

Uvalde 12  
TBD Private Rd 4455  
Uvalde, TX 78801

**\$499,950**  
12± Acres  
Uvalde County





**Uvalde 12**  
**Uvalde, TX / Uvalde County**

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**SUMMARY**

**Address**

TBD Private Rd 4455 null

**City, State Zip**

Uvalde, TX 78801

**County**

Uvalde County

**Type**

Residential Property

**Latitude / Longitude**

29.156908 / -99.760235

**Dwelling Square Feet**

2,992

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

12

**Price**

\$499,950

**Property Website**

<https://ranchrealestate.com/property/uvalde-12/uvalde/texas/84990/>



## **PROPERTY DESCRIPTION**

**4.68 acres with a 4 Bed / 3 Bath Home and Improvements (See other listing for details on home and 24 acres)**

This well-maintained 4-bedroom, 3-bathroom home sits on 4.68 acres on city water, and a range of residential and agricultural upgrades. The residence features over 2,900 square feet of living space, plus approximately 1,000 square feet of storage. The layout is designed for both comfort and versatility.

Inside, the home offers an open floor plan with 9-foot ceilings throughout and 14-foot vaulted ceilings in the living room and primary bedroom. The primary suite is approximately 13 by 20 feet and includes direct access to the back porch, a large 4x5-foot walk-in shower, jetted tub, dual vanities, and a 6x12-foot walk-in closet. The living room features a 5x10-foot stone wood-burning fireplace equipped with blowers and ducted work for supplemental heating. The kitchen is outfitted with granite countertops and built-in appliances. A 16x22-foot bonus room functions as a fourth bedroom or office and includes a full bathroom, closet, and private porch access-ideal for a home office or potential guest suite.

Parking and storage options include a two-plus vehicle attached carport with adjacent storage and a 16x36-foot unfinished attic storage areas totaling nearly 1,000 square feet. There is also a 40x40-foot detached metal garage or workshop with large sliding doors at both ends, an RV plug, and a climate-controlled office inside.

Recent improvements include a 2023 standing seam metal roof with a transferable warranty. The home is serviced by two water heaters and two HVAC units. The 7x7-foot Dr. Wellness Spa hot tub has been updated with new pumps, controller, and cover. A 20-panel solar array (285W each) with grid tie system and warranty is also installed. The gated entrance features keypad access and an automatic opener for vehicle exit.

Outdoor features include covered front and rear porches, a 10x12-foot cedar pergola with an adjacent bar area, and large native rocks used throughout the landscaping, pond borders, and entrance. The property includes a chemical-free swimming pond measuring approximately 20 by 40 feet and five feet deep. This recreational pond is outfitted with a black liner, flagstone steps, a submerged bench, and a raised corner fish pond that overflows into a 5x40-foot planted flowerbed with a waterfall feature. A sand filter, UV light, and dual skimmer system help maintain water clarity. Poles are already in place for an optional sunshade.

Water access includes city water via a rural water co-op. Ponds on the property are bordered with native stone.

The 36x36-foot fenced garden area includes solar-powered drip irrigation and a hydroponic system, along with a shade structure that could be converted into a greenhouse. Many fruit trees are planted with irrigation lines and space for expansion. Wildlife is abundant and includes deer, hogs, bobcats, foxes, cranes, doves, rabbits, and more.

