



Protecting Clients. Conserving the Land.

Sweetwater Springs Ranch

Lower Pecos River Oasis

3,667.65± Acres
Terrell County, Texas



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Location

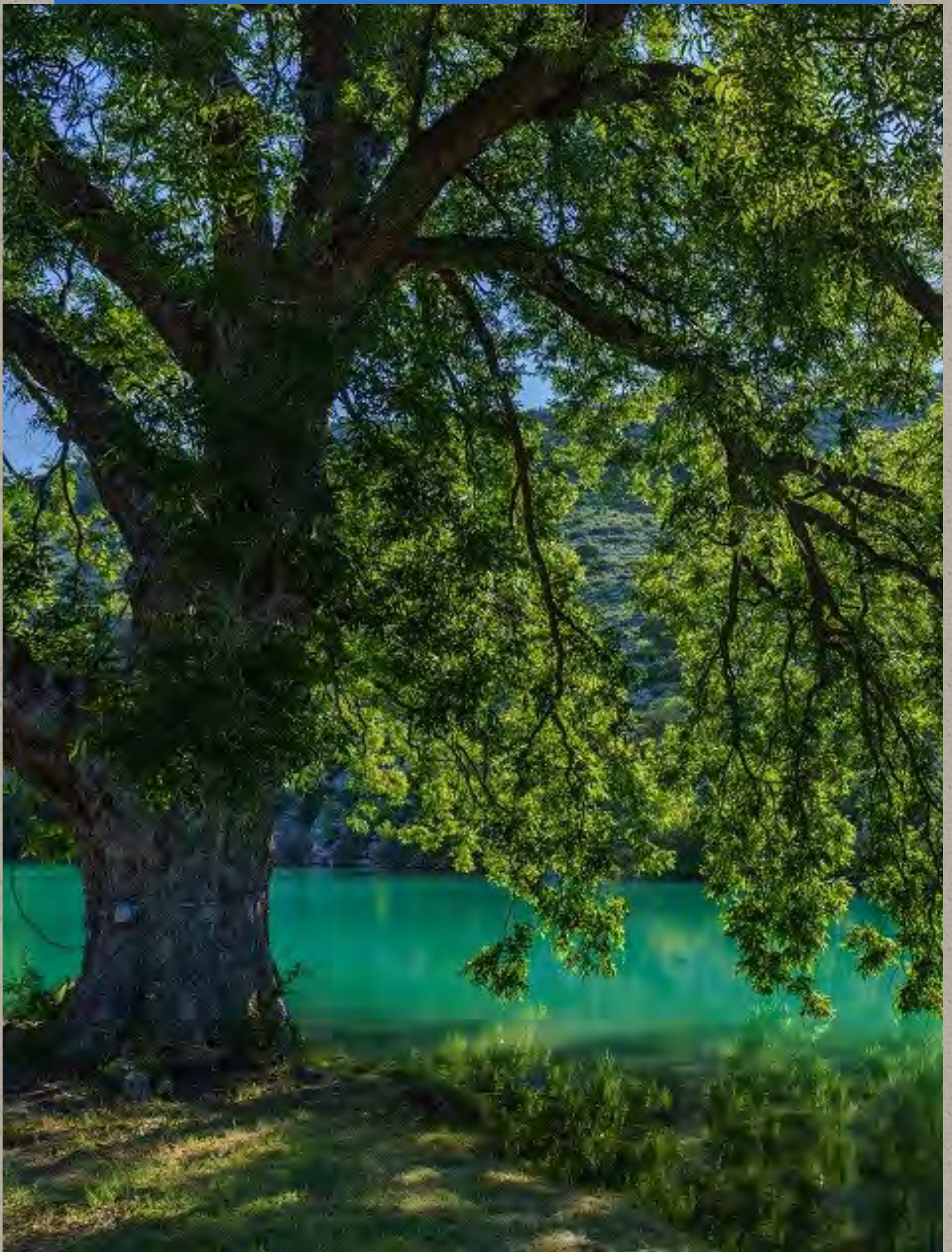
Sweetwater Springs Ranch is a world unto itself, an Oasis, located downstream from Independence Creek fronting for 1.3 miles on the west bank of the spring fed Lower Pecos River. Once part of the historic Banner Ranch this 3,667± ac ranch is centered around Sweetwater Springs flowing 2,000 gal/min into a clear bass filled lake which is the source water to an elaborate irrigated pasture system and three tree lined spring runs flowing into the Pecos. Located 25 miles south of Sheffield and I-10 off Highway 349 on well-maintained caliche roads that dead ends at the ranch.

