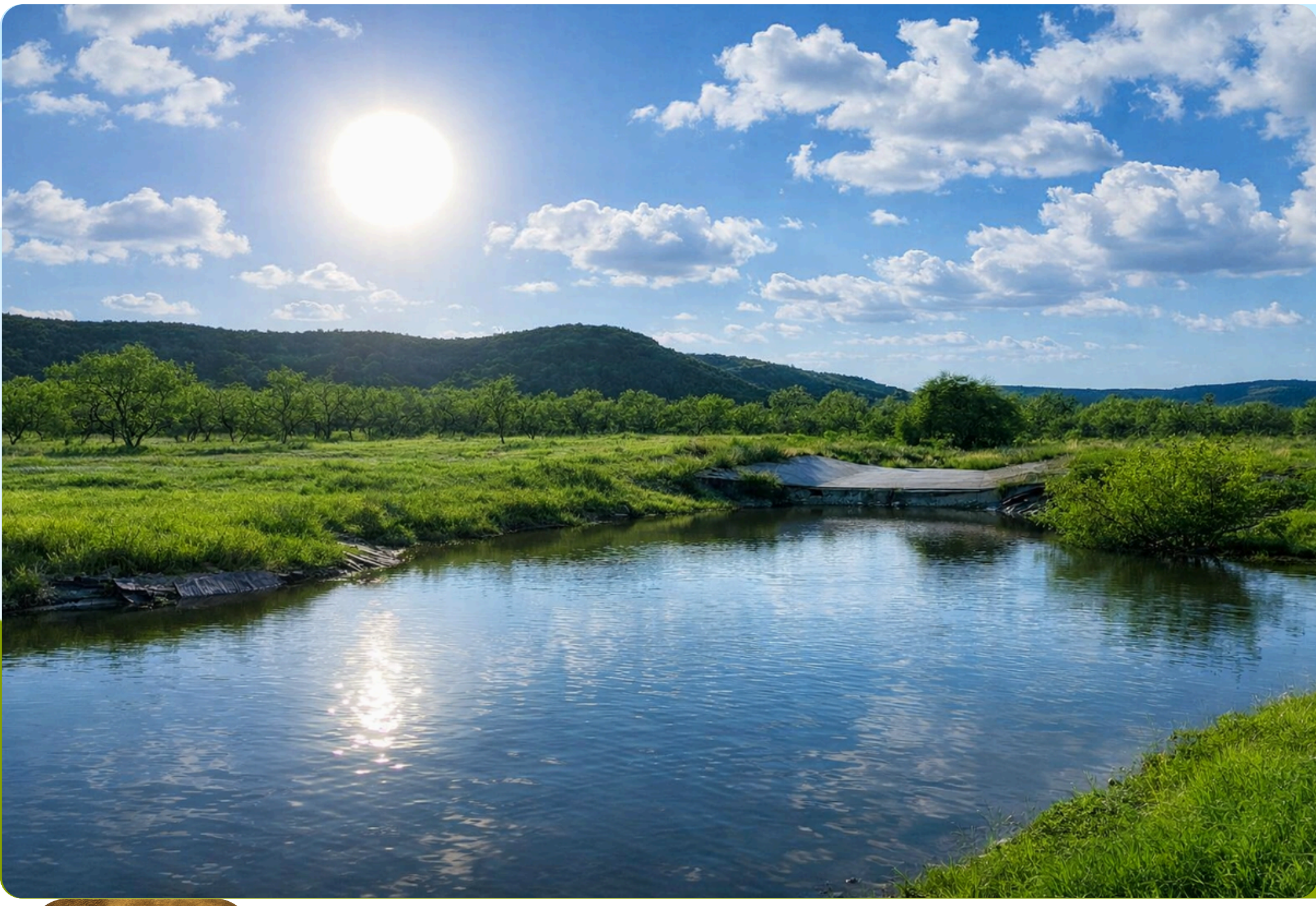
JACK HAWK MOUNTAIN RANCH

32901 HWY 55 Uvalde, TX 78801

$2,500,000 188.01+/- Acres Uvalde County, TX



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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JACK HAWK MOUNTAIN RANCH

188 Acres – Hill Country Ranch with Lake,
Nueces River Access & Panoramic Views

Location: Off Highway 55 | Uvalde County, Texas | Near Camp Wood

Experience the best of the Texas Hill Country with this 188-acre ranch offering some of the highest elevations and most spectacular views in Uvalde County—including panoramic vistas overlooking the Camp Wood Dam.

This remarkable property showcases a balance of natural beauty and thoughtful land improvements. Maverick Creek runs through the ranch and has been dammed to create a private lake, perfect for fishing, kayaking, or simply enjoying peaceful Hill Country sunsets. The land has been selectively cleared of cedar, enhancing the rolling terrain and highlighting mature live oaks and native grasses throughout.

