



Protecting Clients. Conserving the Land.

Prairie Canyon Ranch

21,528.15 acres, Terrell County, Texas



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

Prairie Canyon Ranch

21,528.15 +/- acres

Terrell County, Texas

James King, Agent

Office 432.426.2024

James@KingLandWater.com

Location

Prairie Canyon Ranch is located on both sides of US Highway 90 just 8 miles east of Dryden, Texas between Del Rio and Alpine. This is true western hill country and rugged canyon country; an area filled with history and amazing natural habitat and wildlife. This ranch has been in the same family since the 1960s and has been a significant source of recreation and adventure for several generations of owners.

Acreage

21,528.15 +/- Acres in Terrell County

Description

The main drainage across the northern half of the ranch is Prairie Canyon, named for the rich natural grasslands that once dominated this region. In fact, lesser prairie chickens were native to this ranch and the last one was seen in the 1980s, evidence of a rich mix of grassland and brush. This is land “West of the Pecos”, a region full of early Texas history, including Judge Roy Bean and his iron hand of the law, who ruled from nearby Langtry. Prehistoric people lived in limestone shelters on the ranch and a black bear pictograph can be clearly seen there today. The area is a recreation mecca for both whitetail and mule deer hunting or just prowling the canyons in search of adventure. This is a working ranch leased to a neighboring heritage landowner who keeps up the roads and water infrastructure over the entire property.

The ranch is situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state. The Serranias del Burro Mountains create a backdrop of high elevations to the south in Old Mexico and serve as a source of black bears dispersing back into this region of Texas.

The 11,000- acre north half of the ranch where the old hunting camp is located also makes a great location for a future headquarters, with electricity and water already in place. Thurston Canyon cuts across the very northern end where the Union Pacific Railroad meanders. The spring in Prairie Canyon is located near the confluence with Thurston Canyon. There are 3 pastures and 1 trap on this side of the highway. The southern 10,000 acres is perhaps the most scenic, with the Mexican mountains in the background, and tremendous views down into Indian Creek and Cook Creek with rolling hills and limestone cliff canyon banks. There are 2 large pastures and one trap on this south side. Waters are distributed across both the north and the south in a variety of wells, pipelines, water storage, and water troughs. This is not only plateau country with dissected canyons, but also an extensive landscape of rolling hills, valleys and long canyons, creating very scenic and amazingly beautiful views. With topography ranging from 1,600 to just over 2,000 feet there are many potential building sites with distant vistas of ranch features.

Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of Prairie Canyon Ranch. From ocotillo and sotol, to hackberry, persimmon, and mesquite woodlands, to black brush and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition, a result of the ranch's evolution from a historic sheep and goat operation into today's recreational uses of hunting, hiking, and enjoyment of scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, Barbados Sheep, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, golden eagles, fox, ringtail cat, mountain lion, and many other mammals and birds.

Recent use and management has been focused on improving and growing both mule deer and whitetail deer populations, which are tremendous. The population is about 50/50 for these two deer types and with the water distribution and excellent cover, this is some of the best Blue Quail hunting in Texas.

Water

The groundwater under Prairie Canyon Ranch is high quality and is accessed by one large electric well and a windmill on the north and two windmills on the south. There are also two full-time springs providing excellent natural waters for the local wildlife. With the extensive water tanks and water pipeline and trough system, water is available across the ranch.

Price

\$385/acre or \$8,288,377.75

Owner financing available!

