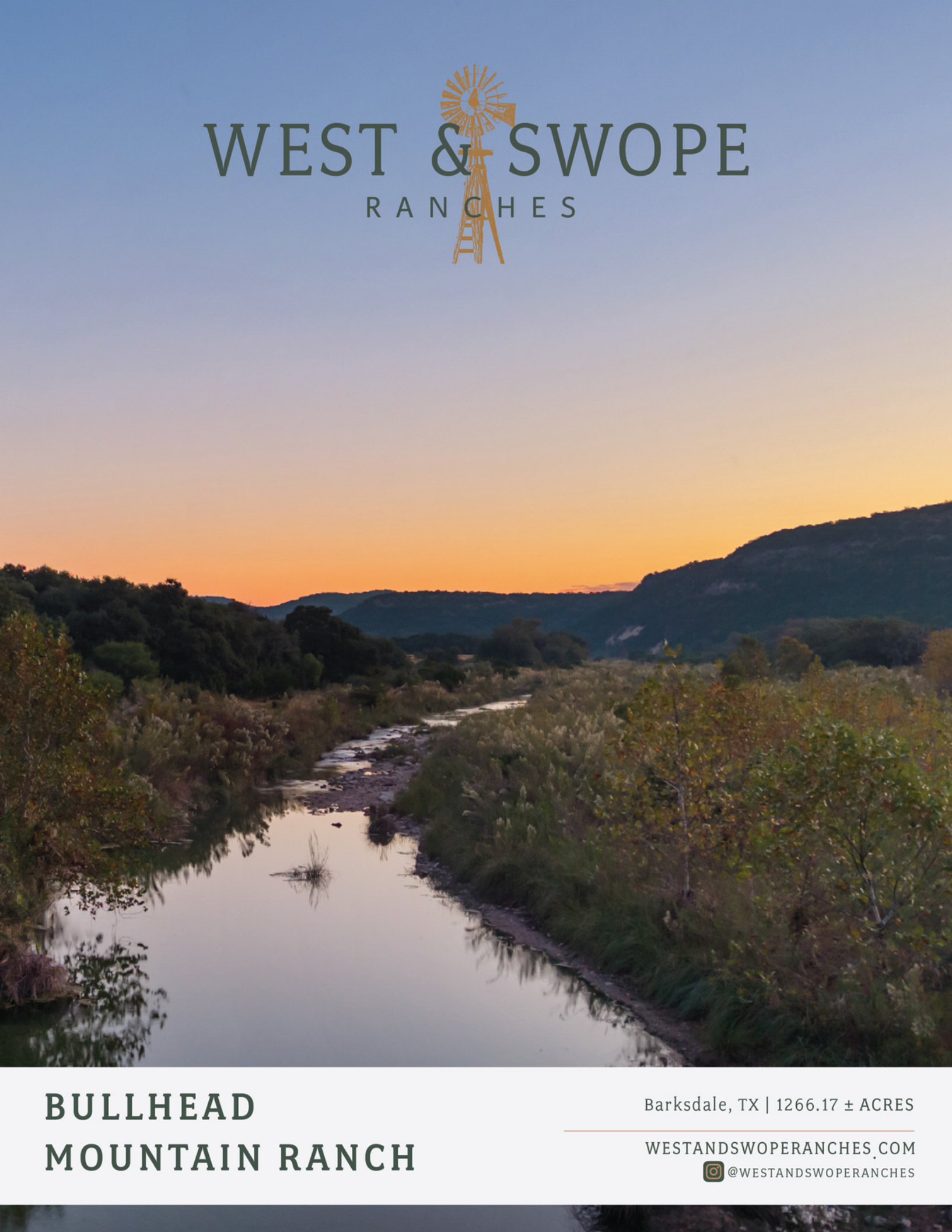




WEST & SWOPE

RANCHES

BULLHEAD MOUNTAIN RANCH

Barksdale, TX | 1266.17 ± ACRES

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THE RANCH

Bullhead Mountain Ranch encompasses approximately 1,266 ± acres of prime Hill Country terrain in western Real County, offering an outstanding combination of live water, scenic beauty, and high-quality improvements. Anchored by Bullhead Creek, a clear, spring-fed tributary of the Nueces River that flows year-round through the property, the ranch captures the rugged charm and natural appeal of the Edwards Plateau. Behind the lodge, a limestone bluff overlooks the valley below, offering sweeping views of the surrounding Hill Country. This area is rich with history and once served as a major campsite for Spanish soldiers traveling through the region. Some say that Bullhead Mountain conceals buried coins and gold, untouched for generations, giving this part of the ranch an undeniable sense of history and mystery.

