



Dos Rios Ranch

TBD US Hwy 90 W, Comstock, TX 78837

348.01 Acres

\$591,617



RIO GRANDE FRONTAGE

PECOS RIVER ACCESS

CLOSE TO TOWN

Dos Rios is the perfect name for this West Texas recreational destination. With the Rio Grande in your “front yard” and an easement access to the Pecos River in your backyard, this property is an outdoor enthusiast’s pinnacle. The multiple arroyos provide many canyons to hike with caves etched into the rugged walls. The wildlife is as plentiful as it is unexpected. Fish in the shade of the canyon walls as you barbeque dinner for the evening and then slip into the cool, crystal-clear water for a swim or slide your kayak in for a relaxing trip upriver. Fall asleep while watching the countless stars in a sky, far from any light pollution. The possibilities are limitless on this expansive, wide-open ranch.

Dos Rios Ranch subdivision is comprised of several unfenced properties with a shared perimeter low fence to maintain the agricultural valuation. On this offering of Lot 15, there are spectacular views of the Rio Grande River Gorge from the south end of the ranch. The presence of Indians from 3-4,000 years ago can still be found in the numerous caves and burnt rock middens found along the river and deep canyons. Lot 15 has approximately 2,250 feet of frontage on the Rio Grande River. This portion of the river is part of Lake Amistad and the Amistad National Recreational Area. An easement within the subdivision gives access to the Pecos River at a small dam perfect for fishing.

Community water is available for use at the Pecos River entrance. The property does not currently have a water well or electricity. A generator provides electricity for the current RV. Three comfortable King Ranch deer blinds and All Seasons feeders will convey.

There is a subdivision-wide agricultural valuation. 2021 taxes were \$84. No mineral rights are included.

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TREES

Persimmon
Mesquite

GRASSES

Texas Grama
Other natives

SHRUBS

Cacti
Guajillo
Dessert Yaupon
Paloverde
Goatbush

WATER

Rio Grande River frontage
Pecos River access
Community water at entrance

WILDLIFE

Whitetail Deer
Aoudad Sheep
Wild Hogs, Javelina
Rabbits, Dove, Quail
Catfish, Bass, Carp

UTILITIES

None

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LOCATION

Val Verde County—Dos Rios Ranch subdivision
9 miles east of Langtry, 19 miles west of
Comstock, 45 miles to Del Rio

DIRECTIONS

From Del Rio take Hwy 90 northwest for approximately 50 miles to the front gate access of the Dos Rios Ranch subdivision on the left. The property begins in 0.8 mile on the right after crossing a wet-weather creek.



