



Protecting Clients. Conserving the Land.

Prairie Canyon Ranch

22,972 acres, Terrell County, Texas



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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

22,972 +/- 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

\$335/acre or \$7,695,620

Ranch may be divided into three tracts.

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.

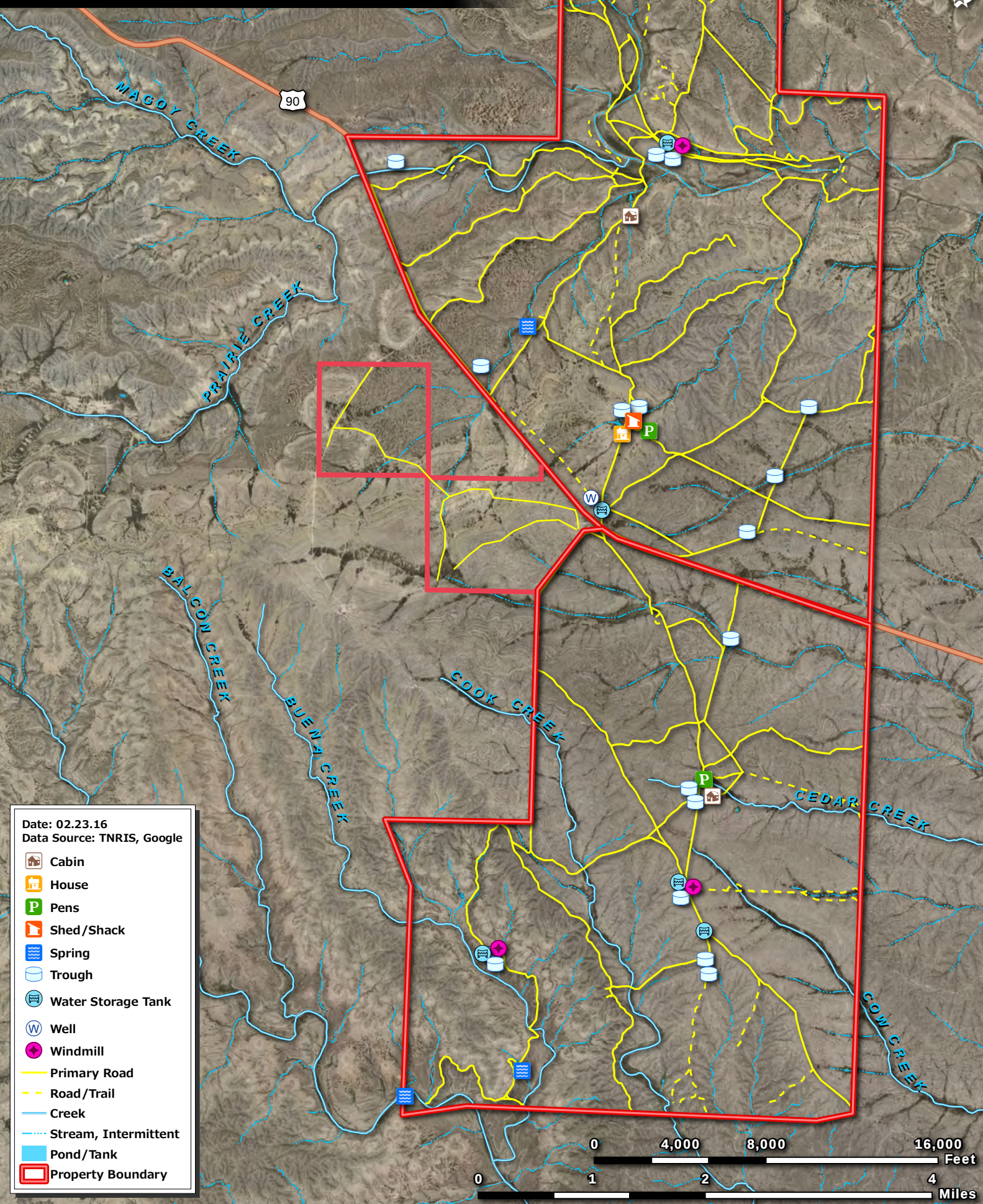
PRAIRIE CANYON RANCH - 22,972 AC +/-
TERRELL COUNTY, TX



