



*Protecting Clients. Conserving the Land.*

## South Cauthorn Ranch

2082 +/- acres, Val Verde County, Texas



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2,082 +/- Acres

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### Location

South Cauthorn Ranch is located between Ozona and Comstock on Highway 163 near the old town of Juno. Along more than a mile of highway frontage, the main entrance is found directly across from the historic Mayfield's Country Store that used to supply local ranchers.

### Acreage

2,082 +/- Acres in Val Verde County.

### Description

High grassy mesas with distant views, deep wooded canyons and wide winding valleys combine on South Cauthorn Ranch to create endless opportunities for recreation and adventure. The old historic Cauthorn Headquarters located at the back of a private secluded canyon on the ranch once remodeled will create a dream property.

South Cauthorn Ranch and the surrounding landscape are part of the Devil's River Basin, a biologically diverse and significant watershed surrounding the most pristine river in the state. This area 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 ranch and some of its larger surrounding neighbors are protected by conservation easements held by The Nature Conservancy that preserve the natural beauty and wildlife of this rare landscape while allowing recreation and limited development.

A short drive south to Baker's Crossing on the Devil's River makes the ranch an excellent access point for recreation on the river. The gin clear cool waters of the river make for extraordinary kayaking, fishing, camping and swimming, all the way downriver to the Devil's River State Natural Area.

### Habitat and Wildlife

Tamaulipan Brushland, Hill Country, and Chihuahuan Desert habitats are all part of the South Cauthorn Ranch. From Ocatillo and Sotol, to Live Oak and Juniper woodlands, to Black Brush and Guajillo, the Ranch represents a crossroads of diverse habitats. With use of the land converted from historic uses of sheep grazing to recreational enjoyment, the property's browse and grasslands are in remarkable condition. Native grasses, forbs, browse, brush, cacti and trees not only provide

excellent habitat for game species such as Whitetail Deer, Aoudad, turkey, quail, and dove but also for non-game species such as Texas horned lizard, neo-tropical songbirds, Texas tortoise, Montezuma quail, and Monarch butterflies.

The Ranch's Whitetail deer population has been extensively managed to create a high-quality balanced herd, and along with trophy Aoudad, create a world-class hunting opportunity amongst remarkable terrain. The property also boasts great bird hunting with extensive turkey populations, blue and Bobwhite Quail and Mourning Dove.

## Improvements and Water

The old headquarters on the ranch is no longer in use, but making repairs to the main house and swimming pool would result in a great quiet compound nestled in the back of a canyon. Several barns and outbuildings, a carport, and a set of pens are also located at the headquarters. There is a dirt airstrip located alongside the main road up to the house.

Groundwater under the ranch is relatively shallow and of excellent quality. Two submersible wells provide water to rock storage tanks and a series of troughs around the ranch.

## Price

\$575 per ac or \$1,217,970.00

## Contact

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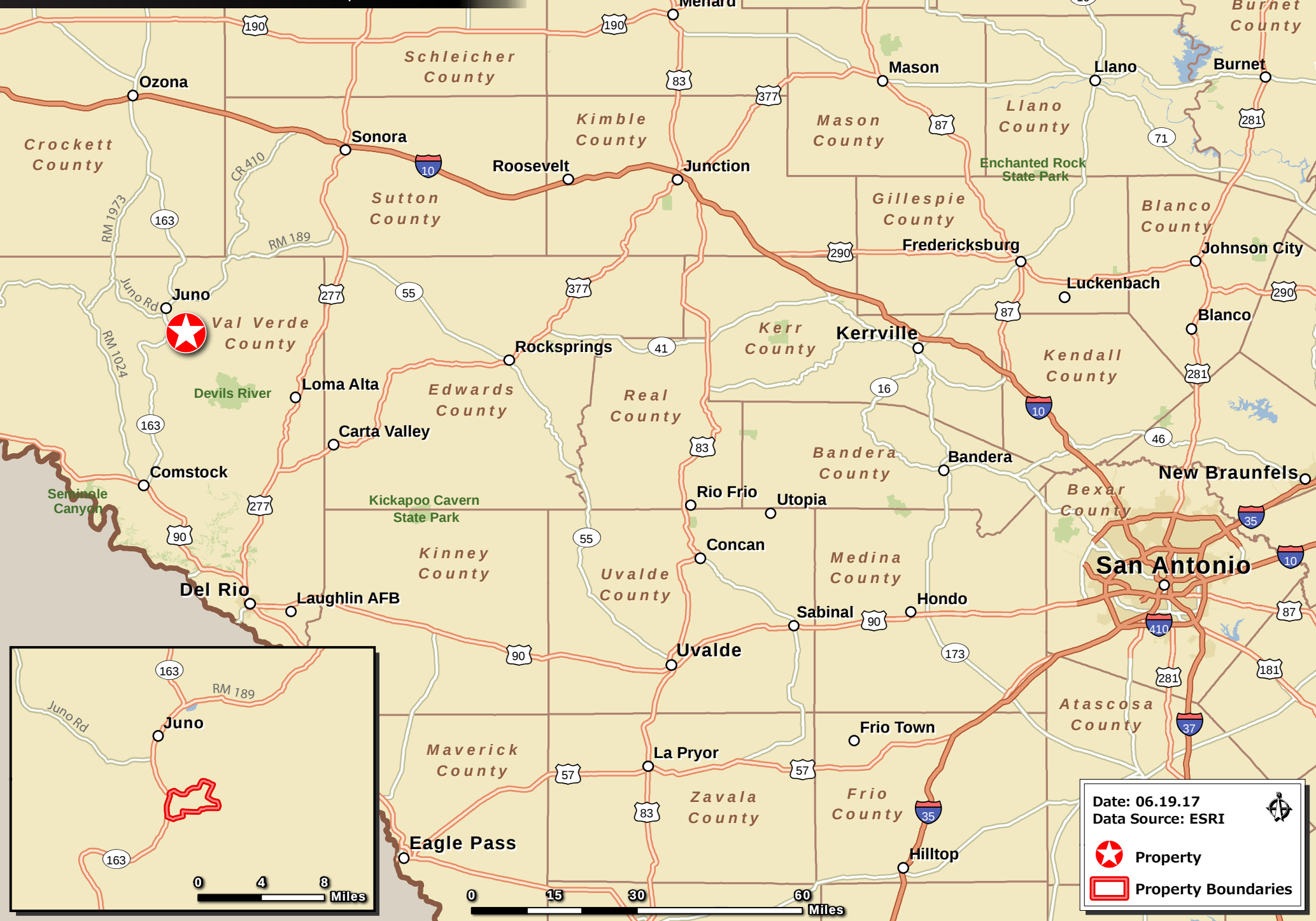
## Disclaimer

