KING
LAND & WATER

Protecting Clients. Conserving the Land.

Prairie Canyon Ranch

4825 acres, Terrell County, Texas

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Prairie Canyon Ranch
4,825 +/- acres
Terrell County, Texas

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Location
Prairie Canyon Ranch is located on the north side of US Highway 90 just 8 miles east of Dryden, Texas between Del Rio and Alpine. This is true western hill country and rugged canyon country; an area filled with history and amazing natural habitat and wildlife. This ranch has been in the same family since the 1960s and has been a significant source of recreation and adventure for several generations of owners.

Acreage
4,825 +/- Acres in Terrell County

Description
The main drainage cutting through the ranch is Prairie Canyon, named for the rich natural grasslands that once dominated this region. In fact, lesser prairie chickens were native to this ranch and the last one was seen in the 1980s, evidence of a rich mix of grassland and brush. Prehistoric people lived in limestone shelters on the ranch and a black bear pictograph can be clearly seen there today. The area is a recreation mecca for both whitetail and mule deer hunting or just prowling the canyons in search of adventure. This is a working ranch leased to a neighboring heritage landowner who keeps up the roads and water infrastructure.

The ranch is situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state.

Thurston Canyon cuts across the very northern end where the Union Pacific Railroad meanders. There is a permanent spring in Prairie Canyon located near the confluence with Thurston Canyon, and two earth tanks. Water is distributed from a well in the central area of the ranch, as well as from wells on the neighboring ranch, through pipelines, water storage tanks, and troughs. An old hunting camp along the main road can serve as one of many sites for a new headquarters, electricity can be brought into the ranch from near the highway. This is not only plateau country with dissected canyons, but also an extensive landscape of rolling hills, valleys and long canyons, creating very scenic and beautiful views.

Habitat and Wildlife
Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of Prairie Canyon Ranch. From ocotillo and sotol, to hackberry, persimmon, and mesquite woodlands, to black brush and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition, a result of the ranch's evolution from a historic sheep and goat operation into today's recreational uses of hunting, hiking, and enjoyment of scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, Barbados Sheep, and dove, but also for non-game species such

as Texas horned lizard, neotropical songbirds, golden eagles, fox, ringtail cat, mountain lion, and many other mammals and birds.

Recent use and management has been focused on improving and growing both mule deer and whitetail deer populations, which are tremendous. The population is about 50/50 for these two deer types and with the water distribution and excellent cover, this is some of the best Blue Quail hunting in Texas.

Water

The groundwater under Prairie Canyon Ranch is high quality and is accessed by a windmill on the ranch. Water is also fed from a large electric well on adjoining land. There is a full-time spring providing excellent natural waters for the local wildlife. With the extensive water tanks and water pipeline and trough system, water is available across the ranch.

Price

$385/acre or $1,857,625
Owner financing available!

Contact

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Disclaimer
This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

BUENA VISTA RANCH, PRAIRIE CANYON RANCH, PRAIRIE CREEK RANCH, THURSTON CANYON RANCH
TERRELL COUNTY, TEXAS

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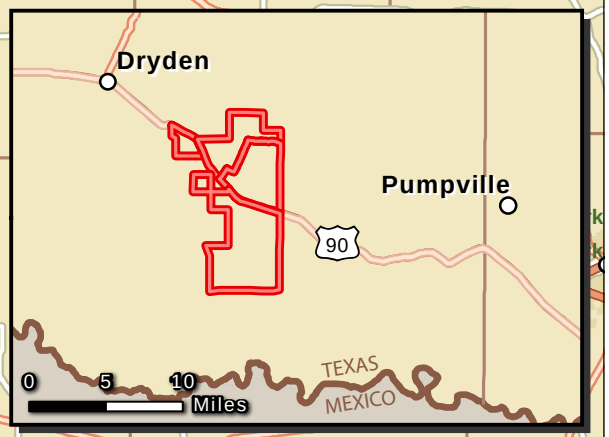