The land features a mix of rolling pastures, wooded creek bottoms, and elevated ridges with sweeping views of the surrounding canyons. Towering pecan and live oak trees line the creek, while cedar, native brush, and grasses provide excellent wildlife habitat. With its blend of agricultural utility, recreational opportunity, and residential comfort, Bullhead Mountain Ranch offers both function and retreat in a private yet accessible setting. The Bullhead Ranch consists of the Henry Ranch (810.58± acres) and The Diamond J Ranch (455.59± acres) which can be purchased separately.



HIGHLIGHTS

- **1,266 ± Acres in western Real County, Texas**
- **Both sides of Bullhead Creek – clear, year-round live water**
- **Frontage on RR 2631 near FM 335 with paved access**
- **Diverse terrain from 1,640–1,960 ft with sweeping Hill Country views**
- **Two main residences plus a foreman's house and guest quarters**
- **Low fenced**
- **Barns, sheds, working pens, and full ranch infrastructure**
- **Excellent wildlife** – Whitetail, Axis, Aoudad, Blackbuck, turkey, and hogs
- **Private wells for domestic and livestock use**
- **Ideal for family retreat, hunting, or working ranch**
- **Consisting of the Henry Ranch (810.58± acres) and The Diamond J Ranch (455.59± acres)**









LOCATION

The ranch lies about one mile northeast of Vance and seventeen miles southeast of Rocksprings, fronting both sides of RR 2631 near the junction with FM 335 in western Real County, close to the Edwards County line. The location places it within the Nueces Canyon region, known for its strong live-water properties and dramatic landscapes. The ranch is easily reached via FM 335 from Highway 41 or FM 336, and within a short drive of Camp Wood, Leakey, and Rocksprings. Larger towns such as Kerrville, Uvalde, and San Antonio are within reasonable distance for supplies and services.

TERRAIN

Elevation ranges from roughly 1,640 feet along Bullhead Creek to about 1,960 feet at the western ridges, providing striking Hill Country vistas. The topography transitions from gentle bottomlands and pastures near the creek to rugged uplands featuring limestone outcrops and scenic canyons.

Soils vary from fertile Pratley Clay and Dev River Wash complexes in the creek valley to rocky Campwood-Knippha and Real Oplin complexes on higher ground — ideal for wildlife and livestock management rather than cultivation. The diverse terrain not only enhances the beauty of the property but also supports excellent wildlife cover and multiple potential homesites.

WATER

Bullhead Creek is the defining feature of the ranch, flowing year-round with clear, spring-fed water and deep pools shaded by sycamore, pecan, and oak trees. Several wet-weather draws feed into the creek, enriching the ecosystem and enhancing its beauty.

Domestic and livestock water is supplied by private wells serving the residential and ranch facilities. The combination of surface and ground-water resources supports a strong balance of residential, agricultural, and recreational use throughout the property.

IMPROVEMENTS

Bullhead Mountain Ranch features two well-appointed residential compounds along RR 2631.

The primary lodge, approximately 4,868 sq ft, is a single-story home with five bedrooms, three and a half baths, and a spacious great room with vaulted ceilings and a stone fireplace. The home includes a formal dining room, large kitchen with built-in appliances, sunroom, and outdoor living areas including covered porches, a rear patio, and a fire pit. Two detached three-car garages—one with guest quarters and full bath—along with storage buildings, a well house, and other ranch infrastructure complete this compound.

