



Protecting Clients. Conserving the Land.

Terrell Airfield Ranch

6,500+/- acres
Terrell County, Texas



Harrison King, Agent

King Land & Water, LLC

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Protecting Clients. Conserving the Land.



Location

Terrell Airfield Ranch fronts on the north side of US Highway 90 for 5 miles just 1 mile east of Dryden, Texas between Del Rio and Alpine. Terrell County Airport (6R6) is located directly across the highway from the property. This area is the transition zone of the western hill country into the Chihuahuan Desert; an area filled with history wildlife.

Acreage

6,500 +/- Acres in Terrell County





Description

With gently rolling limestone hills on the west end overlooking diverse habitat along small creek bottoms, and open gently sloping flats, the ranch abounds with hunting and recreation opportunities. The area is a mecca for both whitetail and mule deer hunting or just prowling the draws in search of adventure. This is a working ranch leased to a neighboring landowner who keeps up the roads over the entire property. With topography reaching around 2,150 to 2,400 feet, there are many potential building sites with distant vistas of the Serranias del Burro Mountains creating a backdrop of high elevations to the south in Old Mexico.



Habitat and Wildlife

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 unique wildlife habitats.



The property's browse and grasslands are in good condition, a result of the ranch's evolution from a historic sheep and goat operation into today's recreational uses of hunting. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, 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 have 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 good cover, this is some of the best Blue Quail hunting in Texas.

Water

The groundwater under Terrell Airfield Ranch is high quality and is currently supplied from a windmill by on the property and by a well on the neighboring land.

Minerals

Approximately 5 sections or 3,200 acres are Mineral Classified. It is unknown at this time what Fee minerals, if any, are owned by the seller.