Conveniently located just off Highway 55, the ranch offers year-round accessibility while maintaining total privacy and seclusion. As part of a private ranch community, owners enjoy exclusive access to the clear, spring-fed Nueces River, ideal for swimming, fishing, and kayaking, along with a community pavilion for gatherings and outdoor entertaining.
Additionally, an extra 20 acres located directly on the Nueces River can be purchased separately, providing a rare opportunity to expand your riverfront holdings and create the ultimate Hill Country retreat.

Whether you're seeking a recreational escape, a hunting property, or the perfect setting to build your dream home, this ranch delivers the best of Hill Country living.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

JACK HAWK MOUNTAIN RANCH

Property Highlights

- 188 ± Acres in Uvalde County, TX
- Panoramic hilltop views overlooking Camp Wood Dam
- Maverick Creek Lake – dammed and converted into a private water feature
- Well and storage tank on property
- Exclusive access to the Nueces River for swimming, fishing, and kayaking
- Community pavilion for owners' use and gatherings
- Cedar-free landscape with abundant mature oak trees
- Excellent access from Highway 55
- Additional 20 ± acres available directly on the Nueces River
- Ideal for recreation, hunting, or building a private Hill Country estate

Directions: from Uvalde, Texas take TX 55 go approximately 34 miles it will be on the left-hand side.

For more information or to schedule a showing, contact:

Joey Whelan-Agent
Texas Ranch Brokers, LLC
E: joey@txranchbrokers.com
P: 210-393-5335

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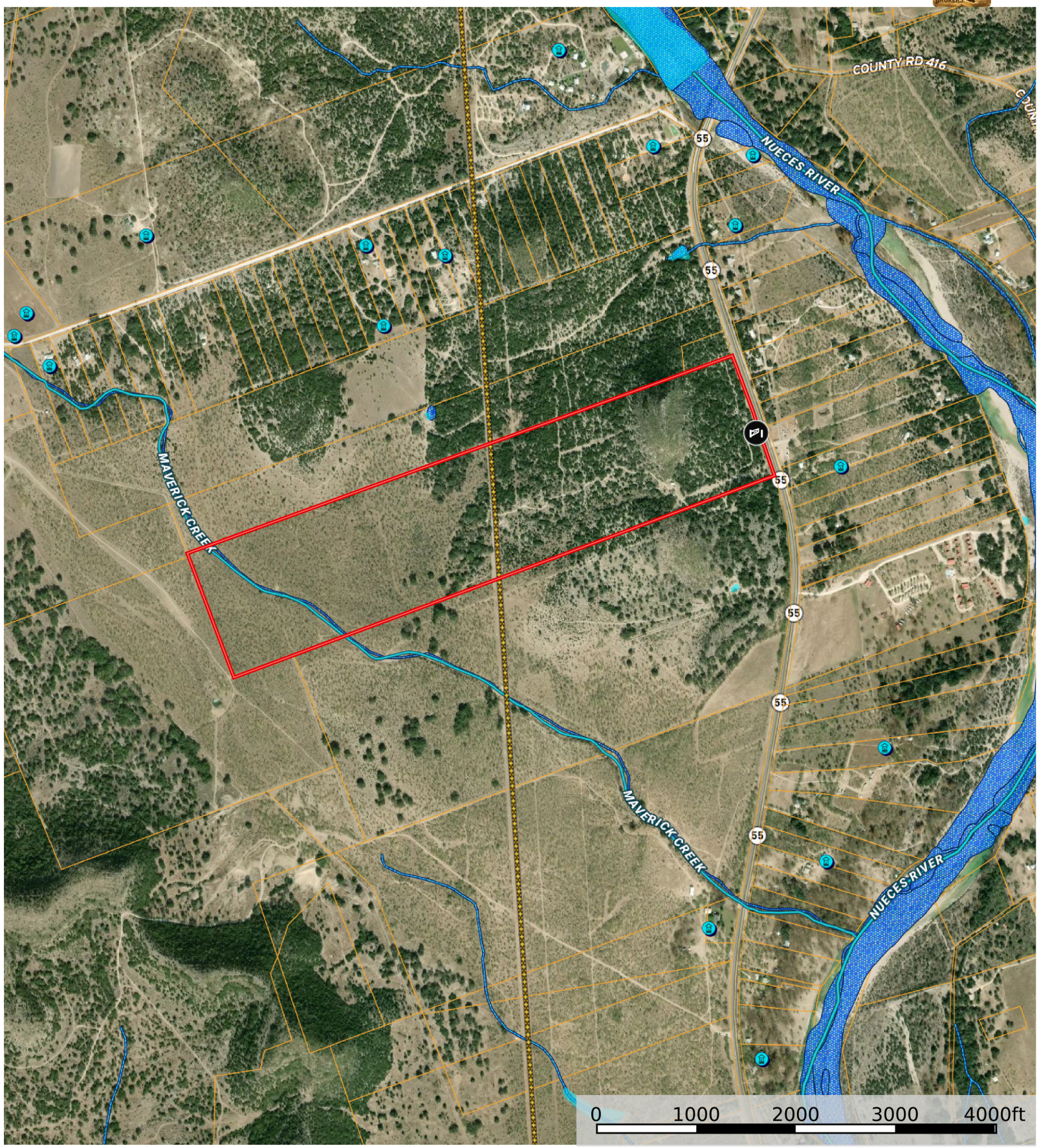




