



Protecting Clients. Conserving the Land.

Flying Buck Ranch

3,400± Acres
Terrell County, Texas



Harrison King, Agent

Office 512-840-1175

Cell 432-386-7102

Harrison@KingLandWater.com

Location

Flying Buck Ranch is situated directly across US Highway 90 from the Terrell County Airport (6R6) creating a rare fly-in hunting experience along the transition zone of the western Hill Country into Trans-Pecos region Texas, an area rich with history and wildlife. Being 3 miles west of Dryden, Texas between Del Rio and Sanderson, the ranch is easily accessed by car from central and south Texas.



Acreage

3,400± 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 has historically been a working ranch well-managed for hunting and recreation with a good road system in place 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. Power infrastructure spread across the length of the ranch give flexibility for ranch use and future subdivision potential.



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.



Protecting Clients. Conserving the Land.



Protecting Clients. Conserving the Land



Water

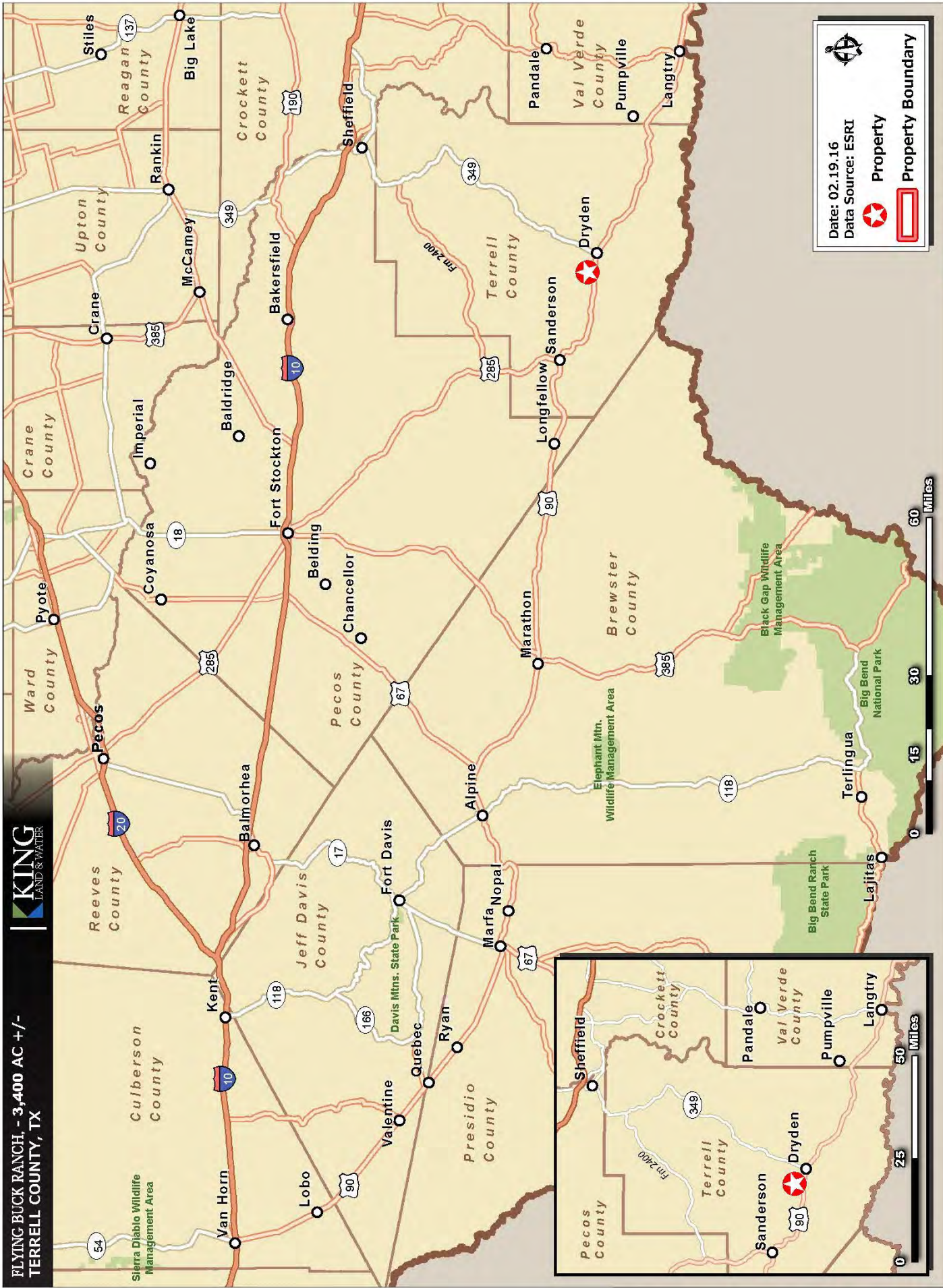
The groundwater under Terrell Airfield Ranch is high quality and is currently supplied from a windmill and a large storage tank on the property. Several earth tanks also catch surface water crucial for wildlife.

