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Upper Steer Canyon Ranch

Val Verde County, Texas



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Upper Steer Canyon Ranch

1,070 acres

Val Verde County, Texas

Dolan Creek Road

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Location

Upper Steer Canyon Ranch is located 40 miles north of Del Rio on Highway 277 to Dolan Creek Road, then 5.5 miles west on the deeded ranch road to the front gate. This high-fenced ranch is just down the road from the 20,000 acre Del Norte Unit of the Devils River State Natural Area, as well as the 17,000 acre Dan A. Hughes Unit, creating world-class river and area recreation opportunities. This ranch is located on the western edge of the Edwards Plateau, in the transition zone between the Trans-Pecos and the Hill Country.

The Upper Steer Canyon Ranch was once part of a larger family ownership and is convenient from Del Rio and Highway 277, yet very private and at the end of a road with no easements through the ranch.

Acreage

1,070 Acres in Val Verde County

Description

The Upper Steer Canyon Ranch is at the headwaters of a wooded tributary of the Dry Devils River dominated by native grasses, juniper, oaks, and a variety of vegetation typical of the Edwards Plateau. It's a magical place with huge limestone hills, rock outcrops, wooded canyons and broad valley floors. The ranch is under high fence, with a major north/south canyon and a series of east/west side canyons with elevations ranging from 1,700 feet to 2,014 feet creating a series of valleys, canyons, hills, and open meadows.

There is electricity to the entrance of the ranch for future development of a headquarters and there is an excellent windmill and large water tank and distribution system to several drinking troughs. The major road travels up the middle of the ranch with several smaller roads accessing hills and canyons on either side.

Habitat and Wildlife

The transition zone between the Chihuahuan Desert and the Edwards Plateau provides an interesting mix of vegetation, habitat, and wildlife. From high hills to deep canyons and valleys, there is a diverse mix of grasslands, shrubs, and trees. The ranch features a number of exotics, as well as native game species.

Native grasses, forbs, browse, brush, cacti, and trees not only provide excellent habitat for game species such as red stag, axis, elk, Aoudad, whitetail deer, turkey, quail, and dove, but also for non-game species such as Texas Horned Lizard, neo-tropical songbirds, Texas Tortoise, fox, badger, and other animals.

Water

One excellent 360 foot windmill, with storage tank, and distribution system connects to four water troughs. There is also a concrete header in one of the side canyons, providing nice lake water during wet months.

Minerals

The Seller is willing to convey half of the owned minerals, resulting in around 25% of the minerals to be conveyed.

Price

Price \$850 per acre or \$909,500.00

Contact

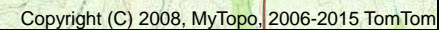
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Disclaimer

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.