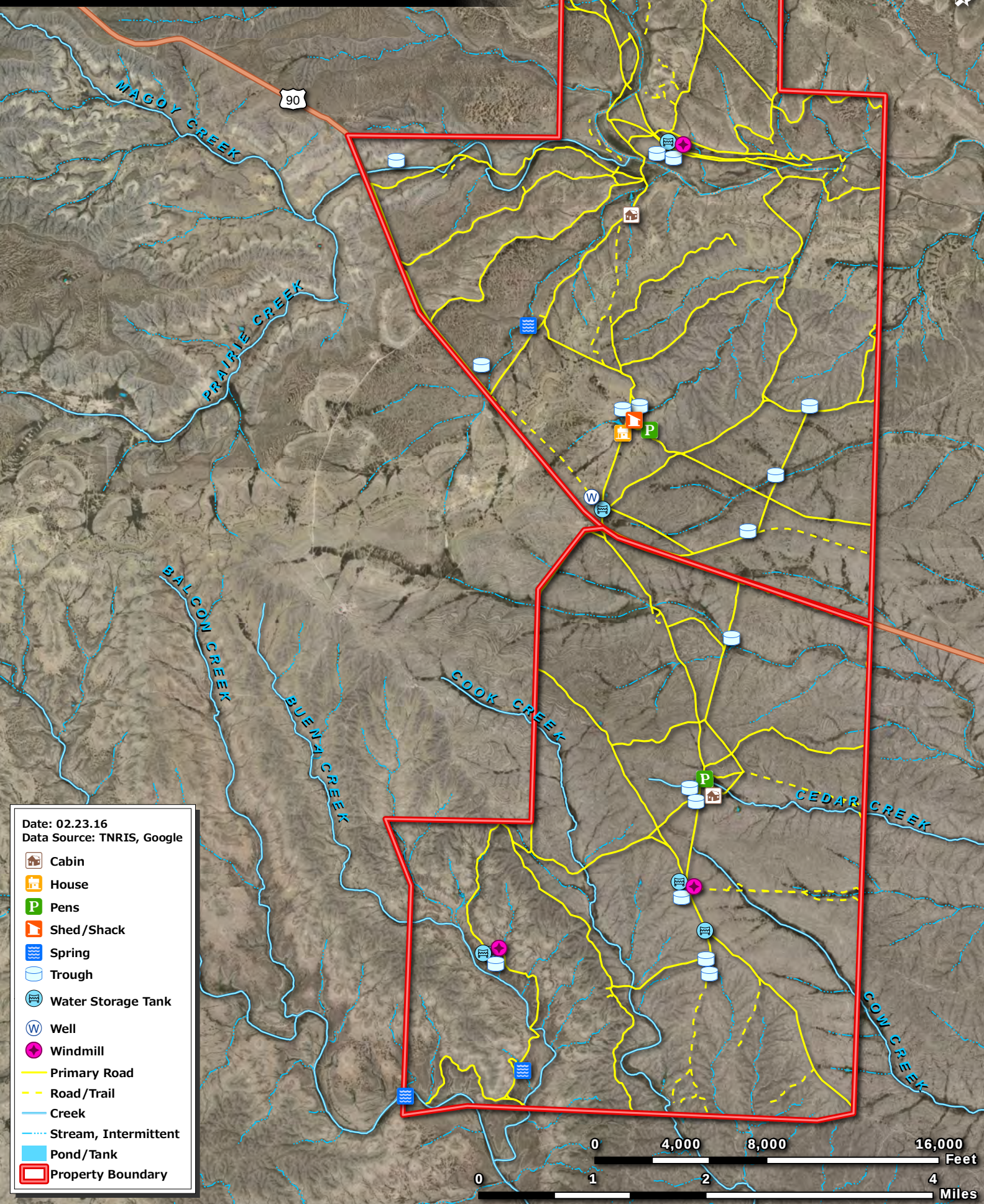
Contact

James King, Agent
King Land & Water, LLC
432 426.2024 Office
432 386.2821 Cell
James@KingLandWater.com