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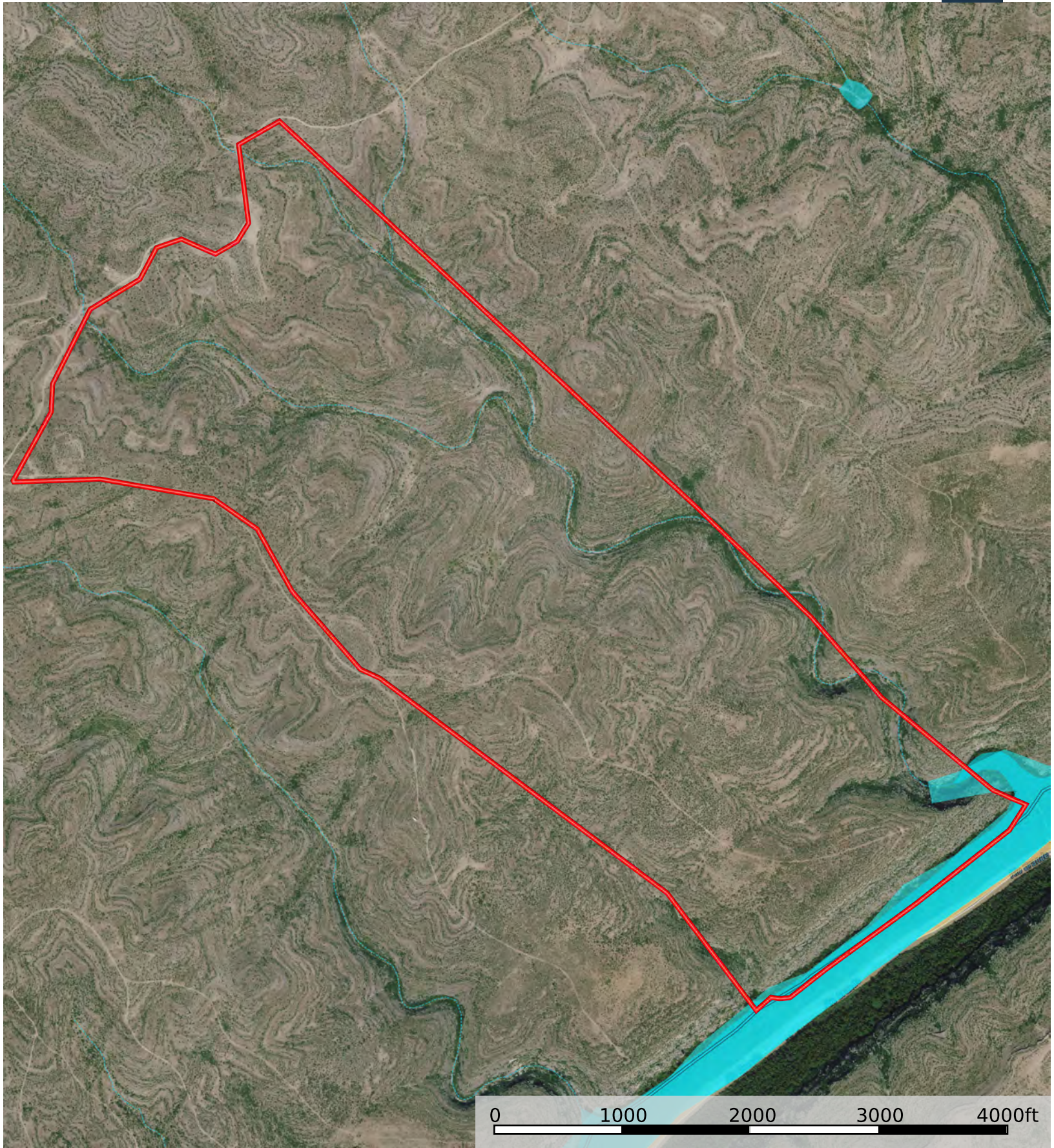
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