



**MCCLAINS CANYON RANCH:
A RUGGED TEXAS RETREAT
TERRELL CO, TEXAS-450 ACRES**



FOR SALE



**0000 VALLEY
VIEW,
DRYDEN, TX**



CONTACT

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HIGHLIGHTS

The Real Estate Ranch

- 450 ACRES FOR SALE
- HUNTING RANCH
- RECREATIONAL PROPERTY
- GORGEOUS VIEWS
- PARADISE AWAITS
- EXOTIC GAME
- BLANK SLATE BUILD YOUR DREAM GETAWAY



Description



McClains Canyon Ranch:

A Rugged Texas Retreat

Nestled in the wilds of southern Terrell County, McClains Canyon Ranch spans 450 acres of untamed West Texas terrain, offering a rare blend of rugged beauty, diverse wildlife, and boundless potential. As the largest and most varied tract from a recent ranch subdivision, this property is a haven for those seeking solitude, adventure, and a chance to carve out their own piece of the Lone Star State.

McClains Canyon Ranch boasts a dramatic landscape that ranges from windswept mountaintops to deep, brush-filled draws. The high country, adorned with lecheguilla and ocotillo, is a favorite haunt for aoudad sheep and mule deer, offering breathtaking views from caprock formations, including a striking loma feature unique to the ranch. Down below, McClains Canyon's deep draws, laced with mesquite, cedar, and sage, feed into Sanderson Creek, creating dense cover for whitetail deer, axis deer, bobcats, quail, dove, rabbits, and the occasional elk. Rare sightings of black bear or mountain lion add to the wild allure. With an additional 202 acres available to the east, the ranch could expand to a full 652 acres—a true section of Texas wilderness.

Description



McClains Canyon Ranch: A Rugged Texas Retreat

Wildlife and Recreation

This ranch is a hunter's paradise, teeming with native and exotic game. Aoudad and mule deer roam the high ground, while whitetail and axis deer thrive in the thick brush along the creek. Quail, dove, and rabbits provide ample opportunities for small game hunting, and the occasional elk, black bear, or mountain lion adds an element of thrill. The diverse terrain supports year-round outdoor pursuits, from hunting and hiking to wildlife observation, making it ideal for both personal retreats and potential hunting lease income.

Potential and Improvements

Priced affordably for the hardworking individual, McClains Canyon Ranch is a blank canvas for those willing to invest sweat equity. The property offers opportunities to develop roads, bring in electric utilities, or build a custom cabin or home to suit your vision. The caprock vistas provide stunning sites for housing, with the loma formation adding a unique geological centerpiece. Its remote location—at the literal end of the road—ensures privacy and a true escape from the modern world.

Description



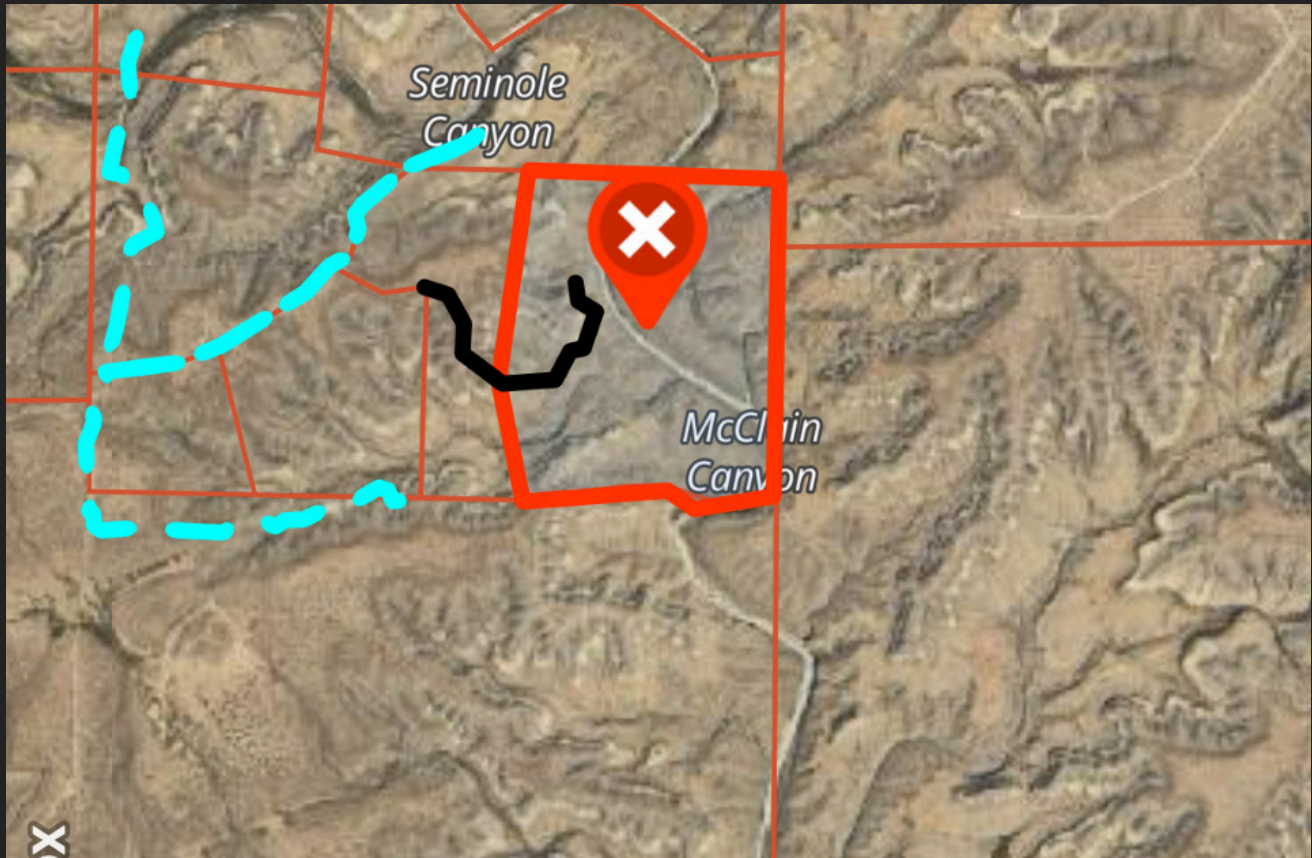
McClains Canyon Ranch: A Rugged Texas Retreat