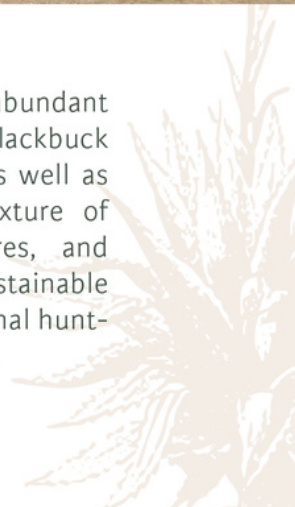
A second stone-veneer residence offers 2,756 sq ft across three levels, featuring five bedrooms and three baths, a wood-burning fireplace, den with wood stove, and multiple porches and patios overlooking the scenic surroundings. Supporting improvements include a foreman's house (approximately 993 sq ft, three bedrooms, two baths), equipment sheds (about 4,000 sq ft and 2,400 sq ft), barns, working pens, feed bins, and secure storage including a gun room and walk-in game cooler.

All improvements are in good condition, well-maintained, and designed for both comfortable living and practical ranch operations.



WILDLIFE

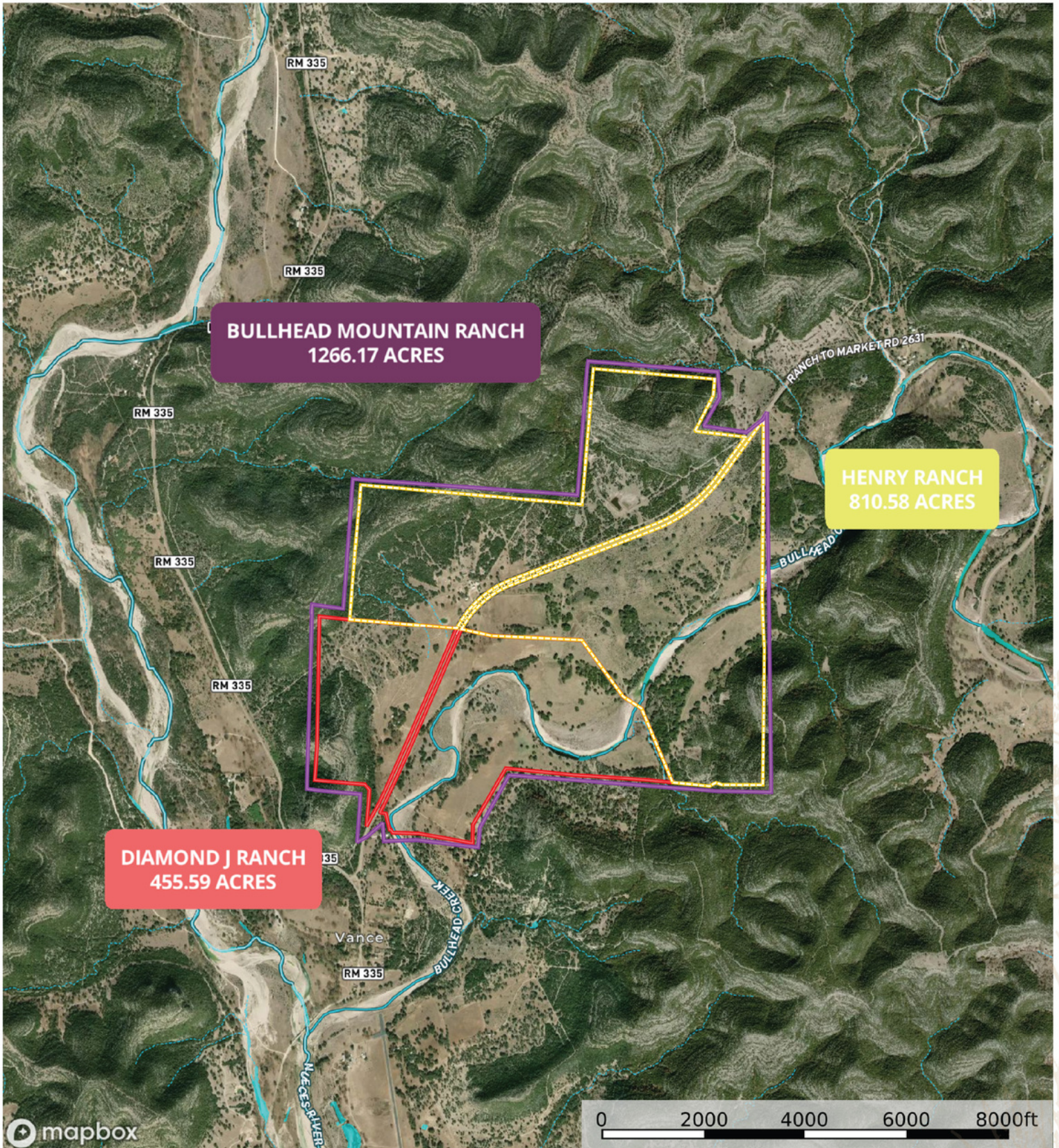
Bullhead Mountain Ranch supports abundant white-tailed deer, aoudad, axis deer, blackbuck antelope, feral hogs, and wild turkey, as well as native birds and small game. The mixture of wooded creek bottoms, open pastures, and rugged uplands provides diverse and sustainable habitat, making the property an exceptional hunting and wildlife management destination.





DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.





HENRY RANCH

DESCRIPTION | Henry Ranch is a scenic Hill Country property encompassing approximately 810.58 acres of diverse and picturesque land. The ranch offers a balance of recreational appeal and agricultural utility, highlighted by the presence of Bullhead Creek, a clear, spring-fed waterway that meanders through the property. Native pecan groves and stands of live oak line the creek, creating a beautiful and functional habitat for livestock and abundant wildlife. The ranch is perimeter and cross-fenced, with pasture roads that allow easy access throughout. With its mix of rolling terrain, usable bottomland, and live water, Henry Ranch represents an exceptional blend of natural beauty and ranch practicality.

LOCATION | The property lies in the far western portion of Real County, about 1.2 miles northeast of Vance, Texas, and 17 miles southeast of Rocksprings. It fronts on both sides of RR 2631 near the junction with FM 335, providing excellent paved-road access. Although legally within Real County, the ranch is more closely associated with Edwards County due to proximity and travel routes. The location offers convenient access to nearby Hill Country communities, including Camp Wood, Leakey, and Rocksprings, while larger cities such as Kerrville, Uvalde, and San Antonio are within reasonable driving distance for supplies, dining, and regional services.

TERRAIN | Elevation on the ranch ranges from roughly 1,680 feet in the southeast to nearly 1,960 feet at higher western points. The land exhibits rolling to rough Hill Country topography, intersected by scenic draws and seasonal drainages that feed Bullhead Creek. Portions along the creek lie within a floodplain typical for the area but contribute to fertile soil and lush riparian growth. Soils consist primarily of Prater Clay Complex near the creek and rocky Real Oplin Complex outcrops on the uplands. The varied terrain creates sweeping views, excellent wildlife cover, and multiple ideal building sites.

IMPROVEMENTS | Improvements are situated on the north side of RR 2631 in a well-developed residential compound. The primary residence is a three-level, 2,756-square-foot stone-veneer home featuring five bedrooms and three bathrooms. The first floor includes a living room with a wood-burning fireplace, dining room, kitchen, mudroom, den with a wood stove. The second floor offers two large bunk rooms with a shared full bath, while the lower level includes a small game room. Covered porches and patios provide shaded outdoor living areas, and a detached utility and storage building includes a secure gun room and a walk-in game cooler.

A separate foreman's house provides 993 square feet of living area with three bedrooms and two baths, complemented by a detached four-car carport and enclosed storage space. Additional outbuildings include two large equipment sheds (approximately 4,000 sq. ft. and 2,400 sq. ft.), barns, working pens, and feed bins, all well-maintained and functional for ranch operations.

WATER | The ranch is bisected by Bullhead Creek, a major tributary of the Nueces River that flows year-round through the property and provides an outstanding live-water feature. Several wet-weather draws also traverse the land. Domestic and livestock water are supplemented by wells serving the residential compound. The live water and riparian vegetation add aesthetic appeal and strong habitat value.

WILDLIFE | Henry Ranch supports a thriving wildlife population including Whitetail Deer, Aoudad, Axis Deer, and feral hogs, along with native birds and small game. The varied topography, plentiful water, and wooded creek bottoms make it a prime hunting and recreation property.