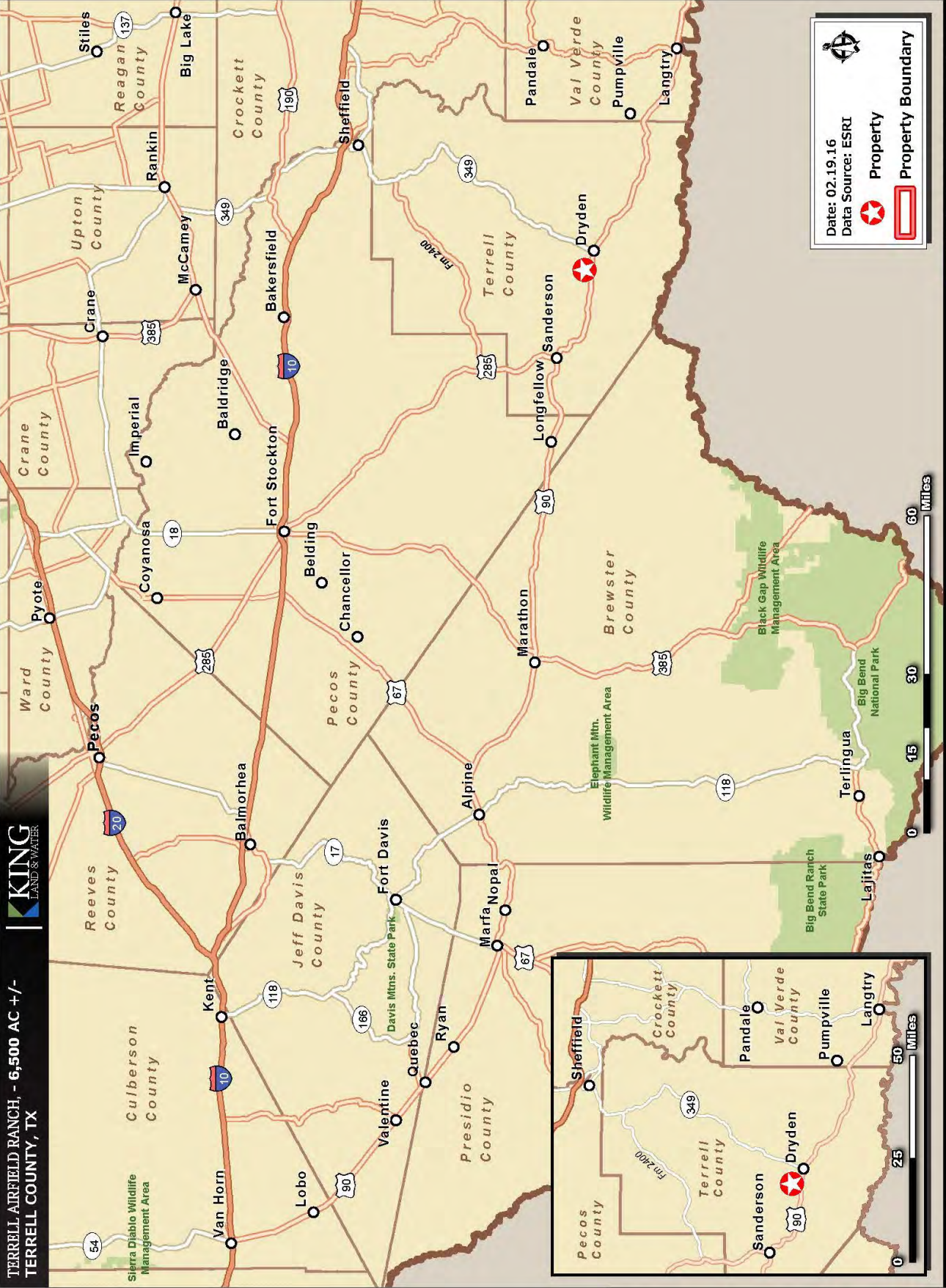






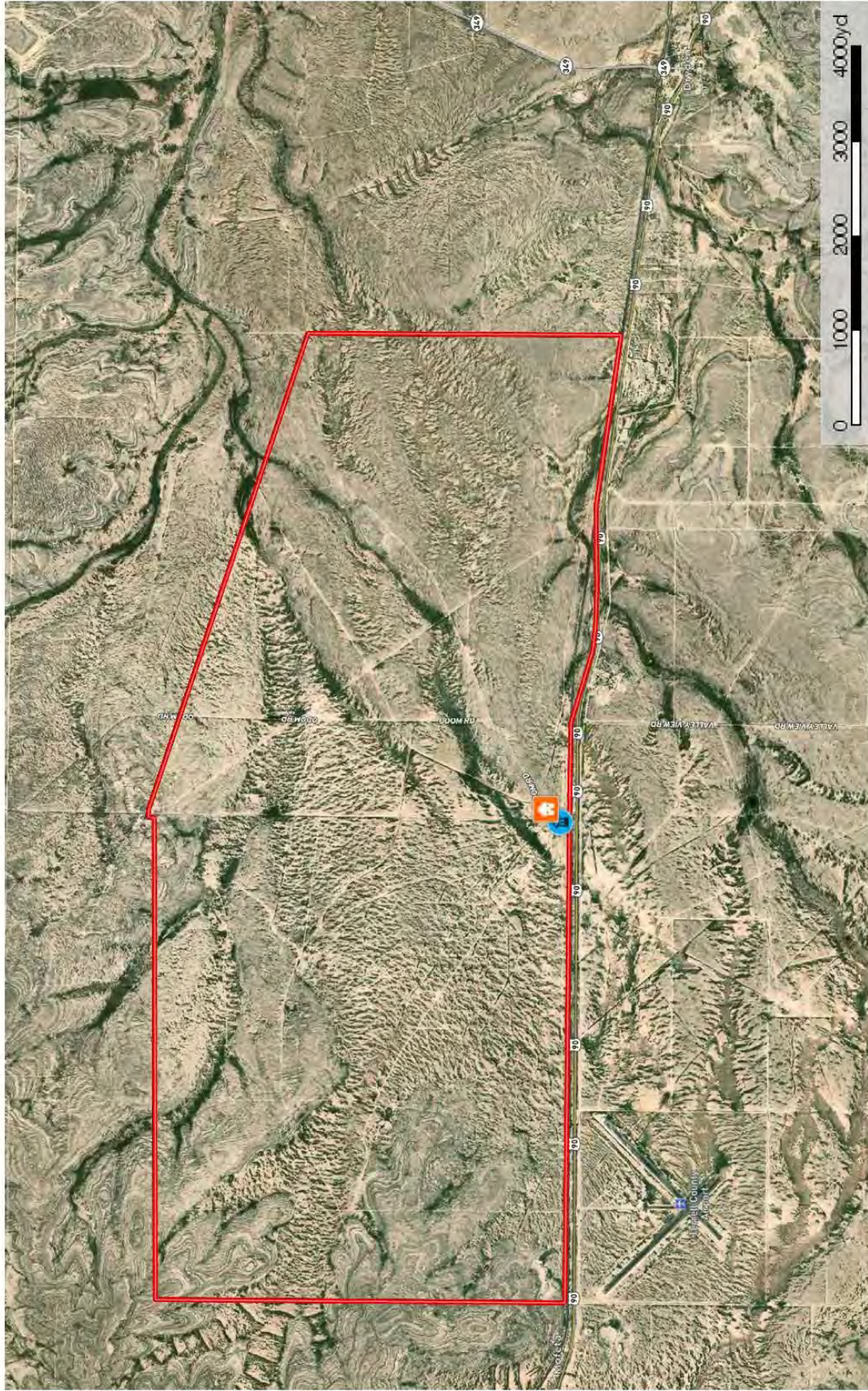
KING
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TERRELL AIRFIELD RANCH, - 6,500 AC +/-
TERRELL COUNTY, TX



