

Rivenbark Ranch
Ranch to Market Road 1024
Ozona, TX 76943

\$2,160,816
1,543± Acres
Val Verde County



Rivenbark Ranch
Ozona, TX / Val Verde County

SUMMARY

Address

Ranch to Market Road 1024

City, State Zip

Ozona, TX 76943

County

Val Verde County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.122675000000001 / -101.33367499999999

Dwelling Square Feet

1

Bedrooms / Bathrooms

3 / 2

Acreage

1,543

Price

\$2,160,816

Property Website

<https://www.capitolranch.com/property/rivenbark-ranch>



MORE INFO ONLINE:

www.RanchRealEstate.com



PROPERTY DESCRIPTION

The Rivenbark Ranch embodies the charm and beauty of West Texas. Maintained by the family for many years, it serves as a premier hunting and recreational retreat. The property features a 3-bedroom, 2-bathroom home, over a dozen blinds and feeders, convenient access from a paved road, and stunning hilltop views and valleys. This is a classic West Texas ranch experience.

If you are in the market for a ranch in this region, this is one you do not want to miss.

House and Camp: The "hunting camp" is a modest homestead from the 1930s-40s that has been remodeled over the past two years. It includes a kitchen, dining area, living room, 2 full bathrooms, 3 bedrooms with bunk beds, and a bonus room. The home measures approximately 54ft by 24ft. Several old outbuildings are also present on the property. RV hookup next to the home. With the bunk beds, the home sleeps 12. Perfect for weekends at the ranch.

Land: The ranch boasts massive hilltops, rolling terrain, long plateaus, and wet-weather creeks. Over the past 20 years, the land has been meticulously maintained, with miles of cleared trails for UTVs. The property features water pockets, including a couple of tanks, and provides excellent wildlife habitat with ample cover and underbrush. This ranch has great surface water during good rain.

Hunting: For the past 20 years, the owners have focused on wildlife management, resulting in consistently high numbers of game each season. Guests frequently return year after year to hunt for Whitetail, Mule Deer, Turkey, Bobcat, Bobwhite, Blue Quail, Mountain Lions, and Javelina.

Access: The ranch offers excellent access, located just 1 mile from FM 1024, with no long stretches of rough ranch roads or bump gates to navigate.

Water Well: A water well, equipped with a new pump and serviced in 2023, provides water to the home and several tanks and troughs.

Taxes: The property benefits from a wildlife exemption, with taxes in 2023 approximately \$600.

Easements: The ranch has typical utility easements.

Oil and Gas: The owners wish to retain all oil and gas interests. There are no current leases or wells on the property.

Fencing: The entire property appears to be a low fence

Blinds: out of the many blinds and feeders strategically placed are area negotiable subject to offer

Location: Reach out to the agent for ranch address. Del Rio 67 miles Ozona 67 miles San Antonio 222 miles Austin 300 miles

Showings are done by appointment only with the required 72-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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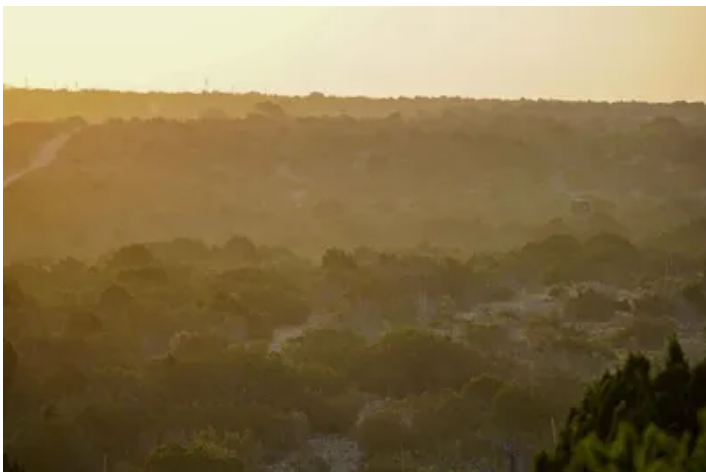


invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

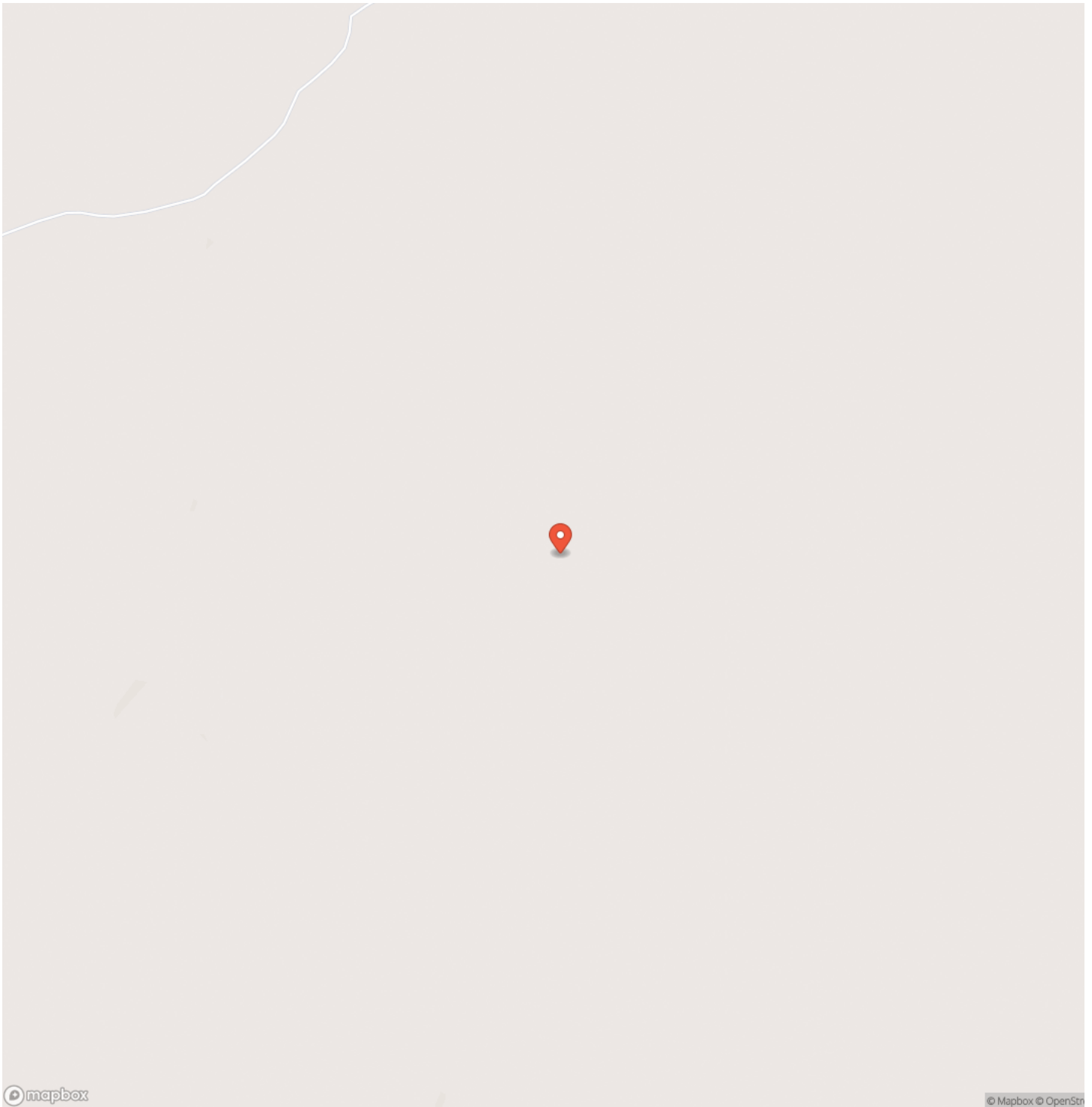
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