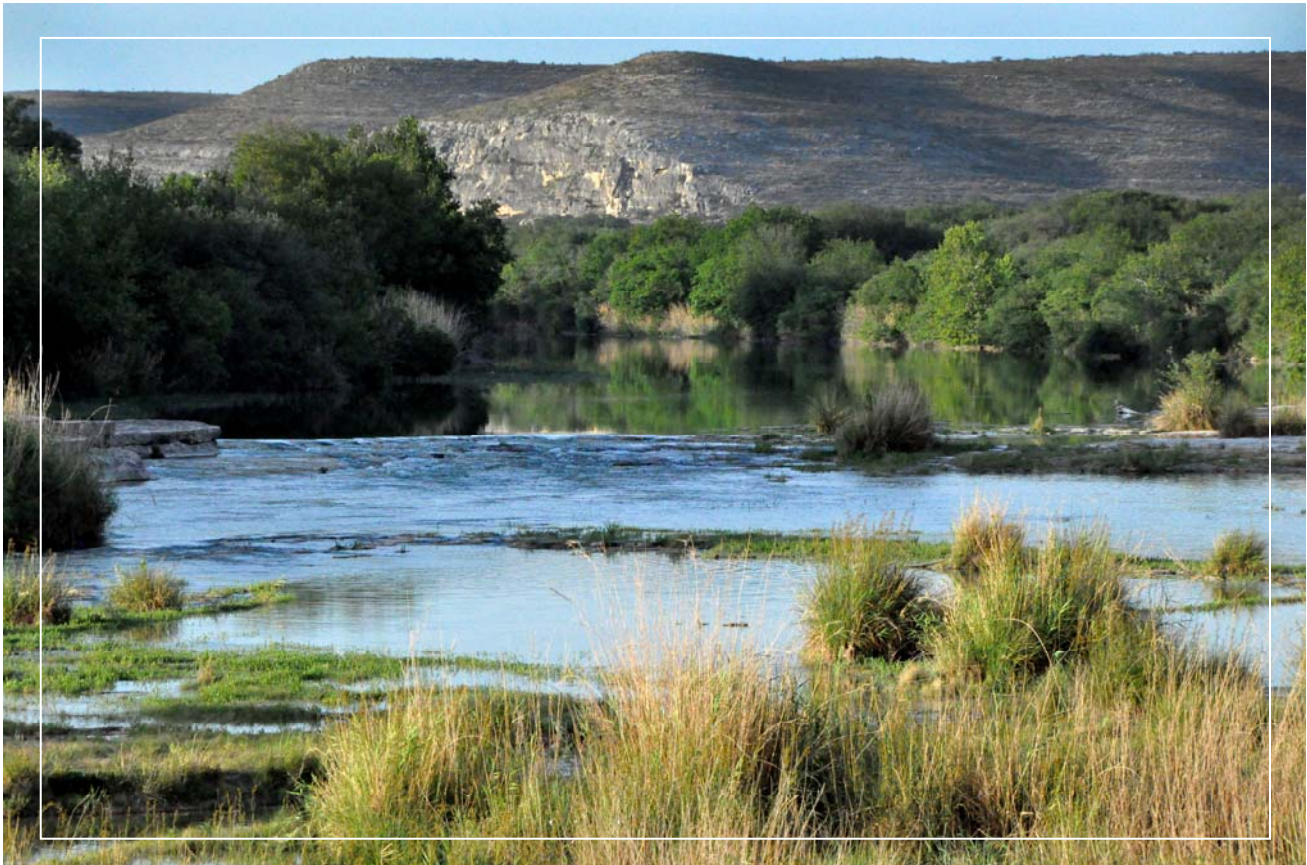


Turkey Bluff Ranch

3,960 acres, Val Verde County, Texas



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Turkey Bluff Ranch

3690 acres

Val Verde County, Texas

-Next to New 17,000 ac Devil's River State Natural Area

-1.6 Miles Devil's River Frontage

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Location

25 miles north of Del Rio, fronting on the Devil's River which is known as 'Texas' most pristine spring-fed waterway. Access to the Ranch is 22 miles north of Del Rio off US Highway 277 then 12 miles west on a very well maintained county and improved caliche road.

Acreage

3,960 Acres in Val Verde County

Description

The Turkey Bluff 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. This unimproved ranch enjoys over 1.6 miles of crystal clear spring fed Devil's River frontage which provides some of the best recreation water and small mouth bass fly fishing in the country. Elevation is between 1,200 and 1,700 feet with numerous steep carved wooded limestone canyons as well as gentle mesa tops. The river is divided between rapids, pools, riffles, and wide lakes.

To the first time visitor, the Devil's River seems almost out of place. On sunny days, it is an oasis of clear blue rivaling the Caribbean, with views all the way to the bottom of the limestone bed. In addition to fronting on the cleanest river in Texas, the Ranch lies within one of the most important landscape conservation initiatives in Texas. The property is subject to a conservation agreement with The Nature Conservancy, which has, to date, protected over 150,000 acres in the region using conservation easements to reduce subdivision and its impact on the aquifer that supports the springs. This easement allows for one subdivision and two Headquarter Complexes.