This area of the Lower Pecos was home to the Pecos Culture of hunter/gatherers dating back 4,000 years, who left a legacy of extensive rock art over 8,000 square miles. The area was also known for pioneers of the late 1800s such as Judge Roy Bean at Langtry, and his “law West of the Pecos”, as well as Lieutenant John Bullis, the commander of the Seminole Indian Scouts fighting in the Pecos River skirmishes in 1870. Today the Pecos River is a ranch and recreation neighborhood with a wilderness multi-night world-class canoe and kayak experience to enjoy. Crossing through high canyon walls in a series of rapids and pools with world-class clear-water fishing; one of the most unique float trips in North America.

Acreage

3,667.65± acres in Terrell County, Texas



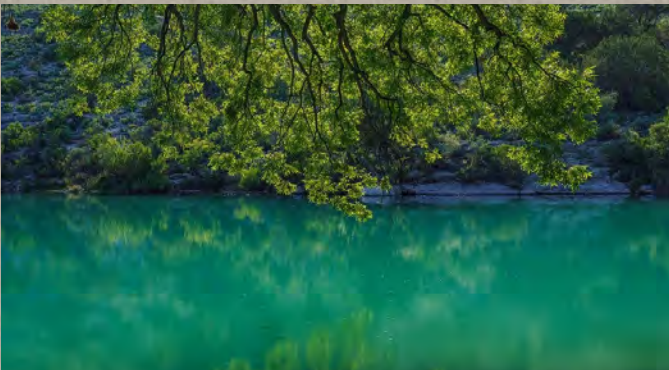


Description and Headquarters



The Lower Pecos River is fed by a series of springs starting south of I-10, the largest Caroline Spring being located on the 19,500 ac Independence Creek Preserve owned by The Nature Conservancy 5 miles upstream. This protected outflow of the Edwards-Trinity Aquifer changes the river into a spring-fed reach with water quality rivaling the Devils River to the east although here it is much more private! The ranch is characterized as plateau country on top with steep deep wooded canyons cutting through fortress limestone cliffs toward the river. The river here is easy to access by vehicles and the canyons and high country have recently had most of the roads improved.

When entering the Headquarters area the temperature drops 15 degrees under the heritage Pecans and other century old shade trees. Sweetwater Springs at the Headquarters creates a clear reservoir or lake framed by a high limestone bluff on one side and giant trees on the other. The lake is not only a reservoir for irrigating the 18 acres of farmland but it's the center for outdoor recreation including a rope swing and swimming picnic area. Three springs come from the reservoir and disperse in different directions feeding irrigated pastures but eventually meander all the way to the river. It's a water paradise, secluded, and private. It's your own Barton Springs!



