



SPECIALIZING IN RANCH &
RURAL PROPERTIES
IN THE HIGHLANDS OF
WEST TEXAS

OFFERING
FOR SALE

EAST RIM RANCH



5,670 ACRES

BREWSTER COUNTY, TEXAS

SOUTH STATE HIGHWAY 118
ALPINE, TEXAS

CLEAT STEPHENS, BROKER

FINDARANCH OUTWEST · FAR OUT WEST PROPERTIES LLC

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East Rim Ranch

A HIGH DESERT HUNTING RANCH

ACREAGE

Approximately 5,670 Acres

LOCATION

28 miles south of Alpine, Texas on State Highway 118 with highway frontage.

DESCRIPTION

East Rim Ranch is situated in the Calamity Creek watershed at an elevation of 4,000' with terrain varying from high rolling hills to desert grasslands and deep brushy draws making it a natural sanctuary for wildlife in the area including elk, mule deer, quail, javelina and feral hogs. It is surrounded by several very large ranches including the Elephant Mountain WMA – a 27,000-acre wildlife management area owned by the State of Texas and managed by Texas Parks and Wildlife which provides a breeding ground for a wide and varied population of wildlife. Game management on this and other adjoining ranches provides an environment that allows many different species to thrive in this desert region. Desert big horn sheep, aoudad and scimitar-horned oryx are seen regularly in the area and crossing the property from these adjoining ranches on occasion.

All livestock was removed from this property several years ago and it has responded well considering the extended drought conditions. It has been actively managed for wildlife since that time and a wildlife management use exemption is in place. The deep soils in the bottoms and overflow areas provide significant forage and browse and bulk protein feeders are used for supplemental feed to attract and maintain the wildlife numbers.

The ranch has over three miles of State Highway 118 frontage and access roads throughout. A rock quarry on the property provides material that can be used to improve and maintain the roads.

East Rim Ranch offers great potential as a hunting enterprise, family or corporate retreat with big skies, sweeping vistas and a vibrant ecosystem. Its proximity to Alpine offers numerous lodging and dining

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options and other valuable services such as Alpine-Casparis Municipal Airport. The ranch is also within easy driving distance to Big Bend National Park and Lajitas Golf Resort to the south.

IMPROVEMENTS

This property is unimproved aside from the water and road infrastructure and is very clean of trash and debris. Electricity is readily available and runs north to south for almost the entire length of the ranch. There are several nice building sites near the power and water lines and very accessible from the highway that would be ideal for a home or hunting lodge.

WATER

This property has one main well drilled in 2008 testing 20 gpm with a total depth of 1008'. This well is equipped with a submersible pump and feeds water through an extensive watering system with substantial storage capacity to numerous troughs distributed throughout the ranch. Seasonal rain water collected by dirt tanks and pockets along Calamity Creek provide additional water resources. The ranch also has shared access to a well to the north.

MINERALS

Some prior mineral reservations do exist. Seller is willing to convey all mineral interests currently owned.