Disclaimer

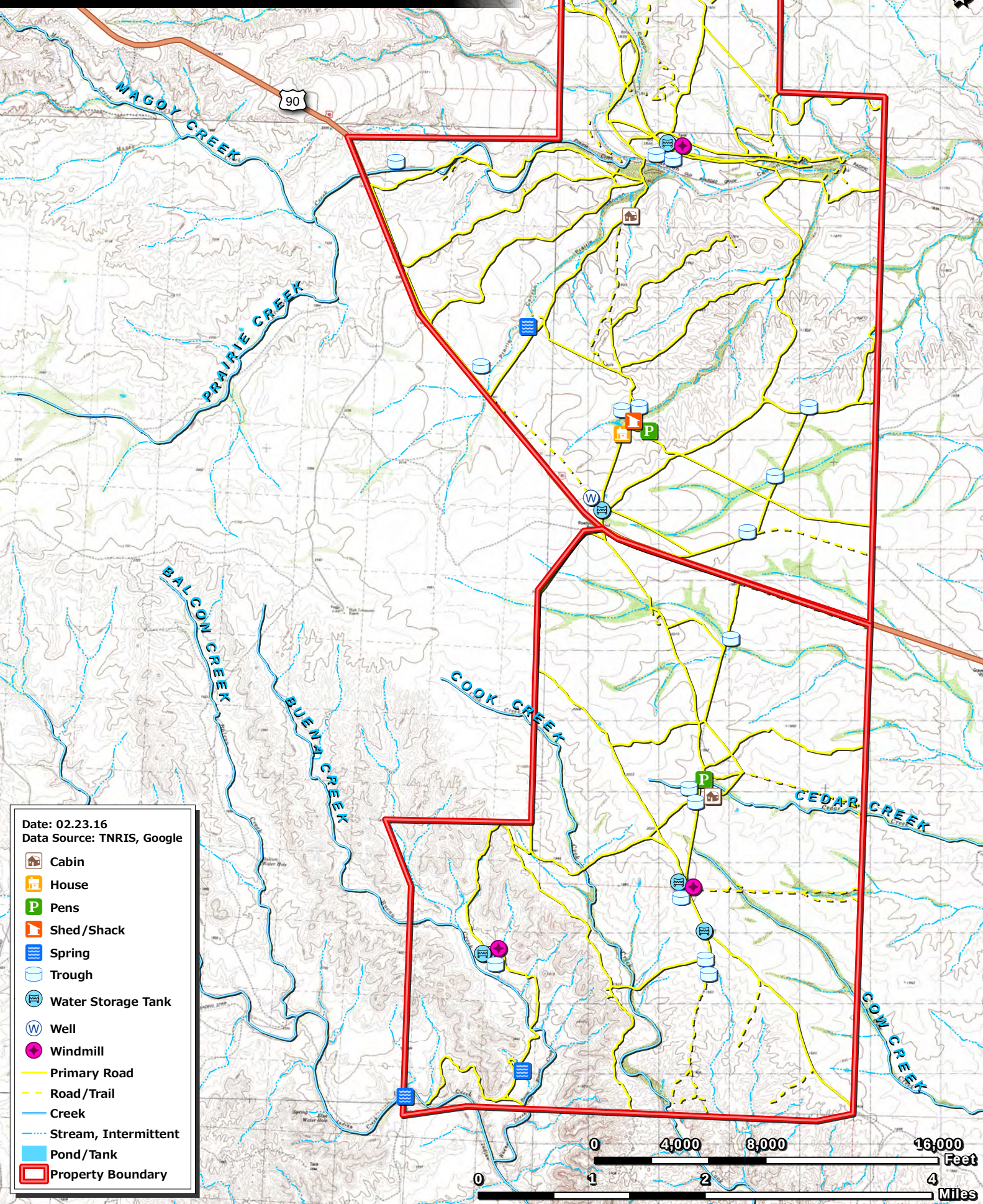
This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.





Date: 02.23.16
Data Source: TNRS, Google

- Cabin
- House
- Pens
- Shed/Shack
- Spring
- Trough
- Water Storage Tank
- Well
- Windmill
- Primary Road
- Road/Trail
- Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary



Date: 02.23.16
Data Source: TNRIS, Google

- Cabin
- House
- Pens
- Shed/Shack
- Spring
- Trough
- Water Storage Tank
- Well
- Windmill
- Primary Road
- Road/Trail
- Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary





Protecting Clients. Conserving the Land.







Protecting Clients. Conserving the Land.