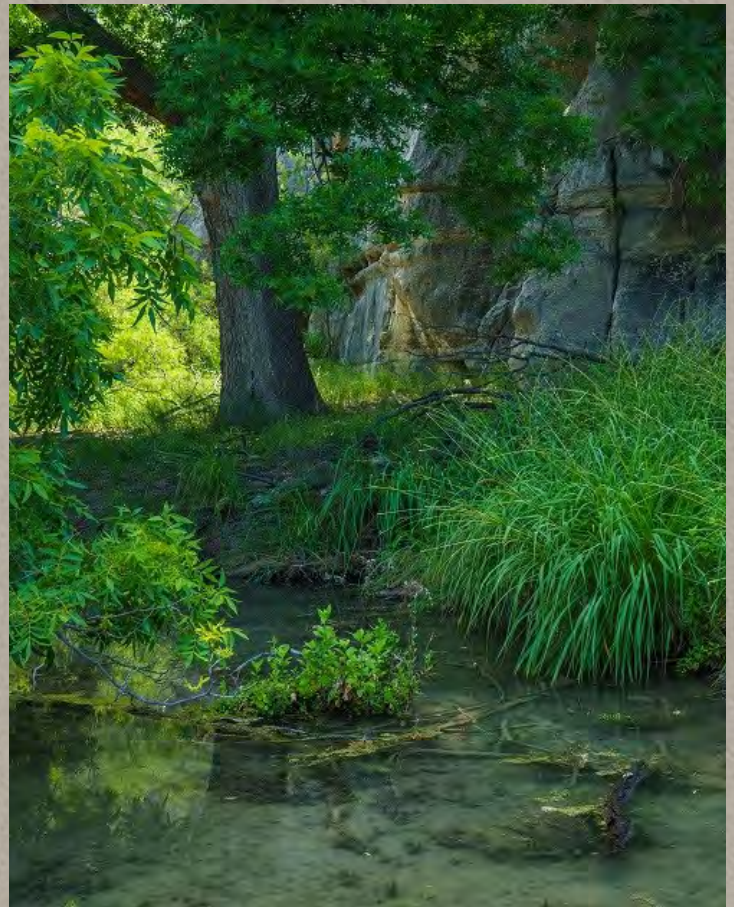
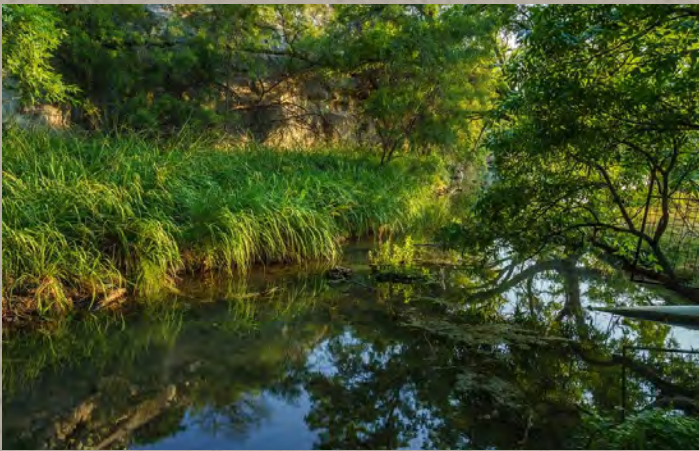
The Headquarters has a 3br/3ba home with a series of shops and barns and an amazing pipe pens system with spring water running through several paddocks. Other improvements are a hunting camp along Geddis Canyon where there is another spring nestled into a side canyon pouring out a huge volume of crystal-clear spring water with native fish. There are three wells on the ranch with two storage tanks and multiple water troughs. An amazing recently improved road system gives you access up and down the high mountains and along the river into the two large side canyon systems.





Habitat

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. From ocotillo and sotol, to oak and juniper woodlands, to persimmon and ceniza, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition as the ranch has focused on its wildlife resources with today's recreation uses of hunting, fishing, canoeing and enjoyment of the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as mule deer, quail, dove, turkey, mountain lion, aoudad, bobcat and fox but also for non-game species such as bear, Texas horned lizard, neotropical songbirds, Texas tortoise, Rio Grande beaver and native fish species. The abundance of live water along the spring runs and the Pecos River provides an opportunity to grow some of the largest Oak and Pecan trees in the region. Along the banks of Geddis Creek is a large Live Oak Mott providing habitat for migrating Monarch butterflies and roosting areas for Turkey.