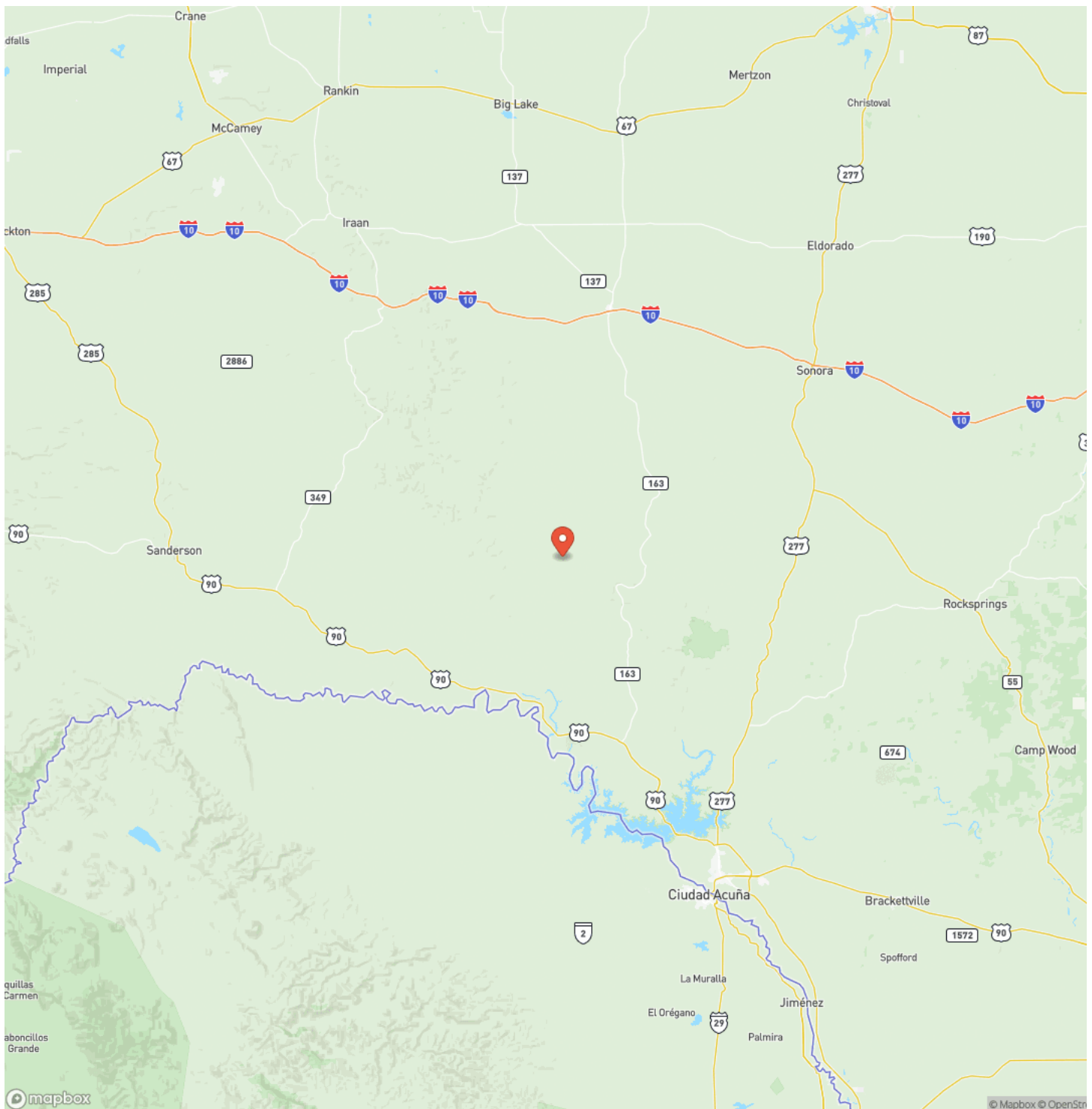
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Locator Map



