

\$792,540 - 1860 Rocky Ridge Road, Uvalde

MLS® #553184

\$792,540

0 Bedroom, 0.00 Bathroom, 1,420 sqft
Farm on 88.06 Acres

N/A, Uvalde, Texas

DESCRIPTION: $\hat{\pm}$ 88.06 acres of hill country, comprised mostly of wooded/brushy pastureland. Fenced on all sides. The property is currently used for grazing goats as well as occasional deer hunting.

LOCATION: Located on Rocky Ridge Road just North of Uvalde in Uvalde County. Located in the Southwestern portion of Texas Regionally between San Antonio and Del Rio. In the Southernmost part of the Hill Country Region of Texas.

IMPROVEMENTS: $\hat{\pm}$ 1,420 Sq.Ft. Hunting Cabin; 1,200 Sq.Ft. Metal Barn. (Source: Uvalde CAD).

LAND COVER: Mix of Open and Wooded/Scrubby Pastureland. The owner has done a good job of keeping the fence lines clear, making the property easy to navigate by vehicle or UTV/ATV.

HYDROLOGY: The Property does NOT appear to be within the FEMA Flood Zone. There is a small stock tank on the property.

TOPOGRAPHY: Flat to gently sloping with over $\hat{\pm}$ 50' of Elevation Changes from $\hat{\pm}$ 1,130' to 1,080' above Sea Level with slopes ranging from $\hat{\pm}$ 0% - 5%.

SOILS: Mix of Soils including: Eckrant-Kavett complex and gravelly clay loam, with an average capability rating of 6.98.

UTILITIES: Overhead electric lines on-site. No public water or sewer lines in the area, there is a water well/well house and septic tank on-site.

ROAD FRONTAGE: $\hat{\pm}$ 752 $\hat{\text{€}}$ ™ of County



road frontage on Rocky Ridge Road which dead ends into the property. Easy Access to N US Hwy 83.

SCHOOL: Uvalde Consolidated ISD.

TAX: Agricultural Exemption in Place for Low Taxes. Estimated \$146.94 in 2024.

COMMENTS: Goats on property, gate is locked, call for appointment with at least 24-hour notice, please.

Built in 1995

Essential Information

MLS® #	553184
Price	\$792,540
Bathrooms	0.00
Square Footage	1,420
Acres	88.06
Year Built	1995
Type	Farm
Sub-Type	Single Family
Style	Other
Status	Active

Community Information

Address	1860 Rocky Ridge Road
Subdivision	N/A
City	Uvalde
County	Uvalde
State	Texas
Zip Code	78801

Amenities

Utilities	Above Ground Utilities, Electricity Available, Trash Collection Private
Features	Hunting
View	None

Interior

Appliances	Some Electric Appliances, Range
Cooling	Wall/Window Unit(s)

Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Porch
Roof	Metal
Construction	Wood Siding
Foundation	Raised

School Information

District	Uvalde Consolidated ISD
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Additional Information

Date Listed	August 7th, 2024
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Listing Details

Listing Office	Jirasek Realty
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