Wildlife

The combination of river, canyons, topography, browse, and habitat creates a wildlife-rich environment for both the hunter and wildlife watcher. From whitetail population, Rio Grande turkey, dove, quail, mountain lion, and aoudad to neotropical songbirds, osprey, beaver, butterflies, fox, rabbits, and ringtail cat, the upland and riparian diversity of wildlife is unequaled.

The river itself is an important body of water for the region with its native fish and fauna, as well as game fish like small and large mouth bass, black bass, and catfish. From fly fishing in the shoals and riffles, to bottom fishing the clear deep holes, this ranch is an angler's dream.





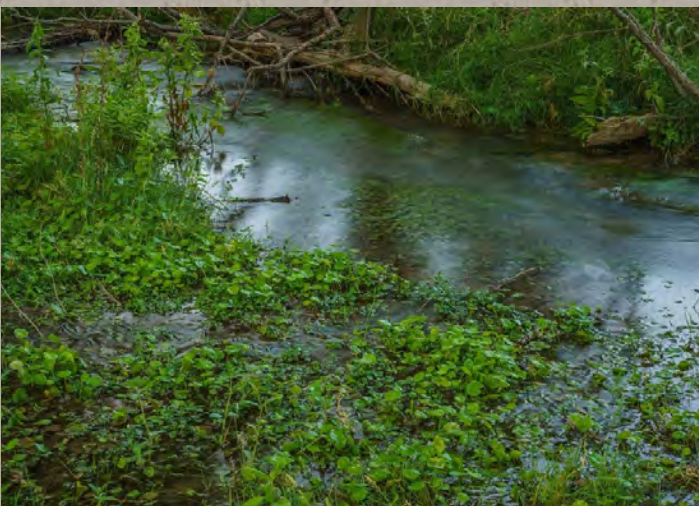
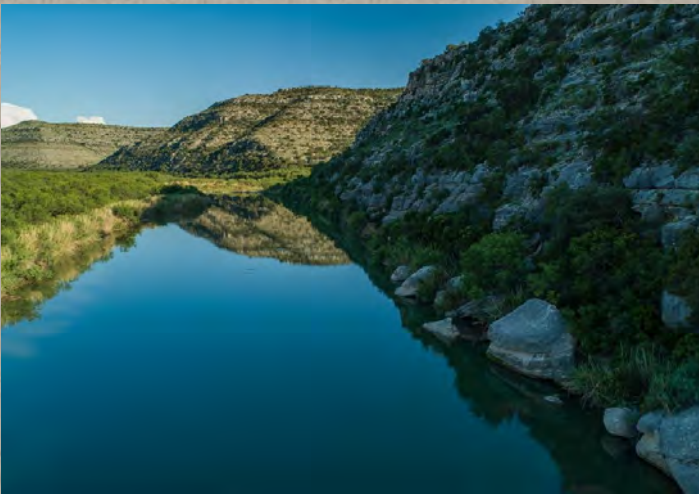
Water



The Lower Pecos River, much like the nearby Devils River, is supported by area springs as outflow from the Edwards-Trinity Aquifer and located in one the most intact river environments in Texas offering unique streamside habitat such as willow, live oak, hackberry, mesquite, river cane, and many riparian plants, including a wide diversity of flowers and blooming cacti. It is recreation at its best. The Lower Pecos River area is all private land with limited access for launching canoes, creating a wilderness quality usually found only in our country's largest National Parks. You can put into

