FOR SALE: 6,500± ACRES | VAL VERDE COUNTY, TX

EL DIABLO RANCH

Listed at $5,500,000

The ranch is located approx. 40 miles north of Del Rio and 40 miles south of I-10 and Sonora off Dolan Creek Road in Val Verde County, Texas. Rocksprings is about 50 miles to the East. The ranch is just 10 miles to Dolan Falls Preserve in the Devils River State Natural Area.

THE PROPERTY

Rugged West Texas hunting ranch with a unique history, diverse terrain, and abundant wildlife. Boasts incredible views and a high percentage of valleys with good soil compared to other ranches in the area.

FEATURES

- ✓ Hunting lodge w/ 4 separate bedrooms & private restrooms
- ✓ Hunting blinds and feeders
- ✓ Seasonal Creek
- ✓ Abundant trophy game
- ✓ 2 solar wells & 1 windmill

SHOWN BY APPOINTMENT ONLY

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Cell (210) 215-3351 • Office (210) 479-5648
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LANDCAP ADVISORS

LOCATION & DESCRIPTION

El Diablo Ranch is located approximately 40 miles north of Del Rio and 40 miles south of I-10 and Sonora in Val Verde County, Texas off Dolan Creek Road. This unique hunting ranch lies in a region where the Edwards Plateau converges with the Rio Grande Plains, lending to diverse terrain that includes high bluffs with spectacular views, deep canyons, and flatlands with rich soil. The majority of this ranch is nestled in a valley between canyons and is surrounded by very large neighboring tracts, creating complete privacy. It is located just 10 miles from the magnificent Dolan Falls Preserve in the Devils River State Natural Area.

The ranch was originally part of the land tracts owned by C.B. “Dutch” Wardlaw who founded Production Wool & Mohair Company in 1923. The company produced up to seven million pounds of wool and mohair annually during its peak years in the 1940s.

A major pipeline corridor runs through the property, creating open hunting or grazing area, and is an ideal spot to develop an airstrip. It also presents a future income opportunity for landowners for any new pipeline construction through the corridor. Three pipelines have come through the ranch in the past five years.

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WATER

The property is equipped with 2 solar water wells and 1 windmill. A network of poly-pipe feeds many troughs and water tanks scattered throughout the property. A seasonal creek runs through the property, a tributary of Middle Dolan Creek that feeds Dolan Creek.

LAND

The topography is diverse, ranging from high bluffs and wide canyons to flatlands with rich black soil. Vegetative cover includes a variety of oaks, junipers, mesquite, and lush native grasses perfect for livestock grazing. The creek bed offers dense cover for wildlife. The entire perimeter of the property is low-fenced and there is cross-fencing that divides the north and south regions of the property.

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WILDLIFE

El Diablo Ranch offers abundant whitetail, Rio Grande turkey, quail, dove, fox, and other native game species. It also offers fantastic free range exotics including axis, aoudad, wild hogs, and a few sika deer that provide the ranch with excellent year-round hunting opportunities.

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IMPROVEMENTS

- 850 sq. ft. main lodge
- 4 separate rooms with private restrooms (1,258 sq. ft. total detached space)
- Equipment garage & processing station
- Outdoor kitchen and fire pit
- 15-20 hunting blinds and feeders throughout property
- Good road system throughout the ranch

FINANCIAL/TITLE

- Wildlife exemption
- No minerals convey
- Property taxes estimated at $2200 annually

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The information contained herein has been assembled in a diligent manner and is thought to be reliable, but is not warranted by Broker or Seller, express or implied. Property is subject to change, prior sale, errors and/or omissions and withdrawal from market.

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Buyer's broker(s) must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation.

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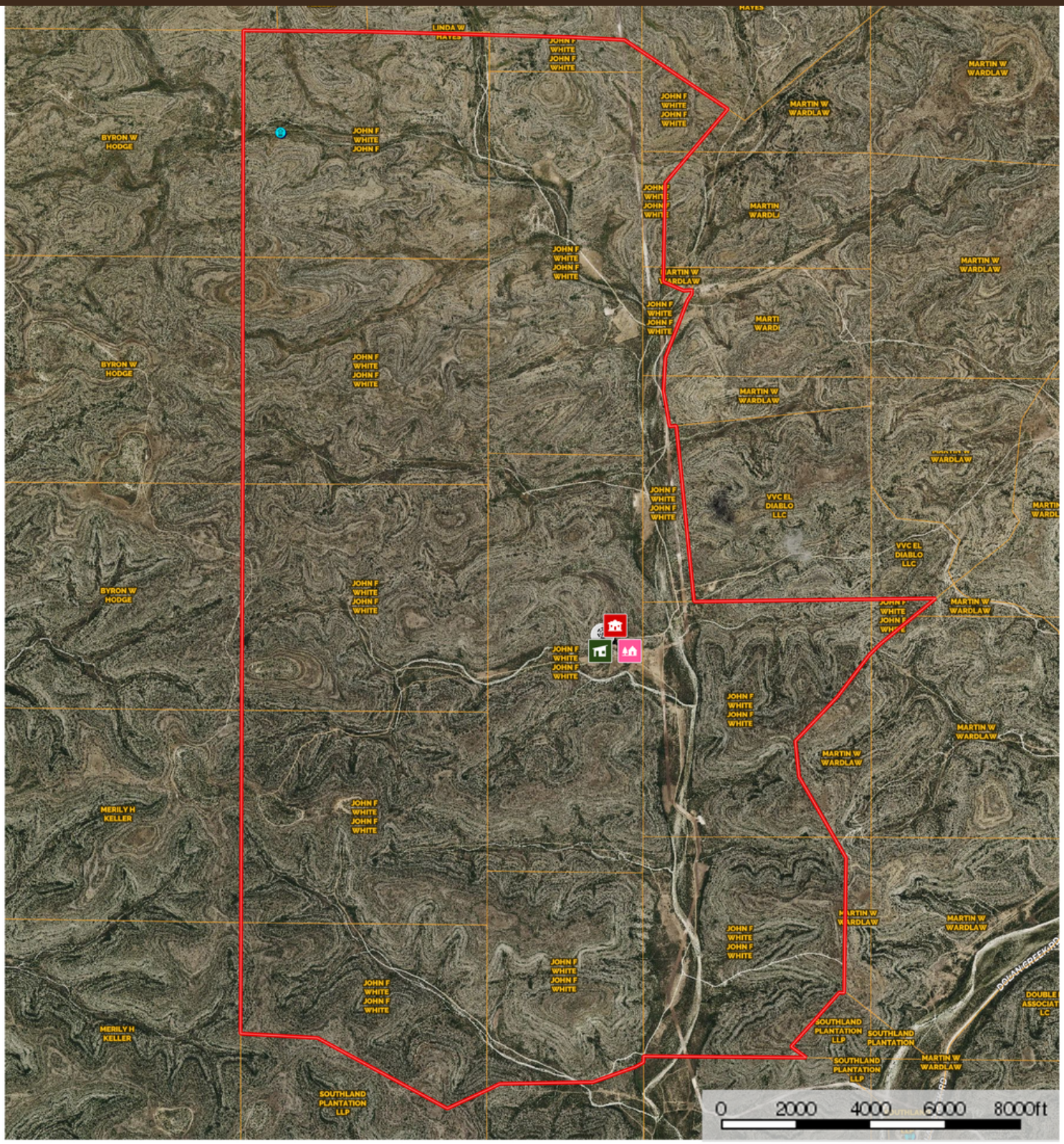

Map of Subject Property

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