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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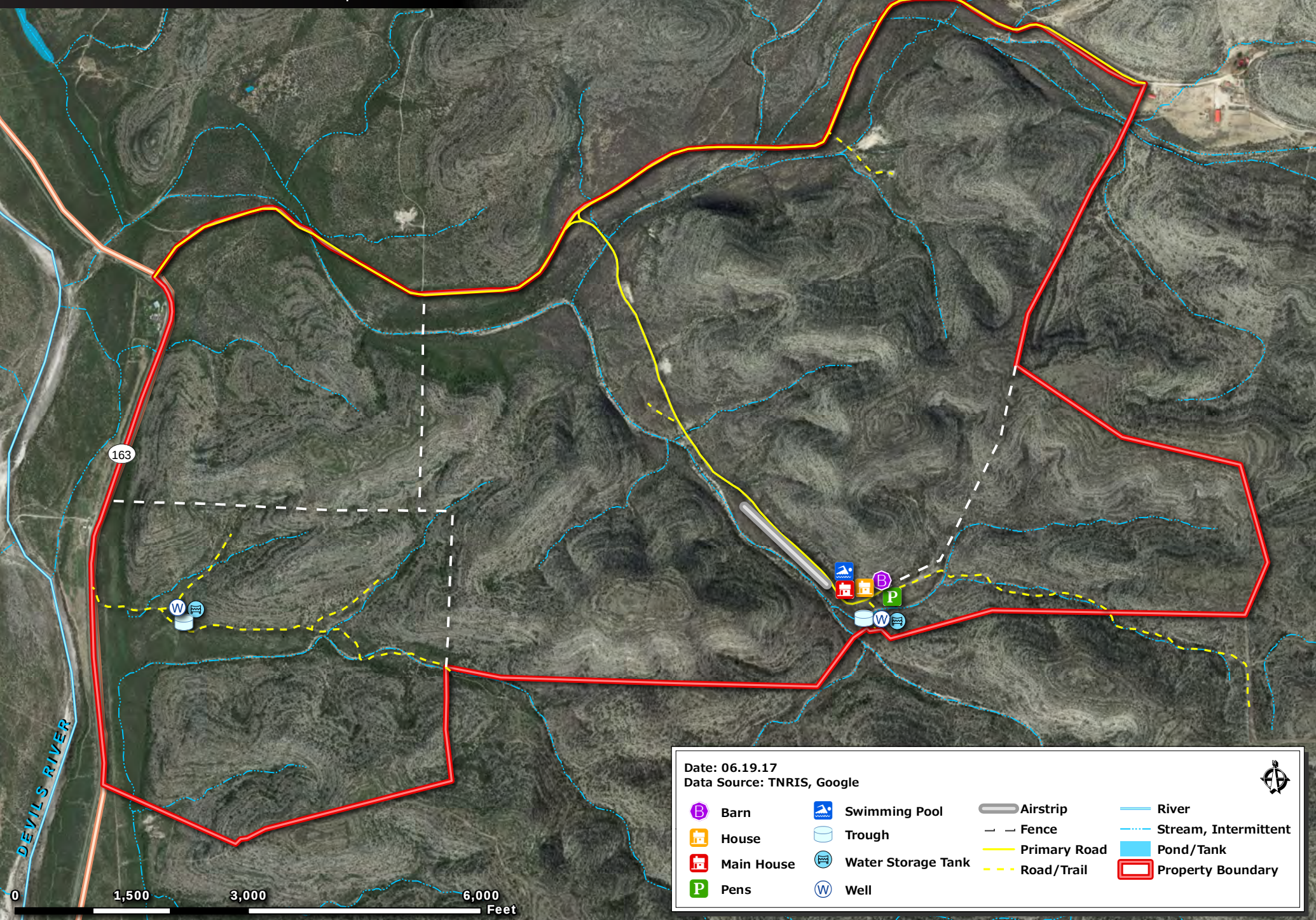
**SOUTH CAUTHORN RANCH - 2,082 AC +/-**  
**VAL VERDE COUNTY, TEXAS**