Date: 02.19.16
Data Source: ESRI

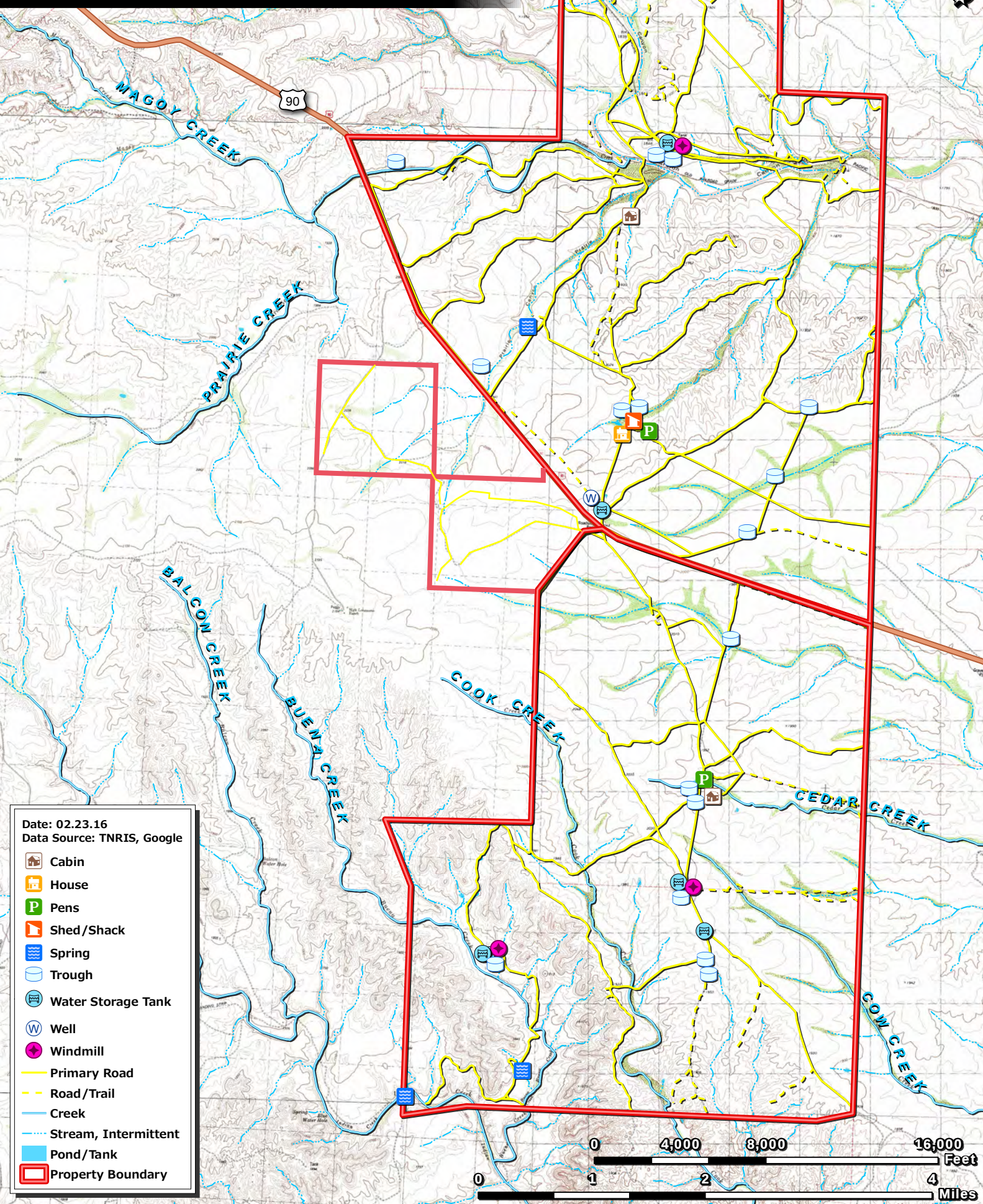
 **Property**

 **Property Boundary**



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



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date