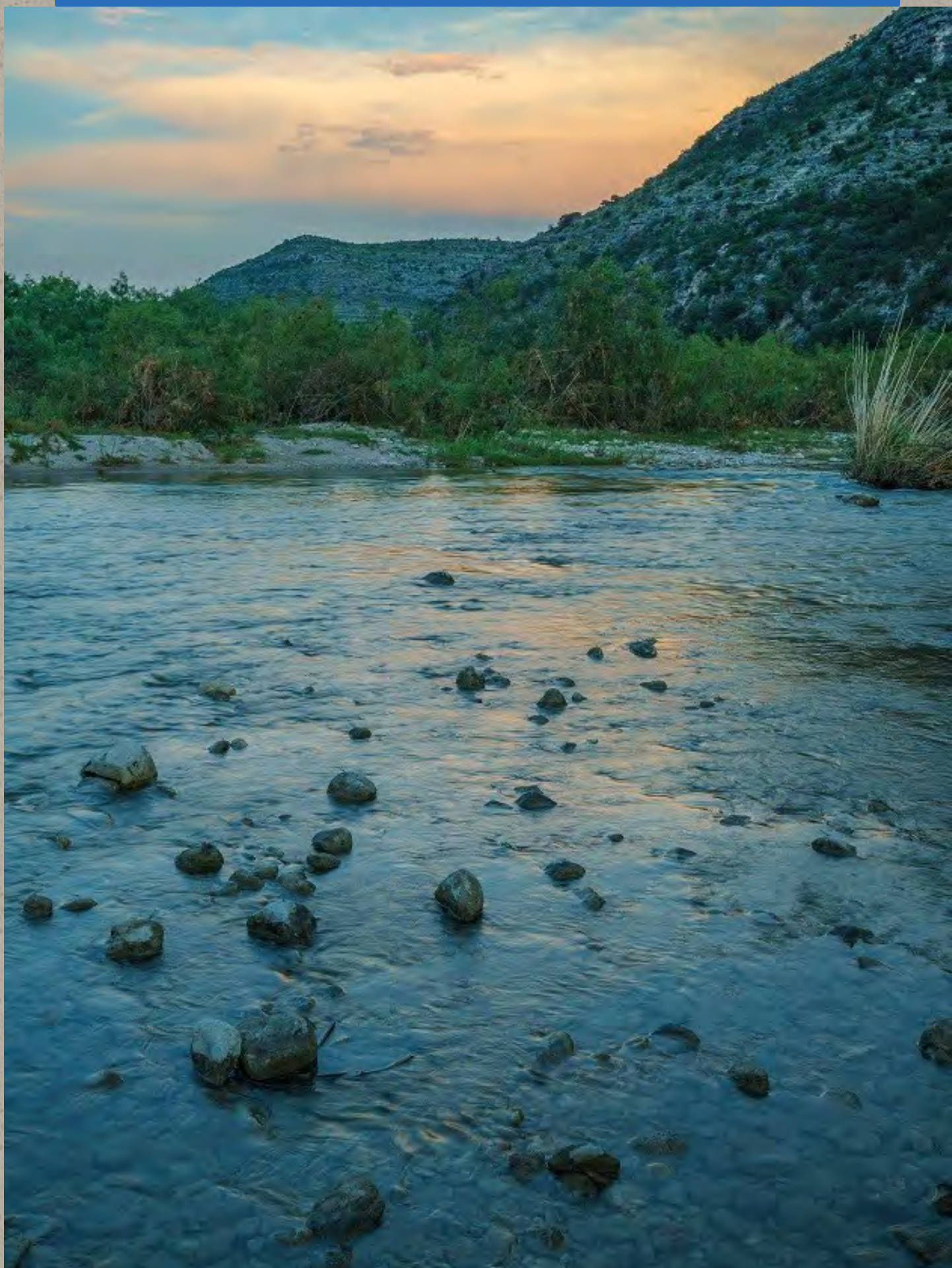
the river on this ranch and take out at Pandale below which is a two-night trip.

Sweetwater and Geddis are recorded huge springs on the ranch that flow into the Pecos River. The lake and the spring runs provide miles of additional live water to the ranch. The 18 ac agricultural fields are watered by the 2,000 gal/min Sweetwater Springs where at one time the Banner family grew Alfalfa. There are unlimited opportunities to create orchards, vineyards, and gardens.





