



Protecting Clients. Conserving the Land.

Dove Mountain Ranch

102,078± Acres
Brewster County, Texas



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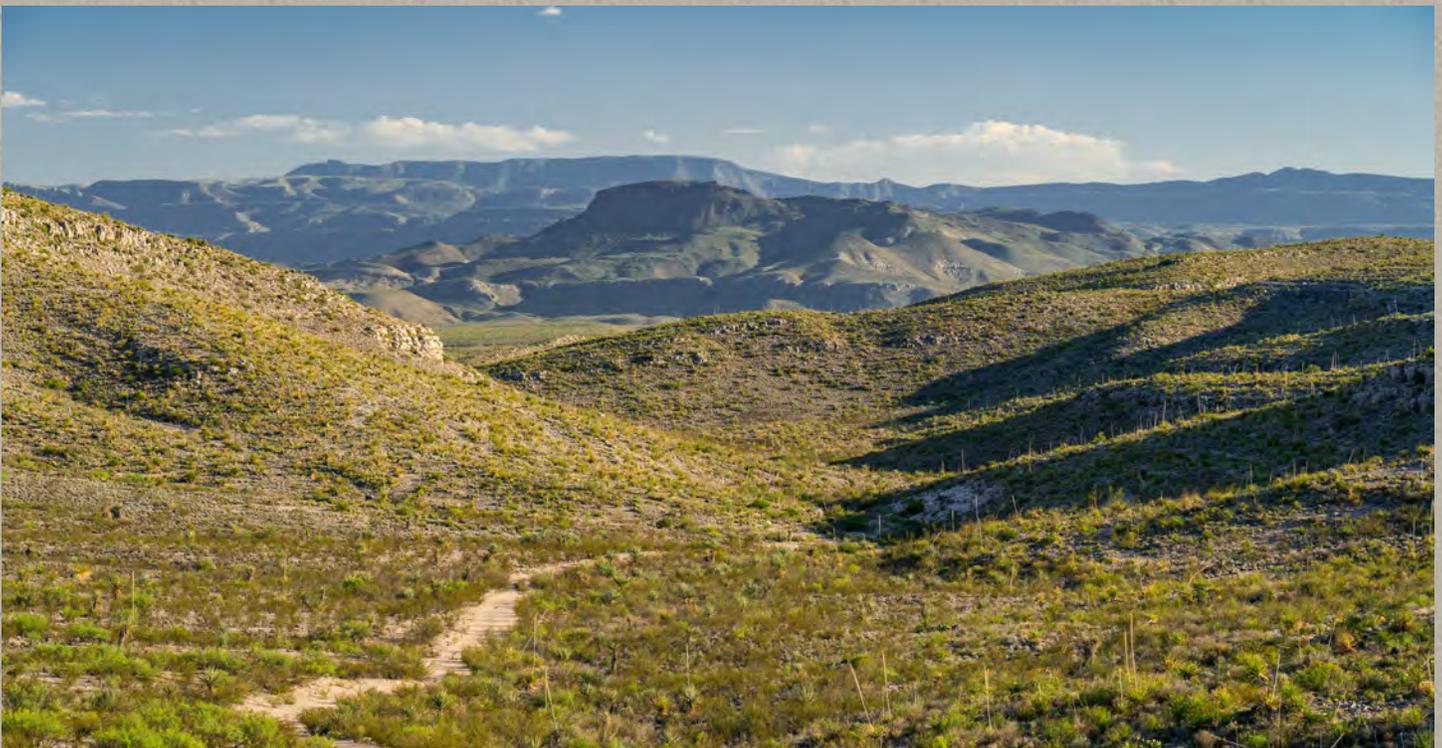
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Dove Mountain Ranch is 11 miles north to south and 22 miles east to west and part of a 424,000-ac contiguous block of land in the Big Bend Country of West Texas that is for sale by the same owner. This massive ownership is an assemblage of over 20 historic ranches that have been combined into the largest fee owned ranch complex for sale in Texas as well as the United States.

Location

Dove Mountain Ranch is located within the vast expanse between the town of Marathon and Black Gap WMA east of and fronting on Highway 385 in one of the last truly wild landscapes of the Chihuahuan Desert. This massive contiguous cattle and hunting ranch is at the gateway to Big Bend National Park to the south and is home to a wide array of natural features such as Dove Mountain, Black Mountain, Pine Mesa, Cupola Mountain, Maravillas Canyon, and many more. An easy 30-minute drive south of the Gage Hotel opens into the vast adventures of Dove Mountain Ranch. The south end of the ranch fronts on paved FM 2627 where Stillwell Store and Museum are just a stone's throw away from the south border. This road ends at La Linda which is the takeout for Boquillas Canyon on the Rio Grande and the put in for the Lower Canyons designated as a Wild and Scenic River, arguably the most scenic river canyon landscape in the entire country.