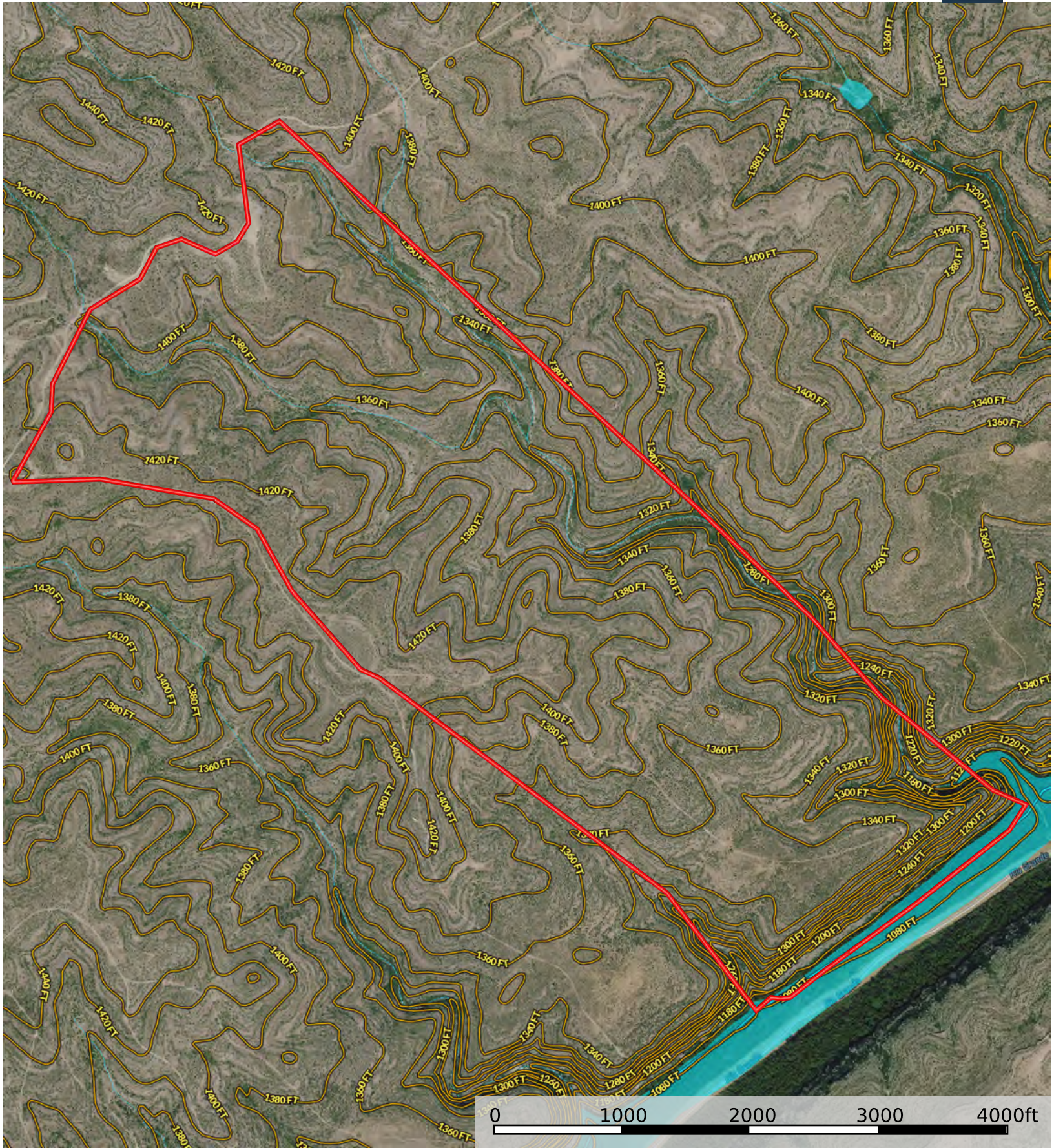
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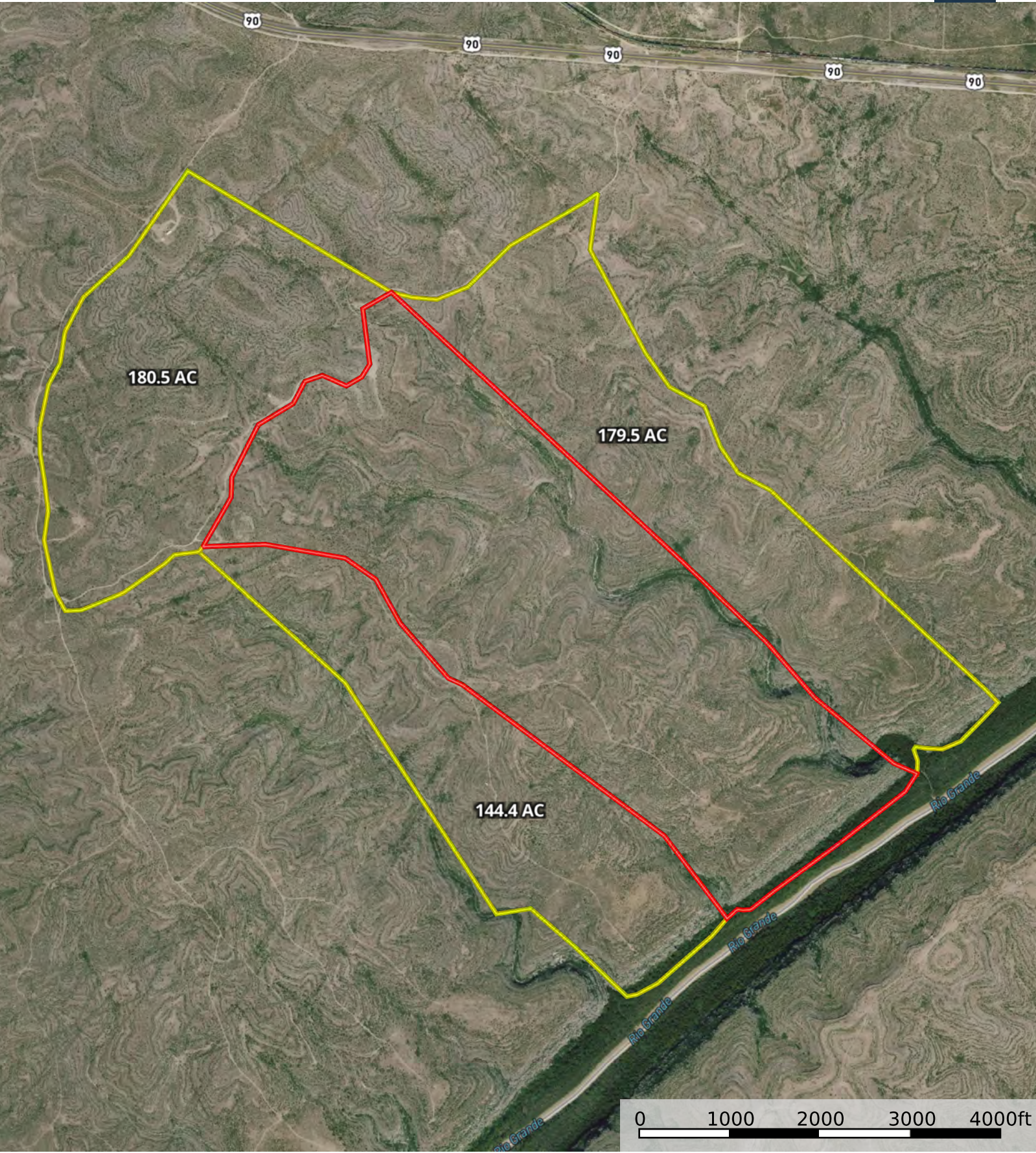
 Boundary



