

PECOS RIVER CAMP

10.6 ACRES



Offered at \$315,000

Rare opportunity to own the ultimate 10.6 acre turnkey hunting and fishing retreat on the Pecos River. Boasting sweeping canyon views and 598 +/- feet of river frontage, this fully equipped property is ready for immediate enjoyment. The established camp features modern utilities (electricity, private well, septic) and includes two RVs under a heavy-duty permanent cover, a portable bunkhouse, and a fully finished permanent, climate-controlled bathhouse.

The rugged terrain and reliable water source make it a year-round haven for Whitetail, Axis, Aoudad, turkey, dove, and quail. This property is sold 100% turnkey with a massive inventory of equipment, including a Kubota tractor, Kawasaki Mule UTV, a new 4-wheeler, hunting blinds, feeders, an aluminum boat, and a custom BBQ trailer. All the hard work is done—just bring your gear!



AMY NEWTON

REALTOR®

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PROPERTY SPECIFICS



NON-REALTY ITEMS THAT CONVEY WITH PURCHASE

- 2 - 5th Wheel Travel Trailers (RV)
- Portable Workshop/Storage & Contents
- Portable Bunk House
- Dock with stairs (on the river)
- Portable dock
- Aluminum boat
- Kubota LA525 Tractor with implements
- Kawasaki Mule 5X
- CFMOTO 4 Wheeler (new)
- Trailer mounted BBQ/Smoker
- Deer Blinds
- Water storage
- Stand and fill feeders
- Skid feeders
- 1 round hog trap
- 1 - single hog trap
- Skinning Rack
- Kayaks
- Gas Grill
- Fire Pit with cooking grate
- Air compressor
- Moultrie camera system
- Fishing gear
- Off grid power backup system

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 Val Verde County, TX