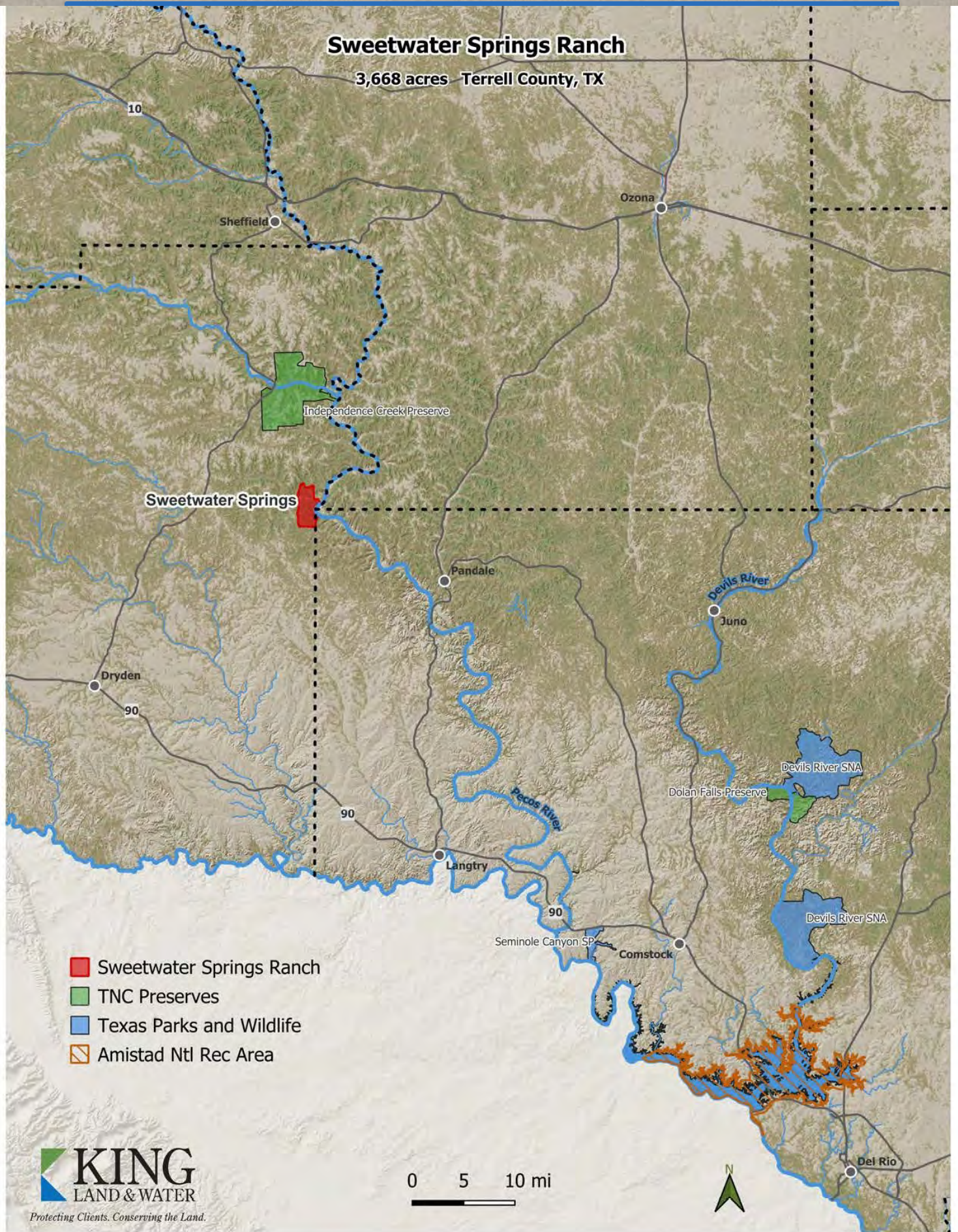






Sweetwater Springs Ranch

3,668 acres Terrell County, TX



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Sweetwater Springs Ranch

3,668 acres Terrell County, TX

- Boundary
- Headquarters
- Springs
- Wells
- Main Roads
- Roads



Sweetwater Springs Ranch