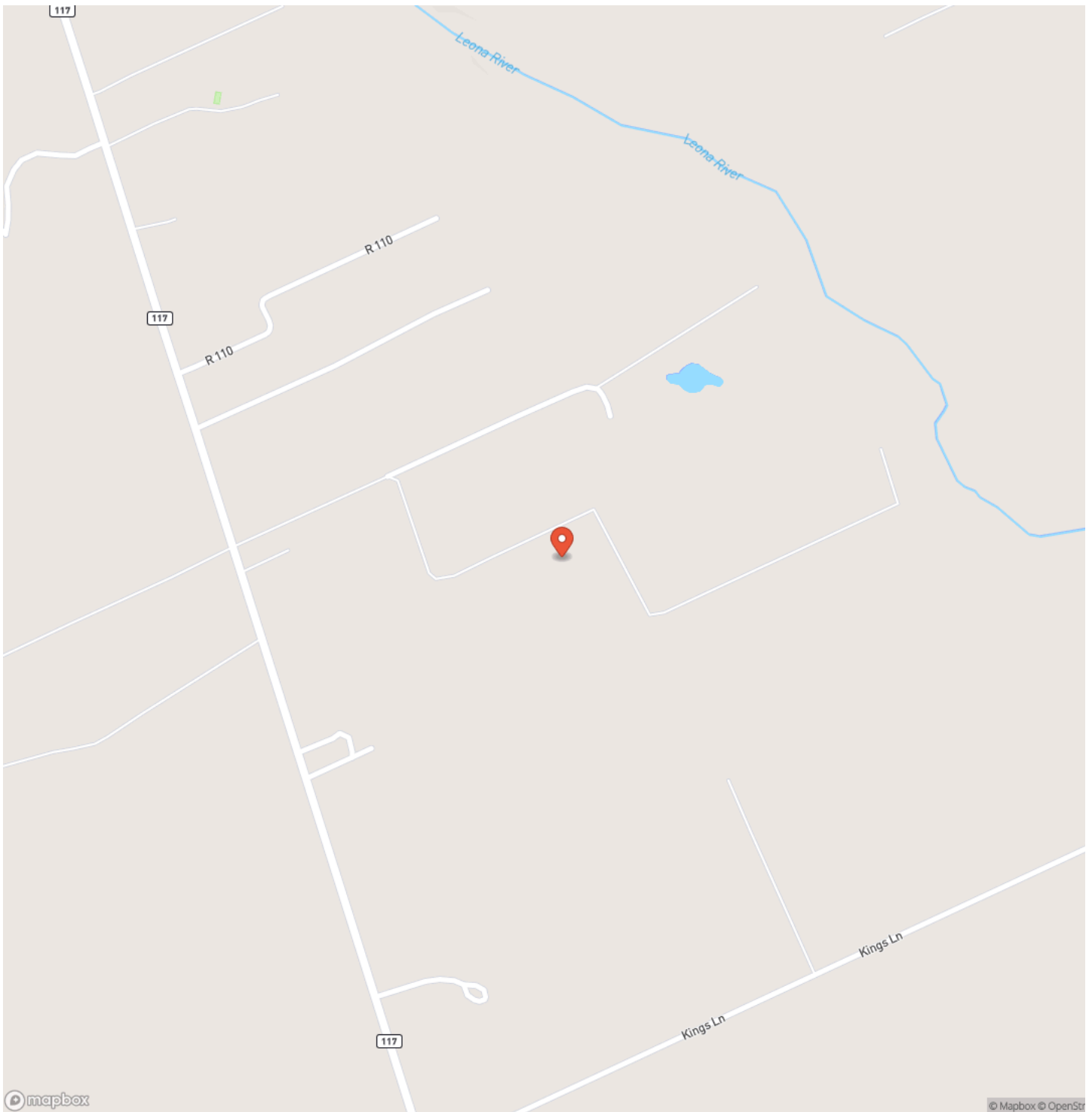
This property is a rare combination of residential living and agricultural functionality, offering ample opportunity for homesteading.



