FOR SALE: 8,317± ACRES | VAL VERDE COUNTY, TX

DEADMAN'S CANYON RANCH

Listed at $5,780,000

This ranch is located approximately 40 miles west of Del Rio and 7 miles west of Comstock in Val Verde County, Texas. It includes approximately 1.5 miles of frontage on US Highway 90.

THE PROPERTY

One of the most unique and historic ranches in Texas! The ranch has 6 miles of frontage on the Pecos River.

FEATURES

- Pecos River frontage
- Hunting lodge/camp
- Dirt airstrip
- Deer blinds & feeders
- Abundant wildlife
- 5 water wells

SHOWN BY APPOINTMENT ONLY

Charles E. Cammack, Broker
Cell (210) 215-3351 • Office (210) 479-5648
chuck@landcapadvisors.com

LANDCAP ADVISORS

LOCATION & DESCRIPTION

Deadman's Canyon meets the Pecos River on this ranch. This canyon runs for 17 miles to the east of the Pecos. It is a wide and deep canyon and a significant valley in the Pecos River drainage system. It and the ranch get their names from several skeletons, the remains of apparent victims of an Indian attack, that were found there by early settlers about 1870.

This ranch is a sportsman's paradise with over 6 miles of frontage on the Pecos River. It is located approximately 40 miles west of Del Rio in Val Verde County. It is approximately 7 miles west of Comstock. The ranch has approximately 1.5 miles of frontage on US Highway 90.

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LOCATION & DESCRIPTION (CONT.)

The Highway Bridge is located just west of the ranch on Hwy 90 and is visible from many points on the southern portion of the property. The bridge is 273 feet above the Pecos River. It was constructed in 1957, and is still the highest highway bridge in Texas.

The driving time to Del Rio is approximately 45 minutes from the ranch. Del Rio offers healthcare, airport, shopping, dining, higher education, services and groceries. http://www.drchamber.com/

Del Rio Airport information: http://www.airnav.com/airport/KDRT

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HISTORICAL INSIGHTS

Four miles north on the interior of the property, the Pecos River High Bridge carries the Union Pacific Railroad above its concrete piers reaching up to 275 feet to the river. Train depot, stagecoach stops, hand-dug wells-- this ranch literally represents an ancient history book, with documented physical evidence.

This ranch alone has over 90 documented historical sites, and is also mentioned in multiple publications and archives.

There are numerous documented caves, pictographs, pre-historic and American Indian artifacts, as well as remains of how the West was won.

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WATER

The Deadman's Canyon Ranch boasts excellent water features, having approximately 6 miles of frontage along the east side of the Pecos River. The river frontage varies from large wide/deep holes along with small rapids and some shallow "backwater," various springs, etc. The river is very scenic with a blue/green tint and very clear water.

The Pecos River has big water the entire length of the property, as does Deadman's Canyon. The river features good fly-fishing as well as typical bait fishing. The large, clear water holes are ideal for swimming, canoeing, kayaking, lounging, etc.

Directly across the highway south of the ranch is a boat ramp maintained by the National Park Service, opening up endless opportunities for boating and fishing for both large and small mouth bass and numerous other species of fish.

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LAND

Terrain is gently rolling on the majority of the ranch. Rugged terrain with sheer bluffs exist along the Pecos River and the canyons. Elevations range from approximately 1,300 feet to 1,450 feet with high bluffs along the Pecos River of 350 – 400 feet. Panoramic 360 degree views are available from the bluffs. The ranch also has mesquite, Mountain Laurel, sage, and Huisache, as well as other species of native trees and brush.

WILDLIFE

Forage, browse, cover, and water existing on the ranch provides an excellent habitat for the population of native game, such as West Texas mule deer, whitetail deer, Aoudad, other wild sheep, turkey, dove, quail, javelinas, bobcats, mountain lions and a number of other varmints. The river bottom area offers good wildlife habitat and holds a substantial amount of game.

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IMPROVEMENTS

- Hunting lodge & hunting camp capable of sleeping large groups
- Good system of interior roads
- Dirt airstrip near hunting camp
- Five water wells
- Hunting blinds and feeders

FINANCIAL/TITLE

- Asking Price is $5,780,000
- Seller will provide basic title insurance
- Located in Comstock ISD
- Rio Grande Electric provides electric service.
- Current taxes are estimated at $4500.00 annually with the wildlife exemption