Date: 06.19.17  
Data Source: ESRI

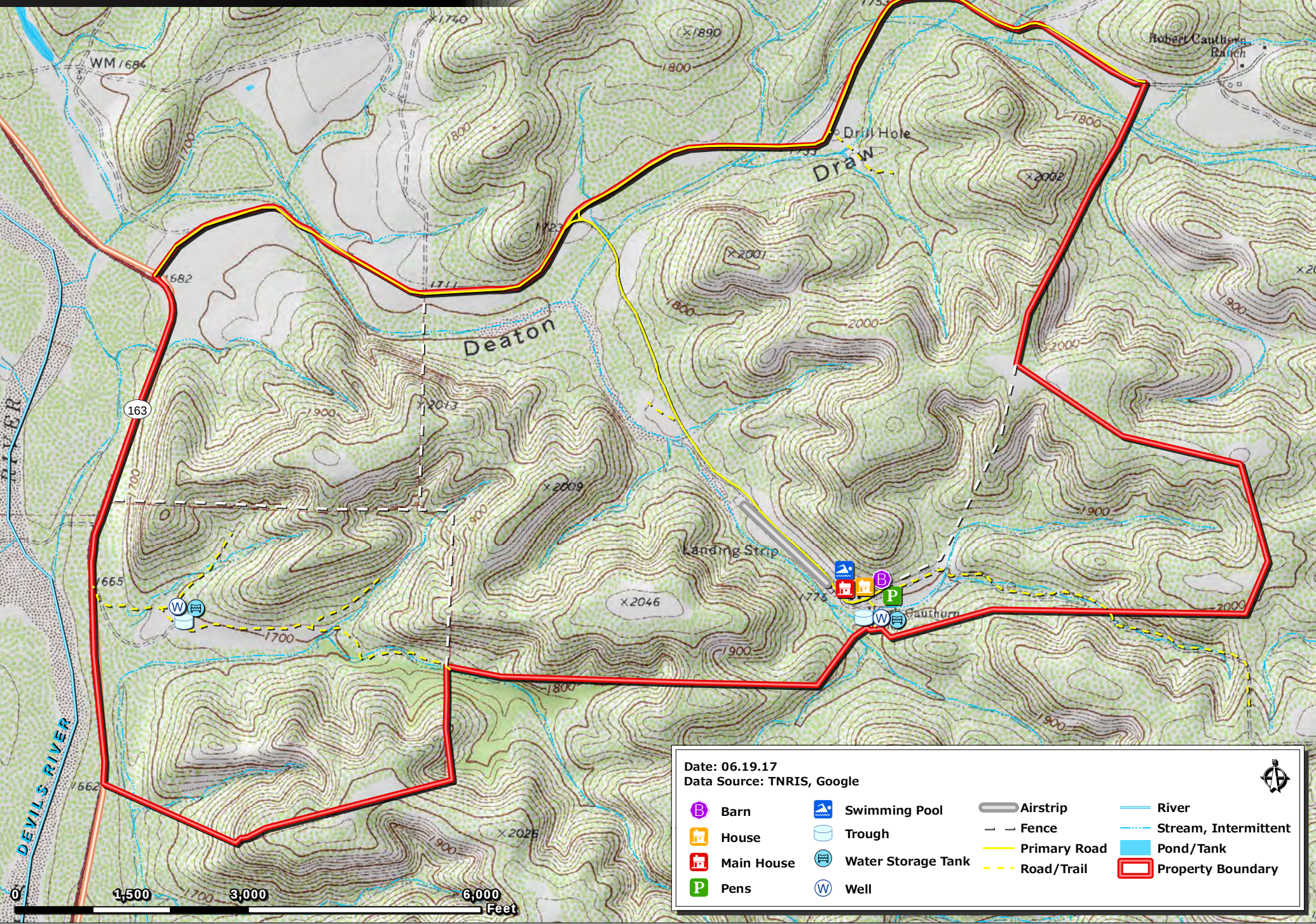
Property

Property Boundaries



Date: 06.19.17  
Data Source: TNRIS, Google

- |            |                    |              |                      |
|------------|--------------------|--------------|----------------------|
| Barn       | Swimming Pool      | Airstrip     | River                |
| House      | Trough             | Fence        | Stream, Intermittent |
| Main House | Water Storage Tank | Primary Road | Pond/Tank            |
| Pens       | Well               | Road/Trail   | Property Boundary    |



Date: 06.19.17  
Data Source: TNRIS, Google

Barn

House

Main House

Pens

Swimming Pool

Trough

Water Storage Tank

Well

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Primary Road

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