Minerals

Approximately 3 sections or 1,920 acres are Mineral Classified where the surface owner participates in leasing and royalty income with the state



**FLYING BUCK RANCH, - 3,400 AC +/-
TERRELL COUNTY, TX**

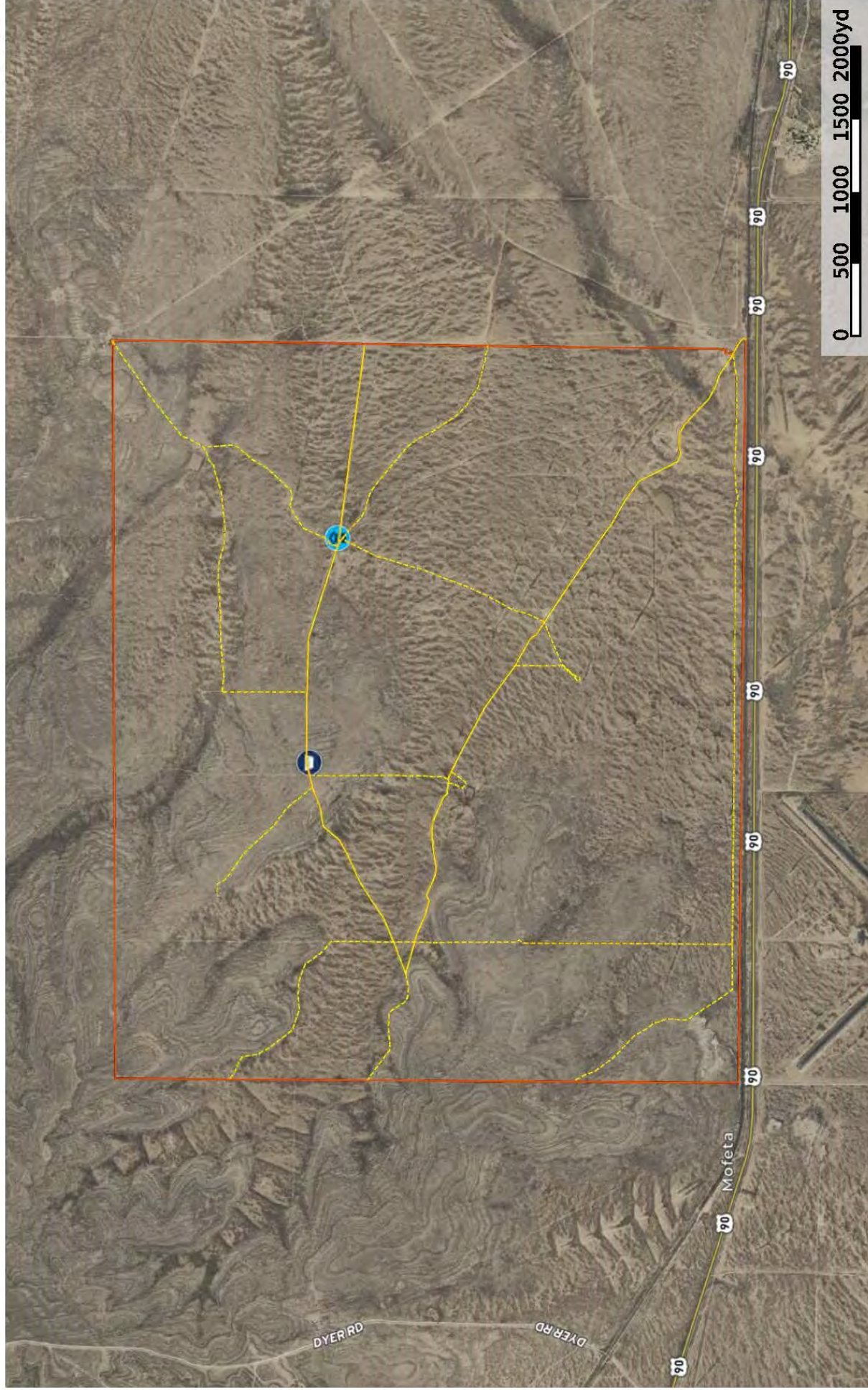


Date: 02.19.16
Data Source: ESRI

Property

Property Boundary

Flying Buck Ranch
Texas, AC +/-



King Land & Water LLC

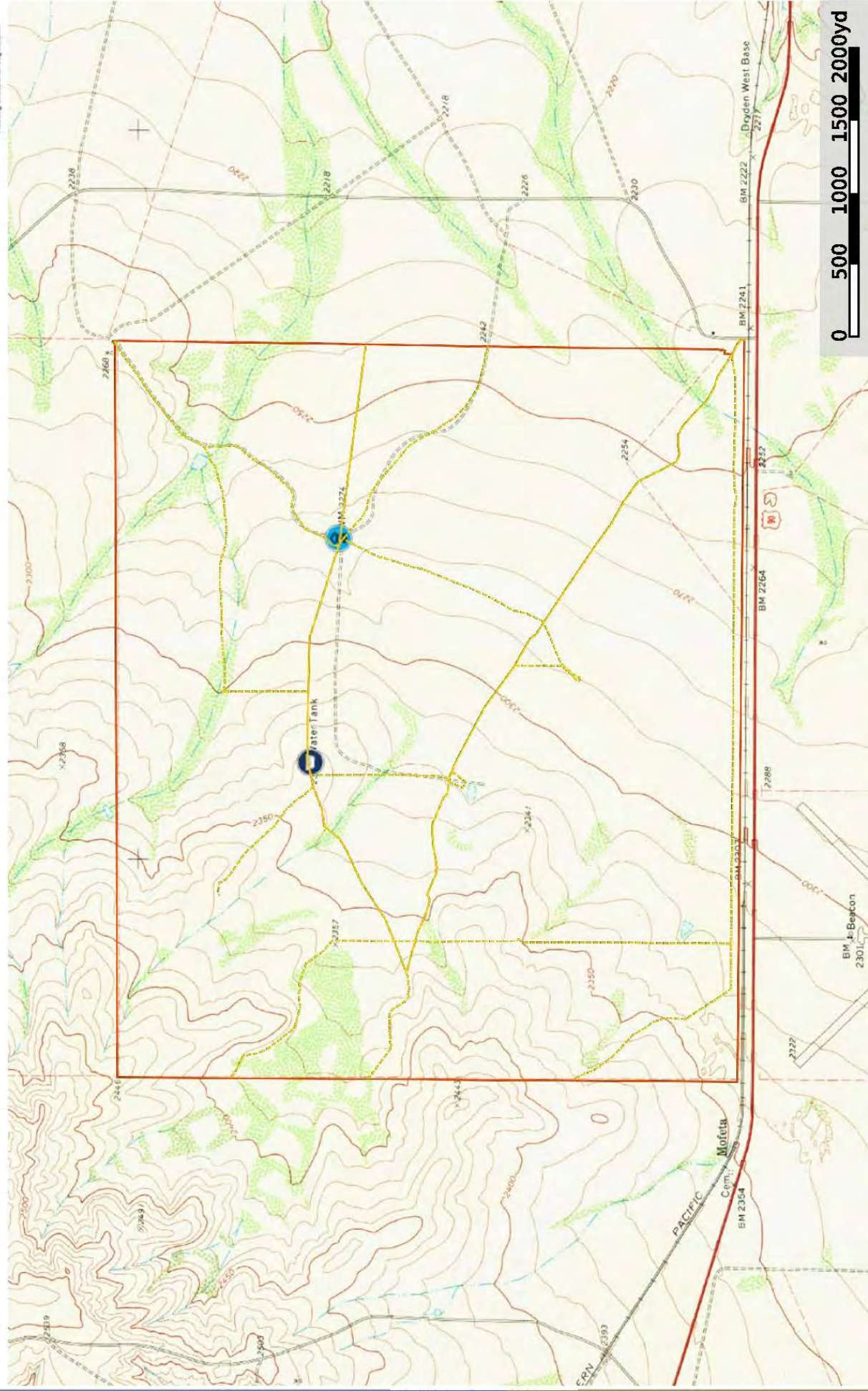
P: (432) 426-2024 / (512)-840-1175

kinglandwater.com



The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Texas, AC +/-



P: (432) 426-2024 / (512)-840-1175

kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to completeness or accuracy thereof.



Price

\$325/acre or \$1,105,000

Additional land adjoining the ranch is also available.

Contact

Harrison King, Agent

King Land & Water, LLC

512 840 1175 Office

432 386.7102 Cell

Harrison@KingLandWater.com

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.

[Information About Brokerage Services](#)