Habitat

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of the Turkey Bluff Ranch. From Ocotillo and Sotol, to Live Oak and Juniper woodlands, to Black Brush and Guajllio, the Ranch represents a crossroads of diverse habitats. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as whitetail deer, turkey, blue and bob white quail, aoudad, Mexican coutimundi and dove but also for non-game species such as Texas horned lizard, neo-tropical songbirds, Texas tortoise, Rio Grande beaver and native fish species.

The Turkey Bluff Ranch is one the most pristine environments in Texas as outflows from the Edwards Trinity Aquifer support unique streamside habitat such as sycamore, willow, oak, pecan and many aquatic plants.

Wildlife

The Turkey Bluff Ranch has been actively managed under a Texas Parks and Wildlife Whitetail Managed Land Deer Permit Level 3 for the past four years. The combination of extensive habitat restoration, deferred grazing, a feeding program, and herd culling has produced one of the finest deer populations in the region.

Fishing is second to none on the Devil's River in Texas. The gin-clear, blue-green waters are home to the best fly fishing in the state. Small mouth bass, black bass, and catfish fishing are excellent. The proximity to Lake Amistad also adds an additional fishing amenity.

The Turkey Bluff Ranch is also an incredible place to watch and photograph the great outdoors and its wildlife features such as the Monarch butterfly migration, fox, Ringtail cat, Rio Grande beaver, Osprey, as well as incredible diverse native fishery with its clear waters.

Improvements

The ranch is within an existing high fence and fronts along a private easement road which is outside the high fence area providing several access points to the ranch and the river. There is a good road system within the property and an excellent road along the fully accessible river frontage.

Water

The Ranch has over 1.6 miles of frontage on the east bank of the Devil's River with many access points for fishing, camping, canoeing, kayaking, and tubing. The other side of the river is mostly high bluffs that help protect the river from development. The new 17,000 ac Devils River State Natural Area with its 10 miles of Devils River frontage is just one mile downstream from the ranch providing additional recreation as well as take out points for longer river and canoe trips. The Devil's River with its limestone bottom and spring fed waters is the cleanest river in the state and is the standard used by the TCEQ for river quality.