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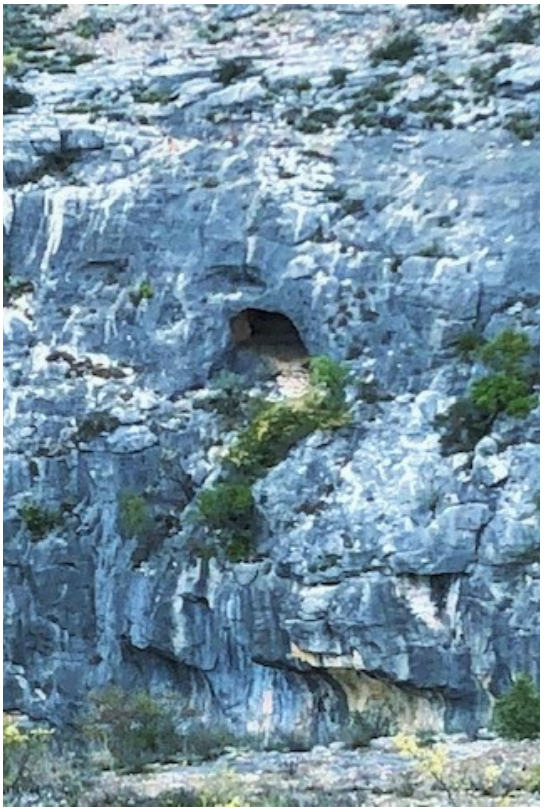

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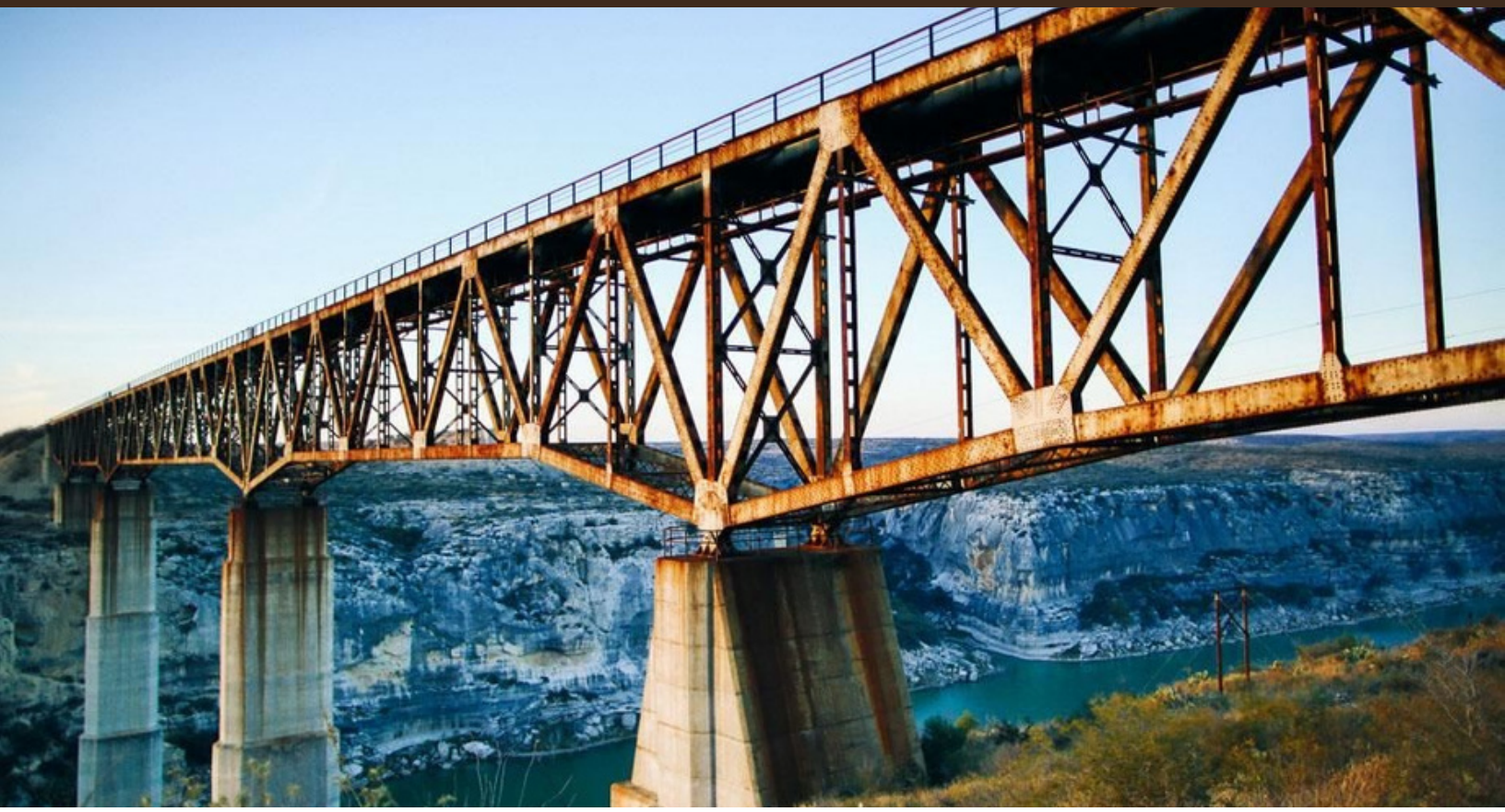

The information contained herein has been assembled in a diligent manner and is thought to be reliable, but is not warranted by Broker or Seller, express or implied. Property is subject to change, prior sale, errors and/or omissions and withdrawal from market.