PRICE

Asking \$3,300,000

CONTACT

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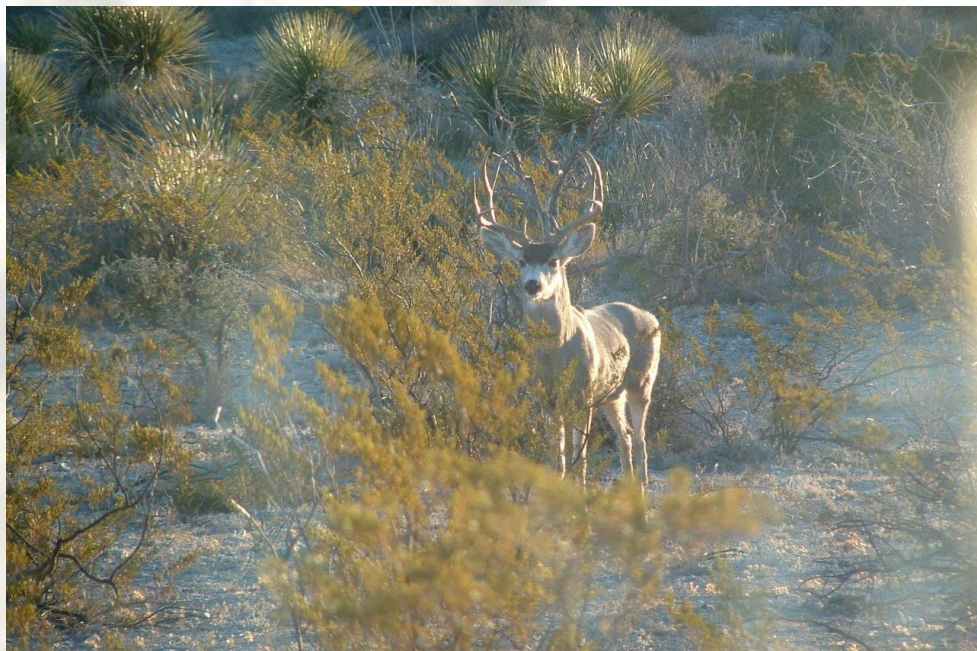
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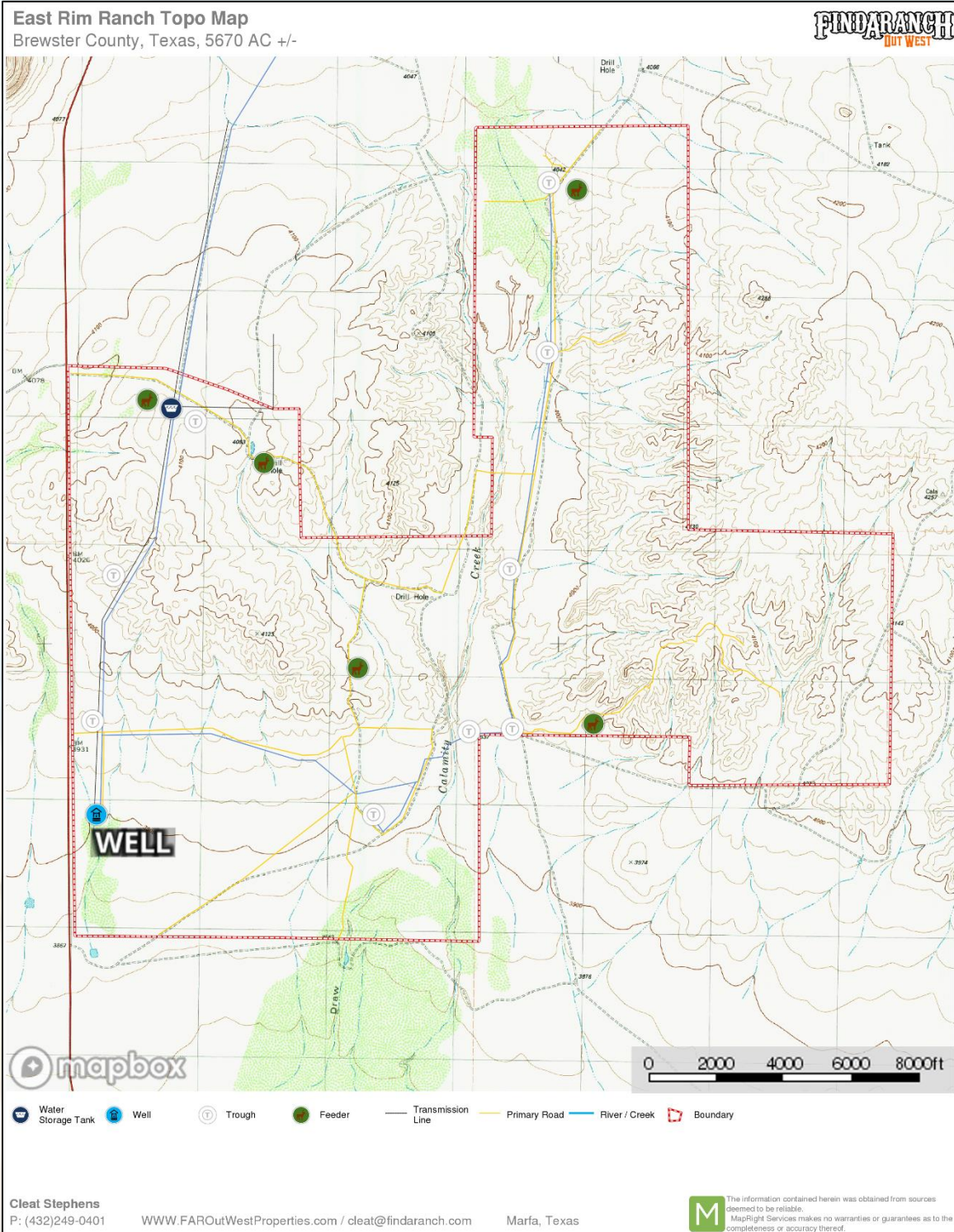
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