

CEDAR CREEK ROAD
ROCKSPRINGS, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

CAVE CREEK RANCH



**BOWND'S
RANCHES**™

BRANDON BOWND'S, BROKER

3,042.19± ACRES

EDWARDS COUNTY



ACREAGE. 3,042.19± Acres

LAND TYPE. Texas Hill Country
Hunting & Recreation
Wildlife & Livestock
Weekend, Seasonal or Investment

TAX EXEMPTION. Agriculture Use Tax Exemption

LOCATION. Located on the western edge of the Texas Hill Country in Rocksprings,
Texas - Edwards County

ACCESS. There are two access options to the ranch.

COUNTY ROAD + DEDICATED EASEMENT

A 20± mile stretch along a public Cedar Creek county road leads to a 1± mile dedicated easement providing legal and direct access to the ranch.

PRIVATE ROAD MEMBERSHIP

Subject to approval, new owners may be eligible to join a private road membership for a nominal fee, reducing the total drive to roughly 10 miles.

INTERIOR RANCH ROADS & TRAILS

Improved accessibility in and throughout the ranch make it easier to manage the land in terms of navigating the land, rotating pastures, habitat control or running machinery. Whether you're looking to raise cattle, establish a game operation, run guided hunts or generate income from seasonal outdoor recreation adventures, the existing interior roads give a great head-start for easier management.

LAND. Flats, elevations, dips, rises, views, privacy, seclusion and a **CAVE!**

CREEK BOTTOM

The wet-weather creek is prone to holding water during the rainy seasons which in-turn helps reduce the risk of flooding on the land surrounding the creek beds. Although dry most of the time, the creek beds make an interesting nature trail to hike along. Stretching for miles, there's no telling what history has left behind.



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ROLLING HILLS AND OPEN PASTURES

The land runs far and wide. With over 3,000+ acres of scattered live oaks, native woods and grasses, occasional rocky outcrops and dry creek beds, the land offers a rugged yet calm landscape that embodies the wilderness of the Texas Hill Country. This expansive ranch teems with its own natural beauty and seclusion ideal for hunting, exploring or simply getting lost in nature.

THE CAVE

Cave exploration is a pretty thrilling adventure. Located on the grounds of this vast ranch lies a mysterious cave waiting to be explored by avid adventurers. This intriguing geological formation is a natural wonder that definitely adds character to the ranch. Its like having a “secret world” beneath your feet. Be one of the first to map it out. See how deep it is, how far it goes, whether it hold the potential to become something more.

WATER.

MILES OF BOTH SIDES OF CAVE CREEK

As you walk along the creek bed, you will notice that it stretches on for miles. Cave Creek is a wet-weather creek that remains dry during extended periods of little to no precipitation, but temporarily holds water during the rainy seasons. The areas of flooding on the ranch are limited to the creek beds, leaving the vast majority of the property basically flood-free.

TWO PILA STORAGE TANKS

Set just beneath the towering windmill, one filled with water, the pilas provide a reliable water source for native wildlife and livestock, especially in areas prone to droughts. It also captures rainwater, requires very little upkeep and maintains cooler water temperatures (vs. a metal or plastic), making it more suitable option.

CONCRETE WATER TROUGH

Durable, reliable, low-maintenance water source.

TWO WATER WELLS

Two water wells. One operated by solar, the other electric.

EXCELLENT LAKE SITES

With a spread like Cave Creek Ranch, there are excellent sites as to where one could construct a sizable lake for leisure fishing and swimming.



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SOILS. There are primarily two types of soil throughout the ranch, both being eckrant complex. The majority of the ranch is eckrant rock outcrop while a portion of the ranch is Dina-eckrant complex. These types of soils are typical for the area and well-suited for rangeland use. It provides a stable and solid foundation for building and is less prone to shifting and settling. Eckrant lands also offer a wide range of recreational value to include hunting, hiking and excursions.

VEGETATION. The western edge of the Texas Hill Country is the transition zone between the Edwards Plateau and the drier regions of West Texas, so the vegetation reflects a blend of the Hill Country woodland and semi-arid scrubland. The land is dominated with Ashe Juniper, Live Oak, Native Grasses, Yucca, Texas Sotol, Persimmon and other woody plants and trees native to the region. Small splashes of color throughout the ranch are shown with Mountain Pride rising through the faces of the limestone. Its habitat desired by wildlife and enjoyed by livestock.

WILDLIFE. A Texas hunting trifecta... Elk, Whitetail and Hog. Seasoned hunter or nature enthusiast, Cave Creek Ranch offers Texas wildlife in its raw beauty which is something eager to witness. Through native brush and open fields, whitetail deer and elk roam at the crack dawn and the break of dusk, wild hog root through the undergrowth, turkeys strut their stuff and from time to time, you might catch sight of escaped exotics from neighboring ranches which is always an unexpected thrill. But the wildlife experience doesn't stop with big game. The land pulses with life day and night : coyotes, foxes, raccoons, armadillos, roadrunners, free-tailed bats or you might even spot the elusive Texas horned lizard.

IMPROVEMENTS.

TWO HUNTER'S CABINS

Believed to be built in the 1950s and constructed of rough-hewn stone inside and out, the hunter's cabins add historic charm to the property and stand as a testament of a simpler time. The weathered exteriors blend seamlessly with the landscape and the cabin's insides are bare-bones but solid and practical. A place to provide shelter from the storm and shade from the sun. A place to rest your head at night and relax after a long day's hunt or exploration. To cook a hot meal and mingle with family and friends. Whispering stories of the past and offering enough light for cleaning a rifle or planning the next hunt, the cabins offer no frills, only the essentials, offering exactly what is needed and nothing more.



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FENCED AND CROSS-FENCED

The ranch is fenced and cross-fenced into seven (7) pastures giving you the option to rotate, rest, recover and repeat. By dividing the ranch into multiple pastures, it strategically benefits the land, reduces overgrazing and makes separating livestock or breeding management easier.

POWER. Power is already on the property.

SUMMARY.

Ranches like Cave Creek hold an amazing amount of investment potential. The remote location and lack of development on the ranch leaves options open for cattle grazing or livestock operations, an exotic game ranch, guided hunts, a working ranch with barns, windmills and water tanks or recreational use like hiking, ATVs and hunting.

Transform the ranch into a premier hunting destination with the right combination of strategy and stewardship. Establish food plots, put out feeders and blinds and plan strategic water sources with low maintenance and high impact. Its not just about attracting wildlife, it's about holding them. Done right, your ranch will be the go-to sanctuary season after season.

Alongside building and maintaining a healthy wildlife population, there are excellent locations for constructing lodging, processing stations, cold storage, barns and entertainment pavilions. There is definitely an opportunity to produce income through leased hunts, hosting outfitted trips or creating your own retreat business. The options are endless.

Cave Creek Ranch is a true “wild” Texas ranch. It isn't just a spread of land, its the start of your legacy!

AVAILABLE

PRICE

\$7,950,000

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