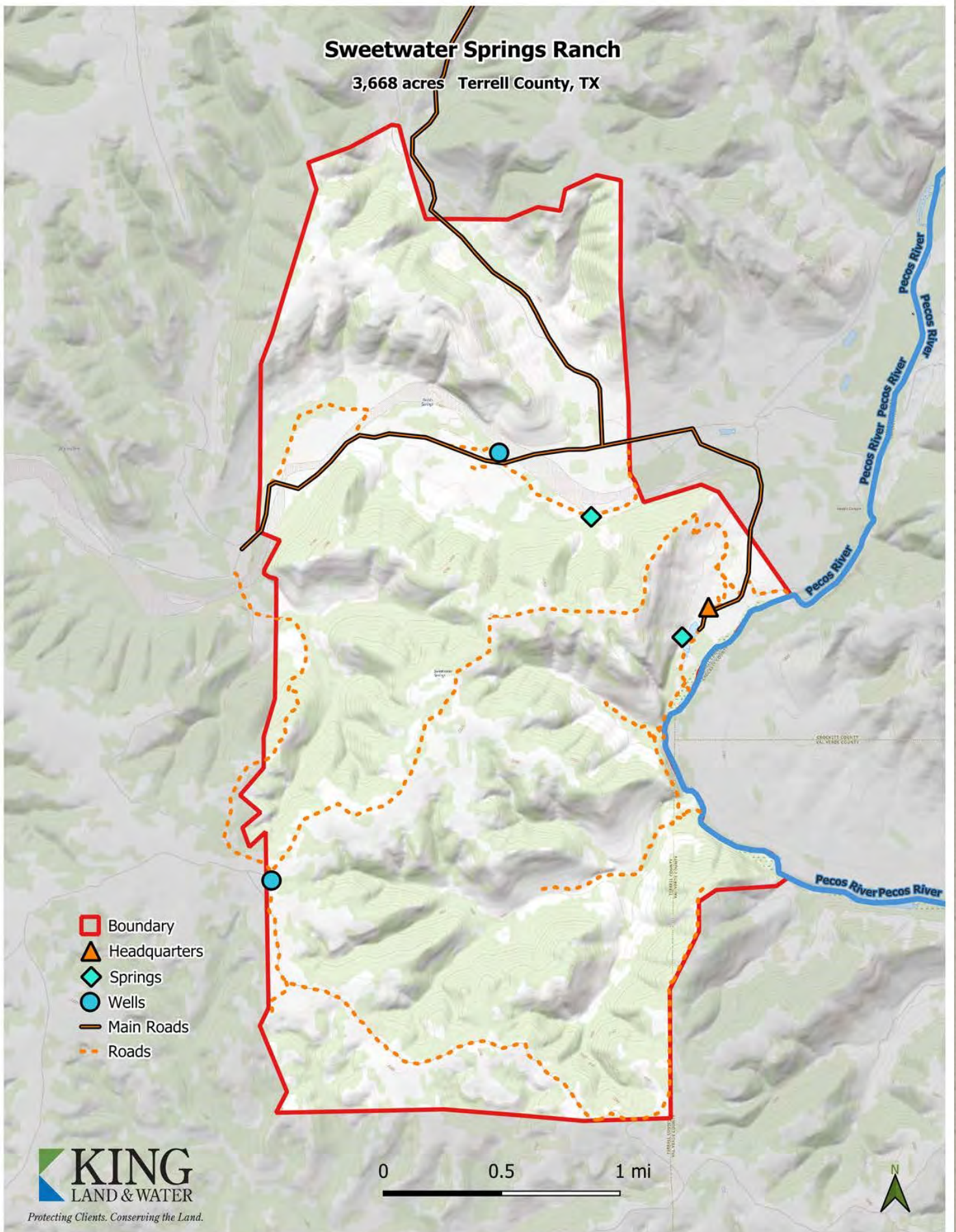
3,668 acres Terrell County, TX

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Price

3,667.65± acres

\$2,500 per acre or \$9,169,125

Contact

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Disclaimer

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