SHOWN BY APPOINTMENT ONLY - DO NOT TRESPASS

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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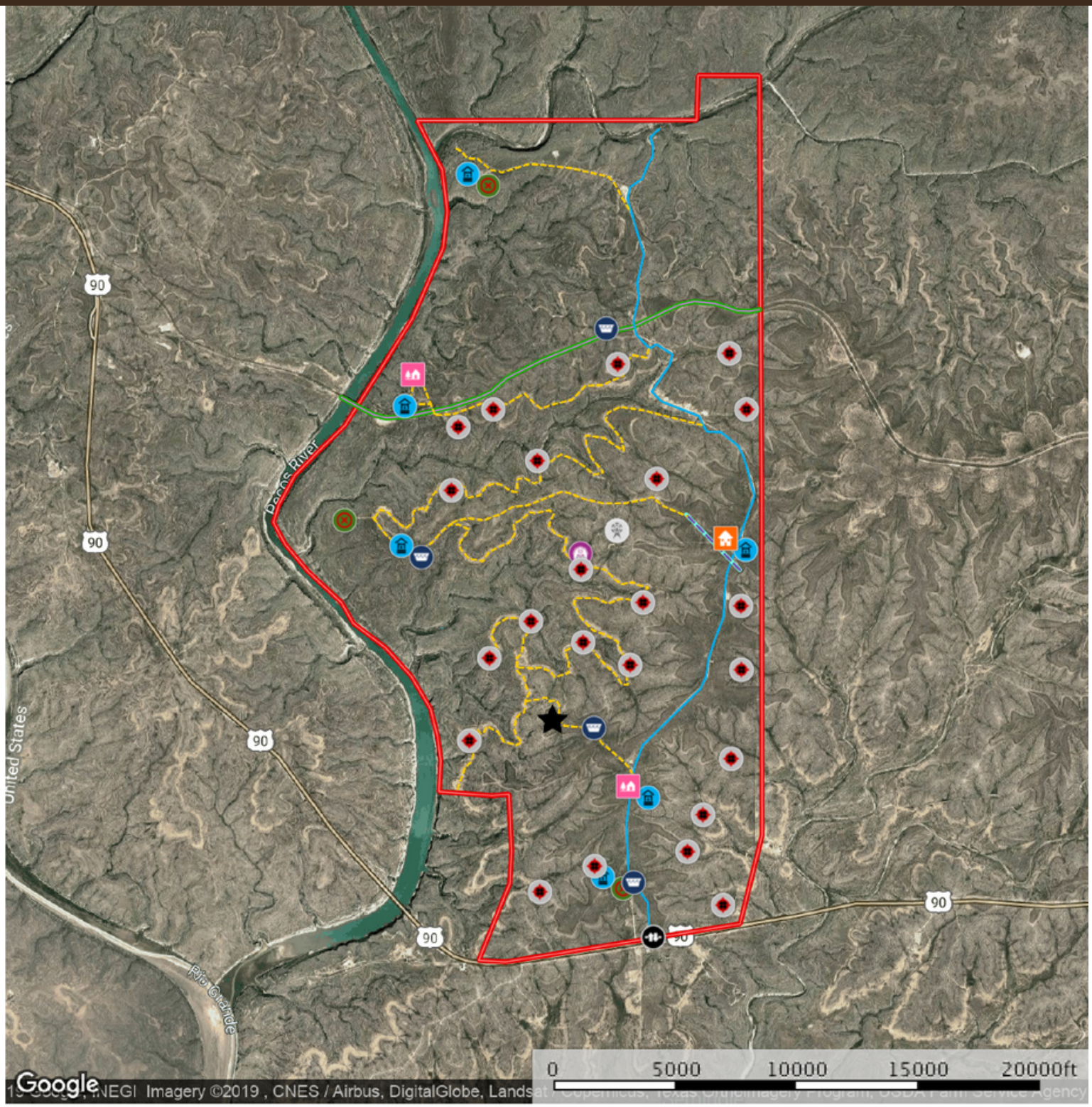

Map of Subject Property

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