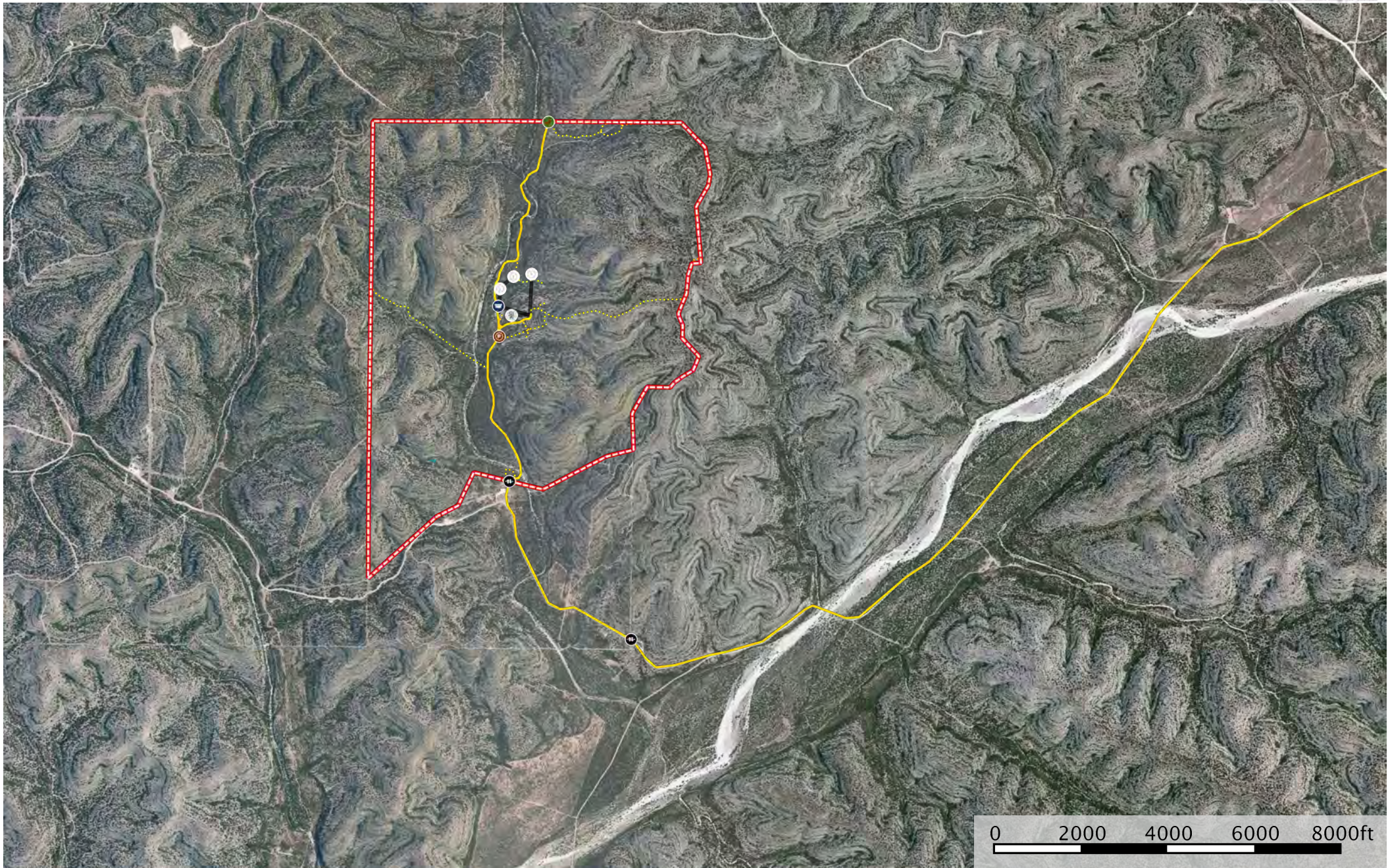


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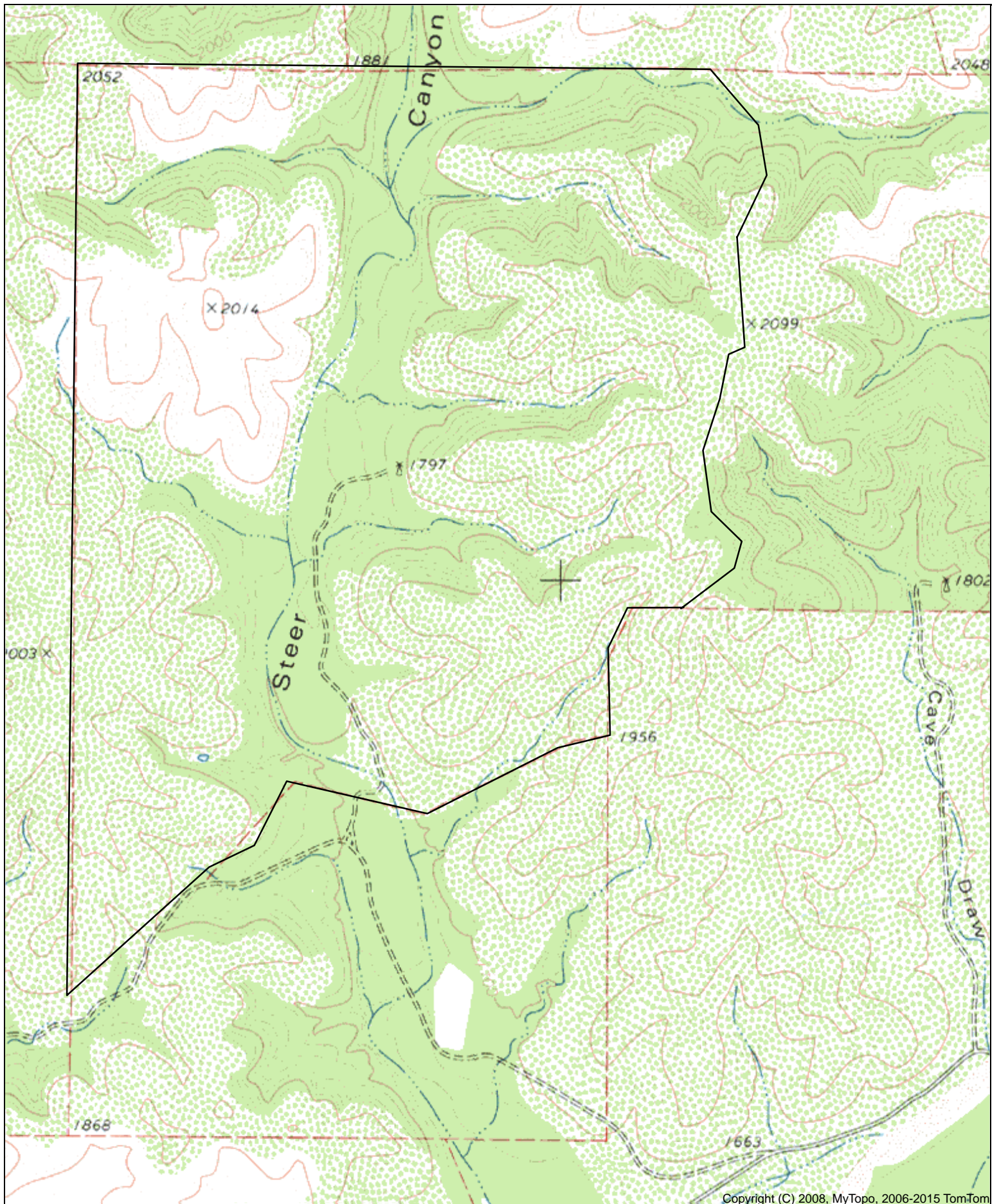


Location: 029° 56' 40.6448" N, 100° 49' 49.2543" W

Upper Steer Canyon Ranch
Texas, AC +/-



- Road / Trail
- Boundary
- Primary Road
- ▢ Pond / Tank
- ⦿ Windmill
- ⦿ Water Storage Tank
- ⦿ Pens
- ⦿ Trough
- ⦿ Feeder
- ⦿ Gate



Steer Canyon Ranch
1,070 Acres
Val Verde County, TX



Location: 029° 57' 27.5730" N, 100° 50' 07.1054" W



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