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MAPS

188 ac Uvalde
Texas, AC +/-



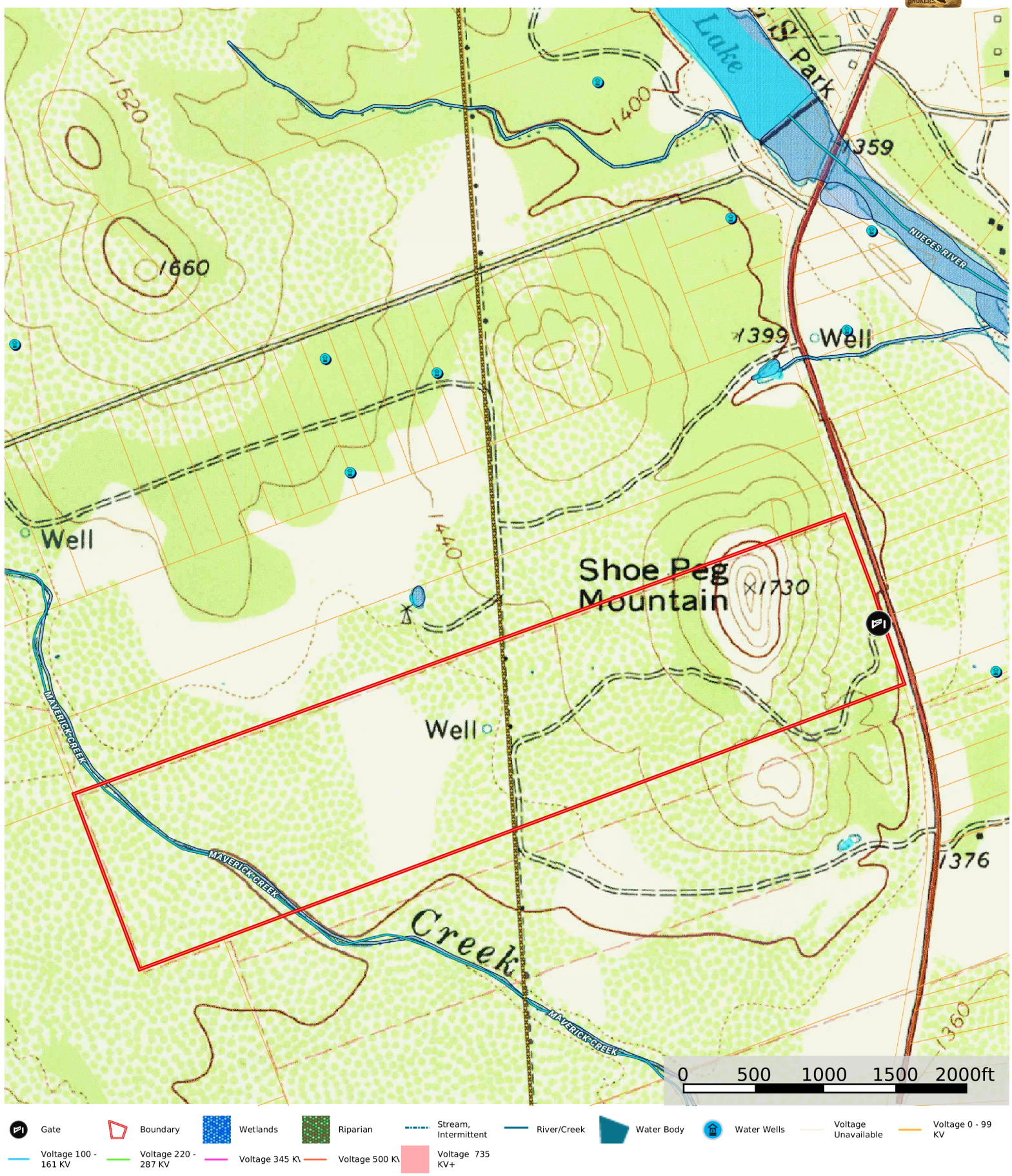
Mike Bacon
P: 512-940-8800 mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

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MAPS

188 ac Uvalde
Texas, AC +/-



Mike Bacon
P: 512-940-8800 mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

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MAPS



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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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 sponsored by a broker 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 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. 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. **An owner's agent fees are not set by law and are fully negotiable.**

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 seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Texas Ranch Brokers, LLC		**info@txranchbrokers.com**	**(512)756-7718**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael (Mike) Bacon		**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
		jwhelan@commanderclearing.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joey Whelan	**797218**	**Joey@txranchbrokers.com**	**(214)537-2997**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____
Buyer/Tenant/Seller/Landlord Initials Date

Listing Agent: Joey Whelan



210-393-5335 joey@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

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