Description

The entire North boundary of the ranch is an all-weather caliche road called Dove Mountain Road. Further south are the rolling limestone hills giving way to an expanse of Chihuahuan Desert grasslands and scrubland. Dove Mountain, and Cupola Mountain contain a huntable population of Desert Big Horn Sheep. Permits are awarded here every year and just last year a 14-year-old ram was harvested. Quayule Creek runs north and south and become a huge gorge or canyon on the ranch. This creek runs into Maravillas Canyon just off the ranch on Black Gap Wildlife Management Area which is a solid breeding ground for additional dispersing Big Horn Sheep. There are several sets of improvements located on the south

section of Dove Mountain Ranch that include Dove Mountain Headquarters and the South Pope Headquarters all used today by various ranch hands.

Dove Mountain Ranch today is an assemblage of four ranches including Dove Mountain, South Pope, Love Dog Canyon, and the Herman Ocotillo. Dove Mountain Road is a private road that also access several neighbors, but it is not a public road. In completing this assemblage several ranches remain as inholdings within the larger boundary of the Dove Mountain Ranch and are operated as separate ownerships. Fencing and locked gates have helped minimize impacts from these inholdings and the current owner continues to acquire these tracts as they become available.





Habitat

The Chihuahuan is the largest desert in North America, stretching all the way from the southwestern United States deep into the Central Mexican Highlands. Dove Mountain landscape is diverse with desert mountains to rolling western Edwards Plateau to desert flats and draws surrounded by a rugged landscape and some of the most scenic canyons in North America. Classic “Big Bend Country” of the Old West, Dove Mountain Ranch has maintained much of the environment and appearance of times past. This vast area lies in wide elevation range allowing for mix of vegetation from the mid to lower Chihuahuan Desert such as dagger, yucca, lechuguilla, creosote, catclaw, javalina bush, mariola, sotol, ocotillo, and cholla with a mix of chino grama, black grama, red grama, bear grass, and sideoats grama. Brush and trees include juniper, hackberry, willow, mesquite, cottonwood, persimmon, and oaks in the higher elevations and draws. In springtime this landscape is in bloom with a wide variety of cacti, yucca, daggers, and native forbs.



Wildlife

If there is one thing that makes this ranch stand out is the availability of Desert Big Horn Sheep habitats as well as the availability of permits by TPWD. Mule deer are scattered all over the ranch and this property is home to many species of birds, raptors, songbirds, and game birds such as blue (scaled) quail, gambles quail, mourning dove and white-winged dove as well as larger mammals such as desert, javelina, aoudad, mountain lion, and occasional black bear. The brush, forbs, and grasses provide excellent habitat for these game and non-game animals.



Improvements

Dove Mountain HQ

- Headquarter located off Dove Creek Road is used as a Lessee employee home.
- Main house with new metal roof.
- Hunting Camp or Bunkhouse next to main house.
- Barn and workshop with electricity and water.
- Well with electricity and large water storage up on adjacent mountain.

South Pope HQ

- Located off a separate entrance from Highway 385 the South Pope Headquarters has several buildings.
- Main house with landscaped yard.
- Employee home.
- Several outbuildings
- Pens and horse working facilities.
- Wells and electricity.

Bear Creek HQ

- North of Dove Creek road within the rolling limestone hills and canyons is a small private complex with several buildings built along Bear Creek.
- Main house used as a hunting cabin with nice large front porch.
- Barn and garage.
- Several outbuildings and an old adobe.





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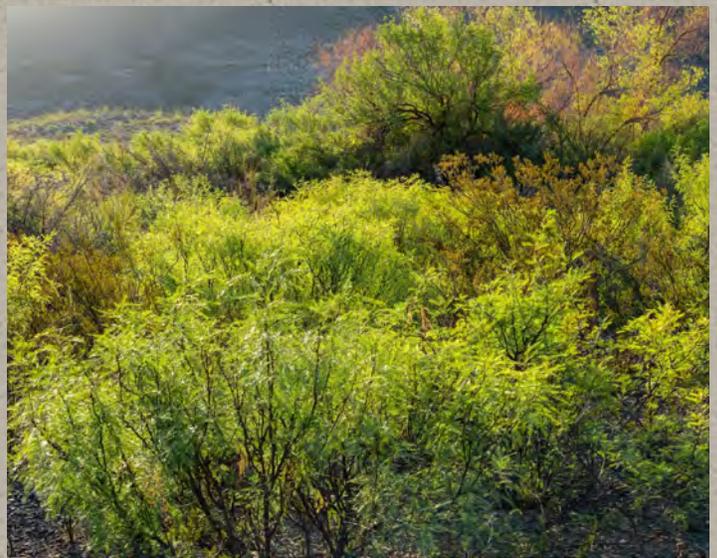
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Water

There are numerous submersibles, windmills, and solar water wells on the property. Water troughs are dispersed all over the ranch for wildlife and livestock.