HIGHLIGHTS

- **810.58 ± acres in Real County, Texas Extensive frontage on both sides of RR 2631**
- **Live water on Bullhead Creek – crystal-clear, spring-fed stream**
- **Low- fenced and cross-fenced with pasture roads**
- **Primary residence + foreman's home + barns, pens, sheds, and equipment storage**
- **Rolling Hill Country terrain with pecan and live-oak groves**
- **Strong wildlife presence – Whitetail and Axis deer, Aoudad, feral hogs, and native species**
- **An additional 455.59 ± acres also known as the Diamond J Ranch is also available for purchase**



DIAMOND J RANCH

DESCRIPTION | The Diamond J Ranch is made up of 455.59 ± acres, offering a nice blend of live water, scenic beauty, and high-quality improvements. Bisected by Bullhead Creek, a strong-flowing tributary of the Nueces River, the ranch showcases classic Hill Country character — rolling pastures, wooded creek bottoms, and rugged hillsides. Native pecan and live oak motts line the banks, while native grasses and cedar provide excellent cover for wildlife. With its combination of agricultural production, recreational appeal, and comfortable residential improvements, the ranch offers both function and retreat in a private yet accessible setting.

LOCATION | Situated about one mile northeast of Vance and seventeen miles southeast of Rocksprings, the Diamond J Ranch fronts both sides of RR 2631 in western Real County, near the Edwards County line. The property lies within the Nueces Canyon region and is easily reached via FM 335 from Highway 41 or FM 336.

TERRAIN | Topography ranges from approximately 1,640 feet along Bullhead Creek to around 1,920 feet at the western ridges. The land transitions from gentle rolling pastures near the creek to more rugged uplands offering dramatic views of the surrounding canyons. Soils consist primarily of Dev River Wash and Campwood-Knipka complexes — rocky, well-drained, and ideal for wildlife and livestock management rather than cultivation.

IMPROVEMENTS | The primary residence is a single-story lodge of approximately 4,868 sq ft featuring five bedrooms, three and a half baths, a large great room with vaulted ceiling and wood-burning fireplace, formal dining, and a well-equipped kitchen with built-in appliances. Interior finishes include tile and carpet flooring, wood paneling, and textured drywall, with ceiling fans throughout. A covered front porch, enclosed sunroom, and rear patio with a fire pit provide ample outdoor living space. The former in-ground pool has been converted into a rock garden, adding character to the landscaped yard.

Nearby are two detached three-car garages—one featuring guest quarters with a full bath—plus a well house, storage facilities, and other ranch infrastructure. The property is fenced and cross-fenced, with pasture roads providing access across the ranch. All structures are in good condition, well maintained, and positioned to take advantage of the scenic surroundings.

WATER | Bullhead Creek runs through the property with clear, year-round flow and deep pools framed by sycamore and pecan trees — a rare and highly desirable Hill Country attribute. Additional wet-weather draws supplement the natural water system, and the ranch also benefits from private water wells serving domestic and livestock needs. The combination of surface and ground water resources supports both wildlife and residential use throughout the property.

WILDLIFE | The ranch supports a thriving population of white-tailed deer, axis deer, aoudad, blackbuck, antelope, and hogs, along with occasional turkey and other native species. The mix of hardwoods, brush cover, and native grasses creates excellent habitat, making the property ideal for hunting and wildlife management.



HIGHLIGHTS

- 455.59 ± acres in western Real County
- Frontage on both sides of RR 2631 with excellent paved access
- Live-water frontage on Bullhead Creek — crystal-clear, sycamore-lined stream
- Attractive rolling Hill Country topography with scenic vistas
- Main lodge (4,868 sq ft) plus two detached 3-car garages (one with guest quarters)
- Native pecan groves, live oaks, and diverse habitat for wildlife
- Low fenced and cross-fenced; private wells and septic systems
- Abundant white-tail, axis, aoudad, blackbuck antelope, & hogs
- An additional 810.58 ± acres also known as the Henry Ranch is also available for purchase

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