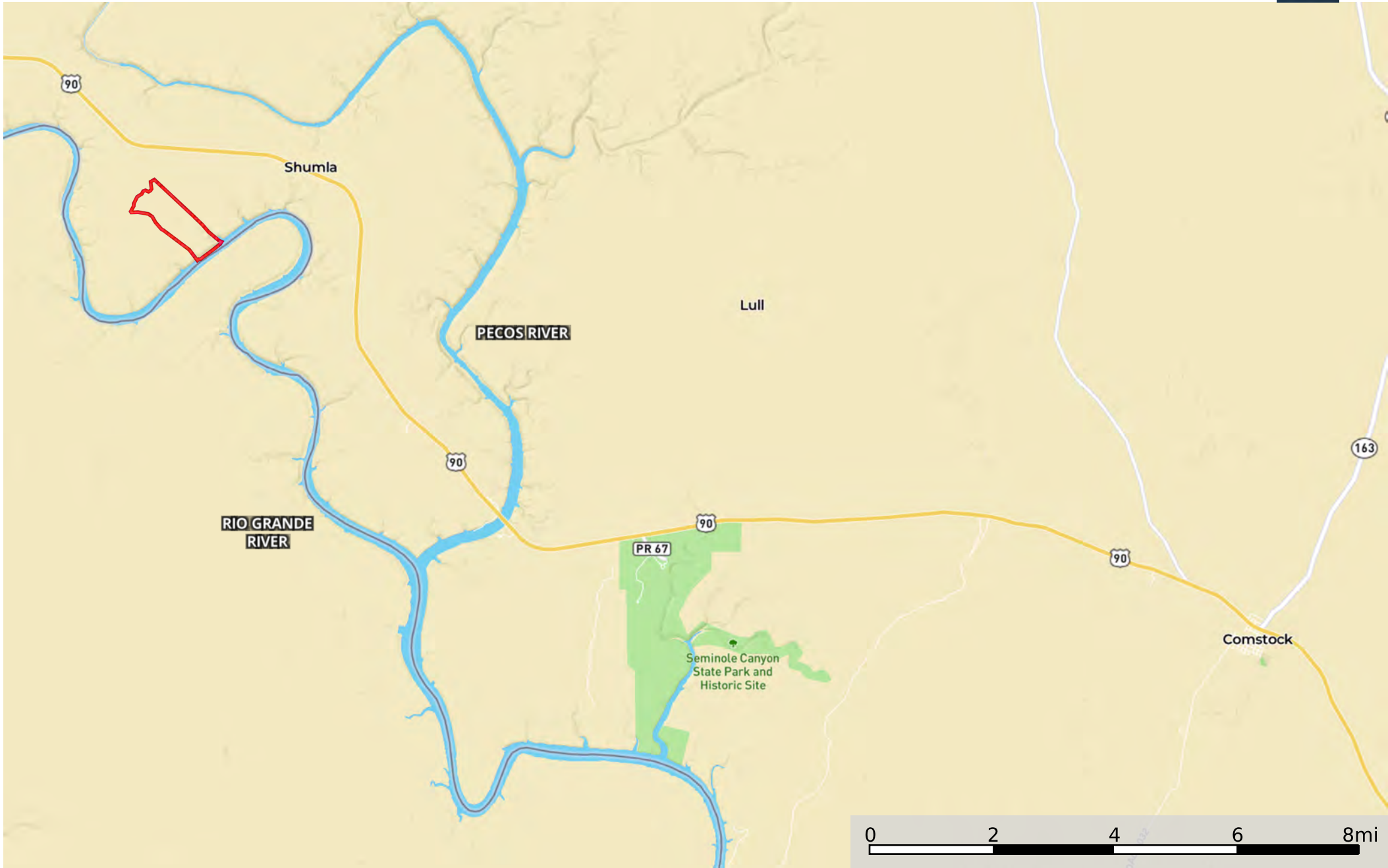
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not
- Stream, Intermittent
- River/Creek
- Water Body




Boundary Stream, Intermittent River/Creek Water Body



 Neighbor  Boundary



 Boundary