Location and Lifestyle

Located in southern Terrell County, McClains Canyon Ranch embodies the raw, untamed spirit of West Texas. This is where the road ends and life begins, offering a chance to disconnect and immerse yourself in nature. The ranch's proximity to Sanderson Creek and its diverse ecosystems make it a microcosm of the region's natural beauty, from arid highlands to lush creek bottoms. Whether you're seeking a personal sanctuary, a hunting retreat, or a legacy property to pass down, this ranch delivers.

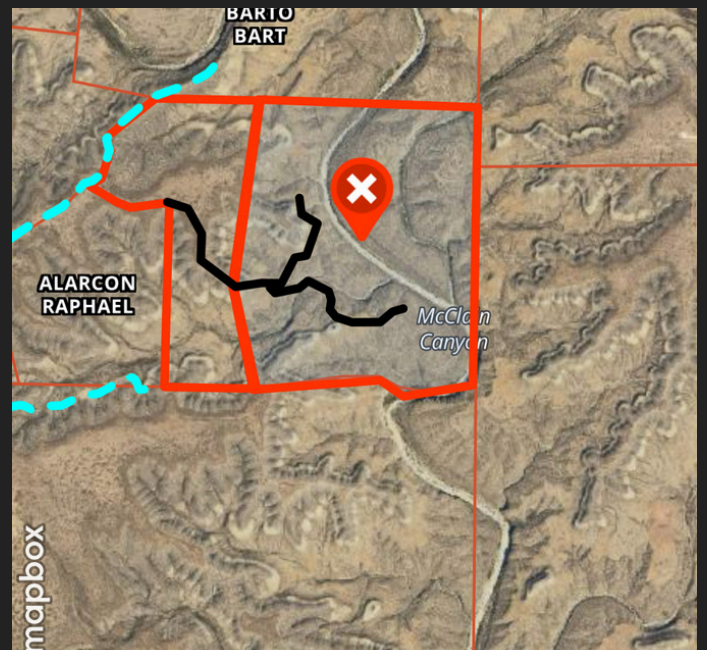
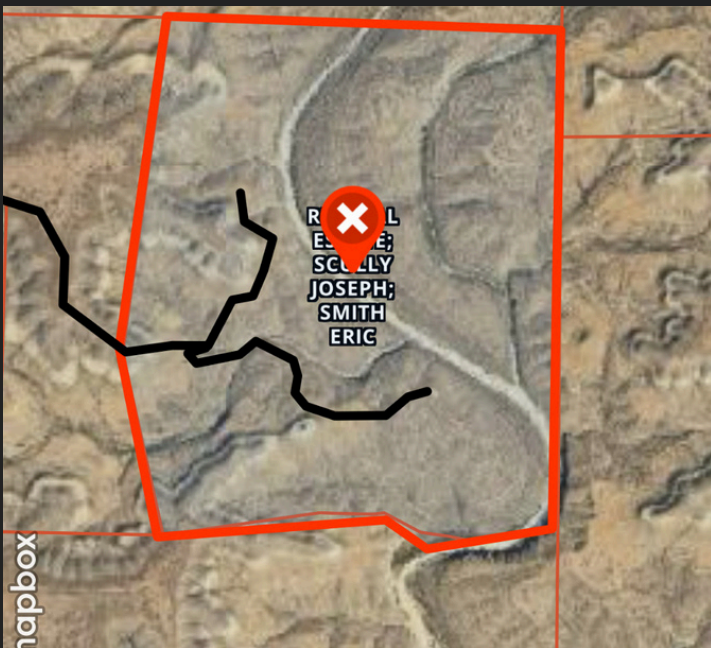
Opportunity

With its 450 acres of varied terrain and the option to expand to 652 acres, McClains Canyon Ranch is a rare find at an accessible price point. It's a place where hard work can transform raw land into a dream retreat, blending affordability with the promise of adventure. For those ready to embrace the wild, McClains Canyon Ranch is where the Texas frontier comes alive.



Directions:

Directions: *4 wheel Drive is a Must*** 3.45 Miles West of The 349 & Hwy 90 Junction in Dryden on the Southside “left” of 90 is a Road tucked back in Mesquites “Valley View Rd” call for Gate Combo & then proceed about 6.25 miles This will be the 1st Sanderson Creek Crossing you will need 4 wheel drive or best to get buggy out here & proceed. .7 miles after that you will cross Sanderson Creek again once you cross it you will really need 4 wheel drive for the last time though rest of roads are good. Go .8 miles after that you can turn left or East to get to 1st access point. 1.4 miles from there you will be on property. If you go 1.8 miles once you get out of creek or .4 miles past the 1st turn, turn left again & head east in 1.4 miles you will be on Property on a High Mesa but the road ends. There is a central road mapped thru property I have not found how or where that ties in. It takes 45 min to an hour to make it to the property.**



The property in the right hand bottom photo can also be purchased in addition tot he currently property listed above.

SITE PHOTOS:

the Real Estate Ranch



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**0000 Valley View
Dryden, TX**



**Presented By
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THE REAL ESTATE RANCH

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