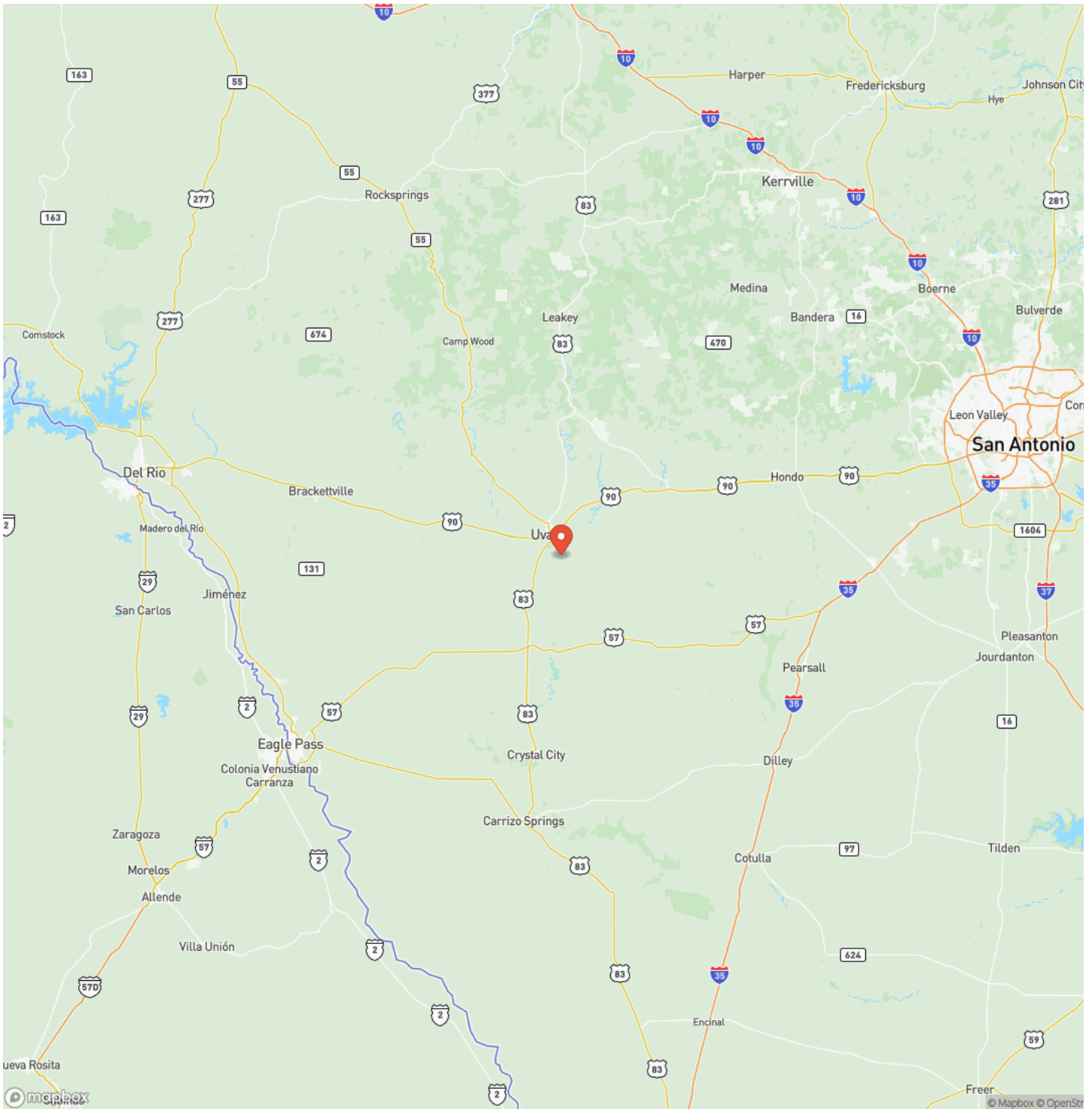
**Uvalde 12**  
**Uvalde, TX / Uvalde County**



## Locator Map



## Locator Map





## Satellite Map



**For more information contact:**



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Uvalde, TX 78801

## NOTES

[illegible]



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## **DISCLAIMERS**

Buyer agent commission offered (variable rate). Capitol Ranch Real Estate will work with a buyer's agent, however, buyer's agent must make first contact and be present for all showings to participate in full compensation at the discretion of Capitol Ranch Real Estate.

Showings are done by appointment only. 24-hour notice required. No same day or unaccompanied showings. No trespassing.

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