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Chu Terrell Co
Texas, AC +/-

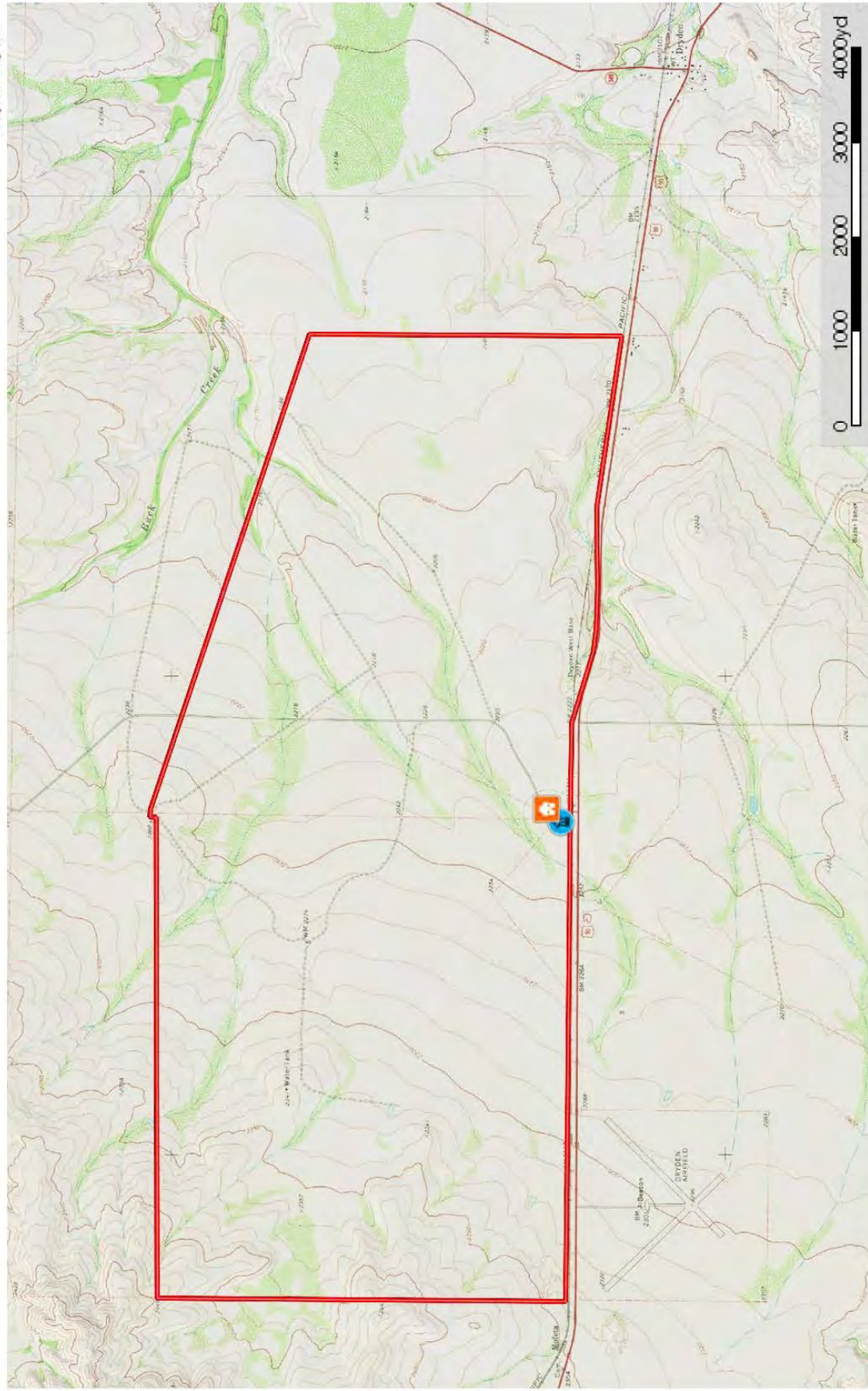


- House
- Well
- Boundary
- Primary Road

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Price

REDUCED

\$325/acre or \$2,112,500 to

\$285/acre or \$1,852,500

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.