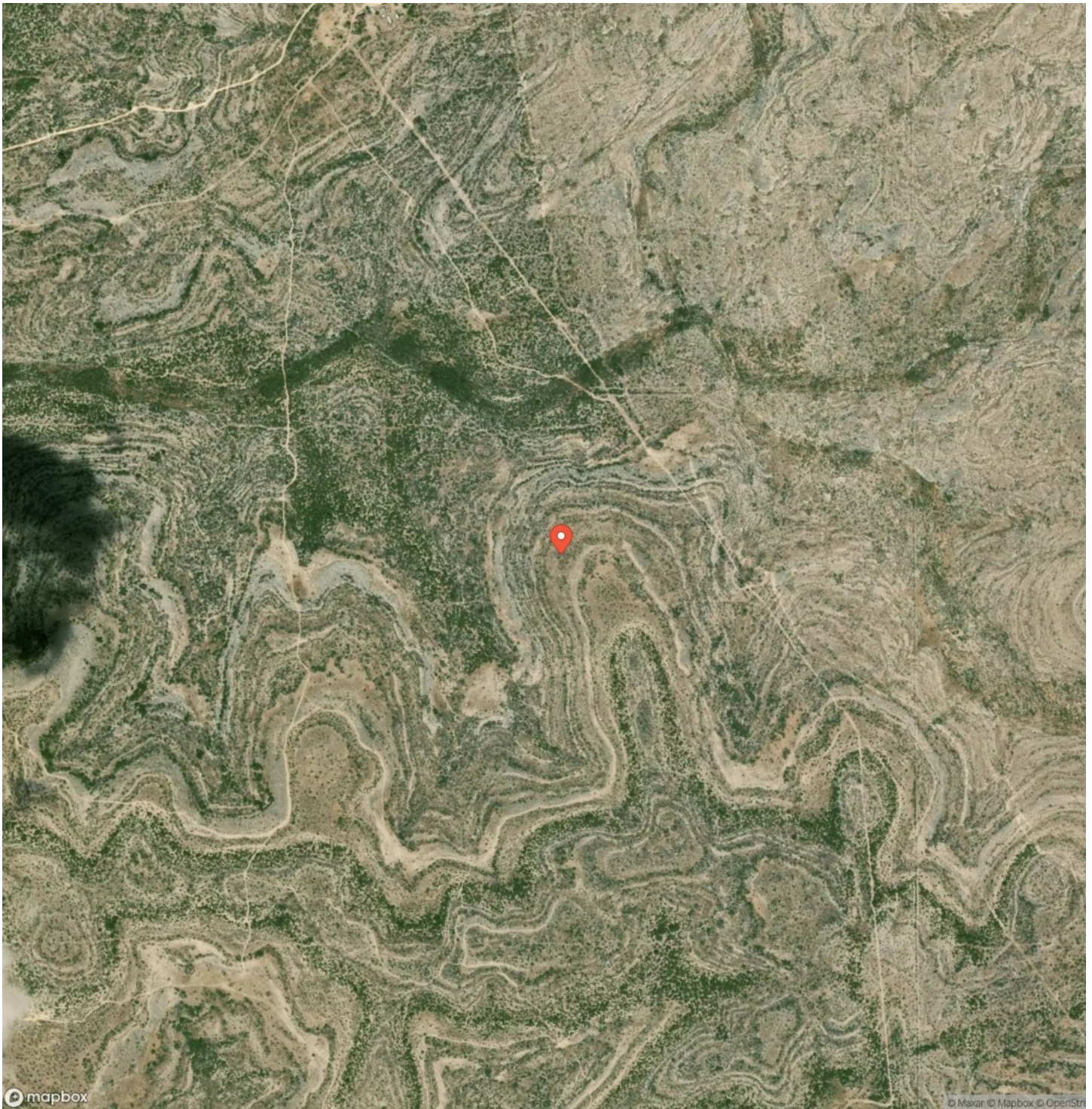
Locator Map



MORE INFO ONLINE:

www.RanchRealEstate.com

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

Bastrop, TX 78602

NOTES

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