Price

\$1,475/acre at \$5,841,000.00

Contact

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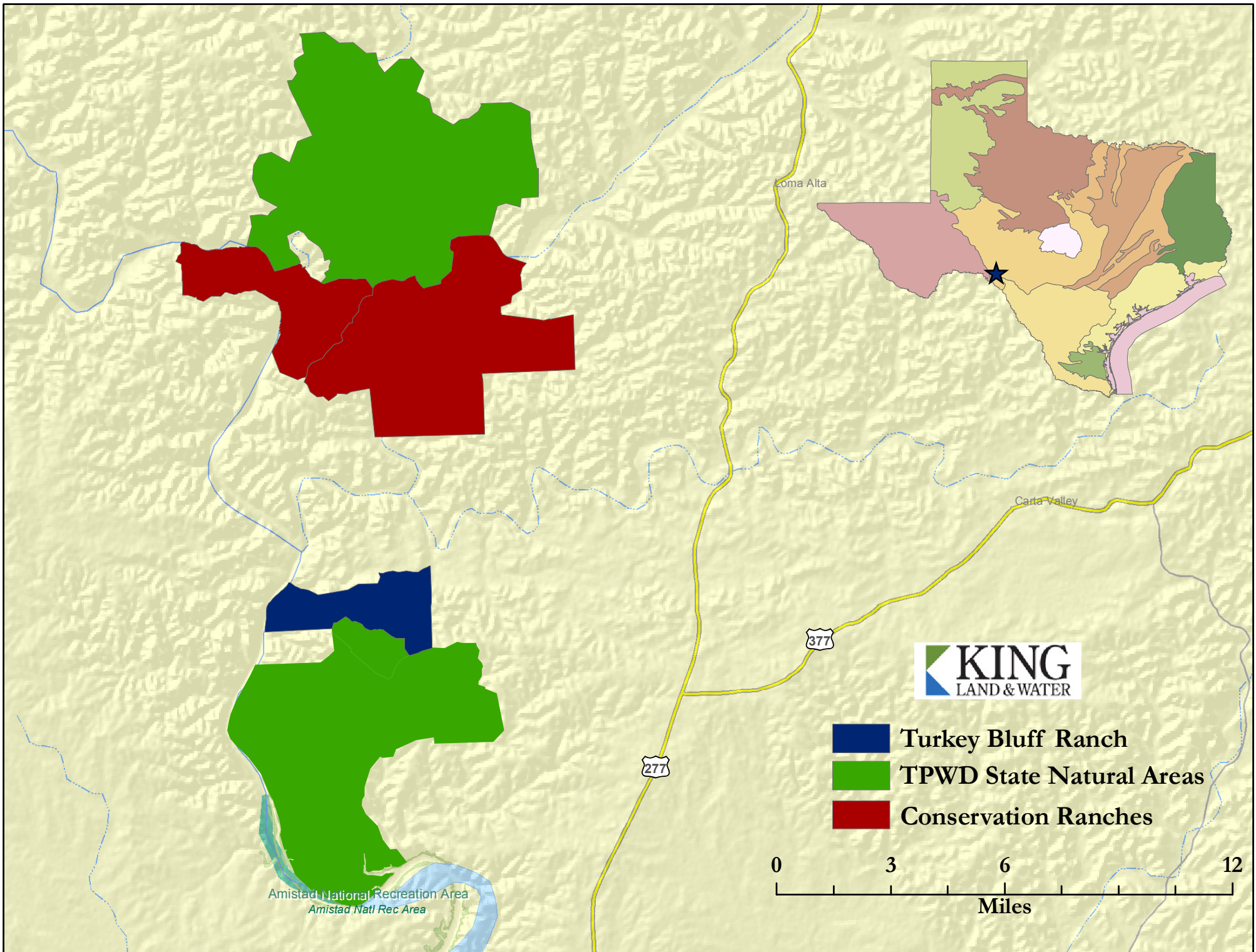
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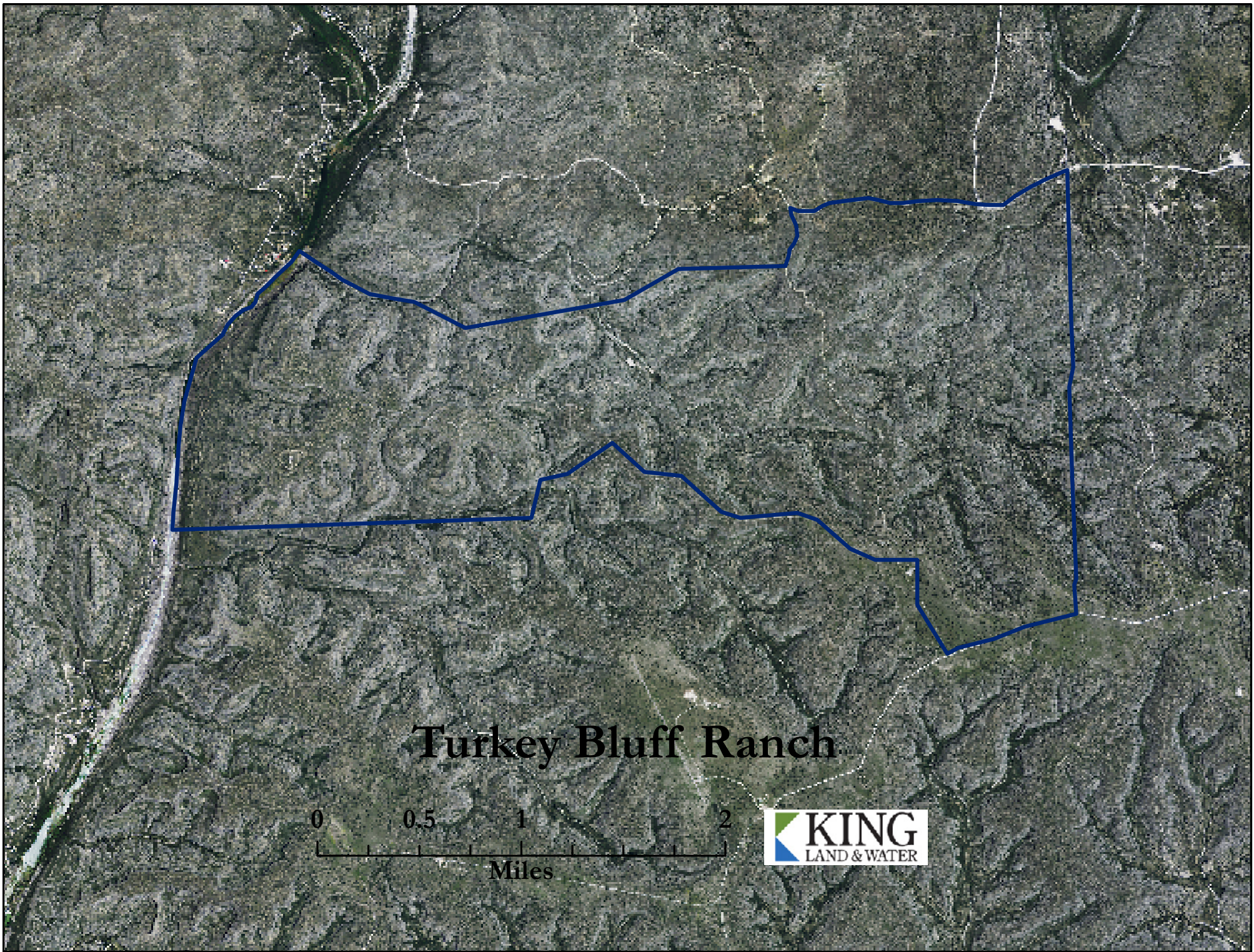
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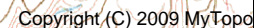
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.





Turkey Bluff Ranch





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Location: 029° 45' 59.06" N 100° 58' 07.80" W