Orla
Loving County
Kermit
Ector County
Odessa
Midland County
302
285
18
115
Arno
Monahans Sandhills State Park
Ward County
20
Thorntonville
Crane County
385
349
137
Reeves County
Pecos
Crane
Upton County
Reagan County
Grandfalls
Rankin
67
18
285
17
Girvin
Barnhart
Balmorhea
Schleicher County
277
Balmorhea State Park
10
Fort Stockton
Bakersfield
190
CR 2023
Fm 2886
Sheffield
Ozona
17
Pecos County
285
Fort Davis
67
Gray Ranch Rd
Fm 2400
Crockett County
Sonora
Sutton County
385
Alpine
Marfa
67
349
Terrell County
Marathon
90
Longfellow
Sanderson
163
277
Val Verde County
118
Dryden
Elephant Mountain Wildlife Management Area
Pumpville
Presidio County
Brewster County
Devils River
TEXAS
MEXICO
90
385
Seminole Canyon
Black Gap Wildlife Management Area
Big Bend Ranch State Park
0
15
30
60
Miles

Date: 06.14.17
Data Source: ESRI

Property

Property Boundaries

James King
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The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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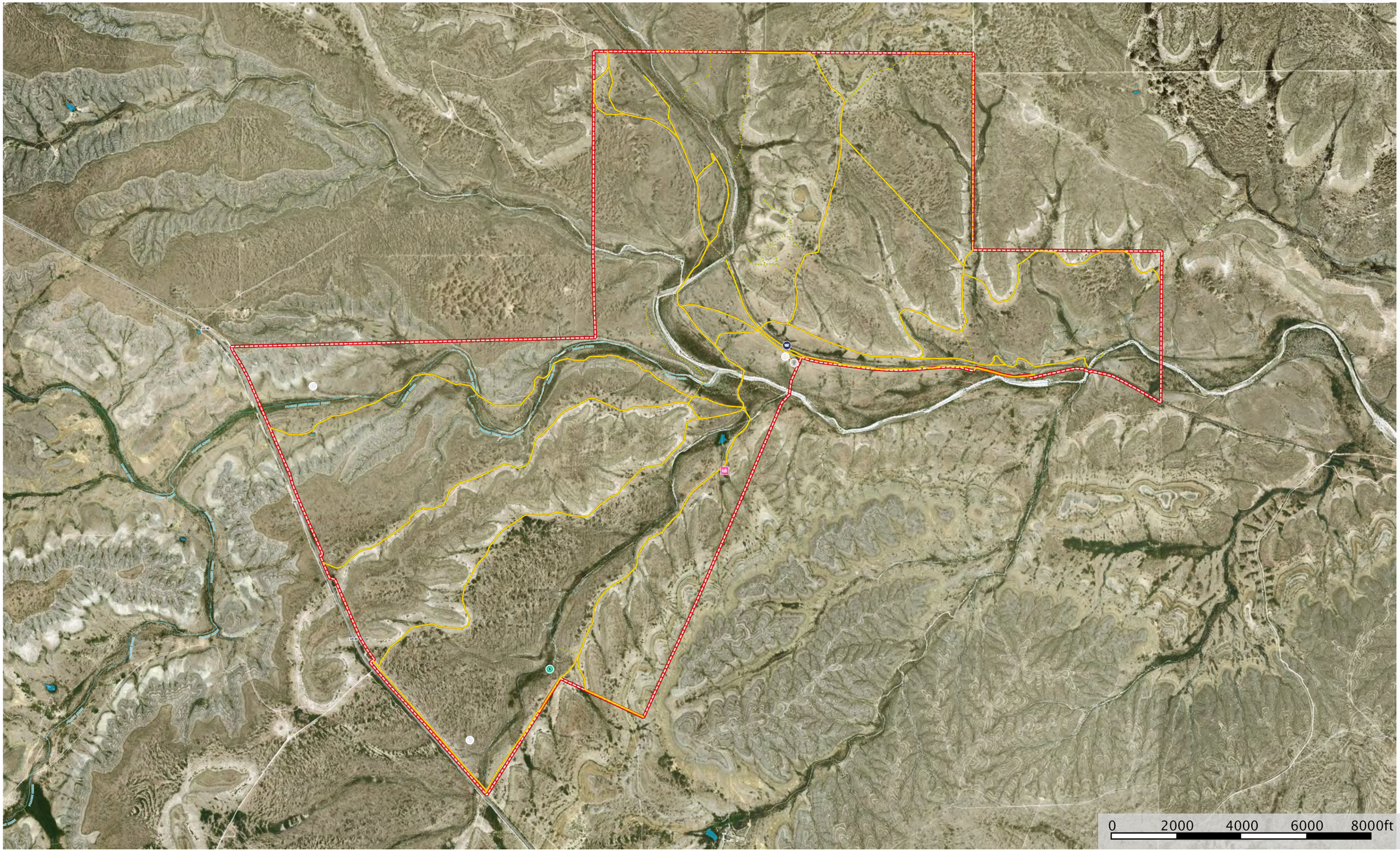
Prairie Canyon Ranch

Terrell County, Texas, 4825 AC +/-



Cabin | Water Storage Tank | Trough | Windmill | Spring | Primary Road | Road / Trail | Boundary | Stream, Intermittent | River/Creek | Water Body

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Terrell County, Texas, 4825 AC +/-

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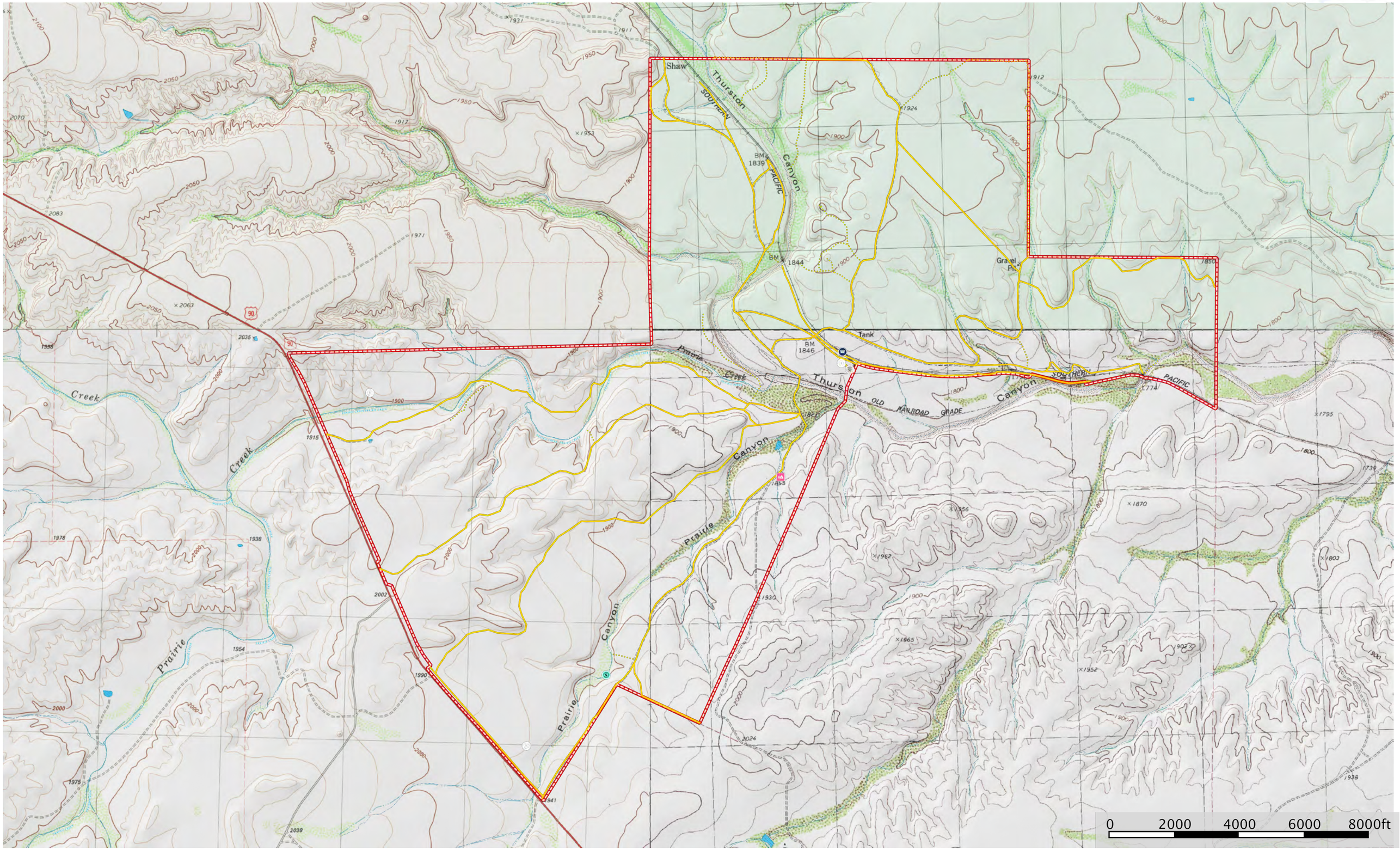

Cabin
Water Storage Tank
Trough
Windmill
Spring
Primary Road
Road / Trail
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