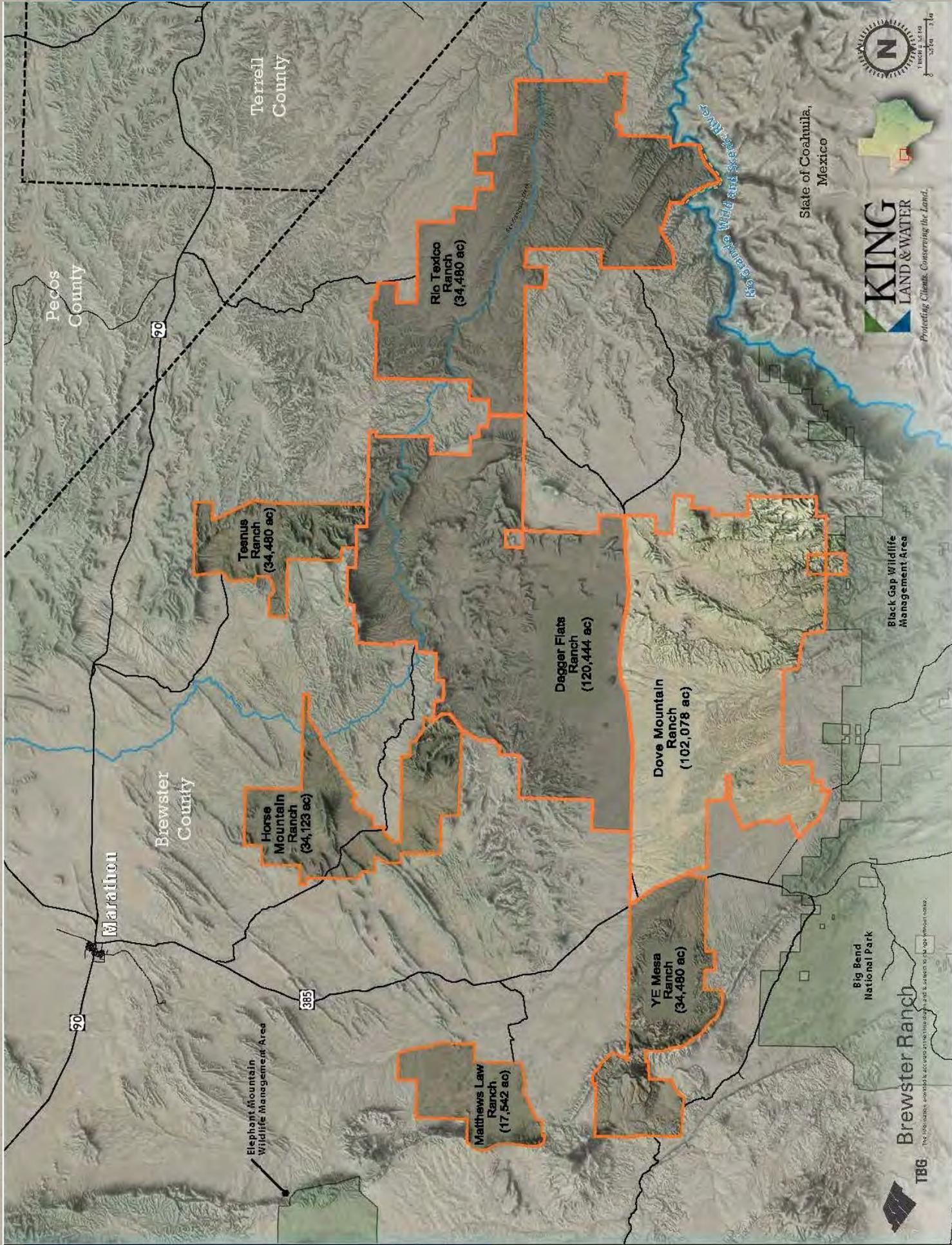
Water tanks are scattered around the ranch with several being just below Dove Mountain and are visited by Desert Big Horn Sheep regularly. Additionally, there are a few guzzlers in remote locations on and near Cupola Mountain for the expanding Big Horn Sheep from nearby Black Gap WMA.











Pecos County

Terrell County

Brewster County

Marathon

90

90

385

Elephant Mountain
Wildlife Management Area

Teezus
Ranch
(34,480 ac)

Horse
Mountain
Ranch
(34,123 ac)

Rio Texico
Ranch
(34,480 ac)

Daggler Flats
Ranch
(120,444 ac)

Dove Mountain
Ranch
(102,078 ac)

YE Mesa
Ranch
(34,480 ac)

Matthews Law
Ranch
(17,542 ac)

State of Coahuila,
Mexico



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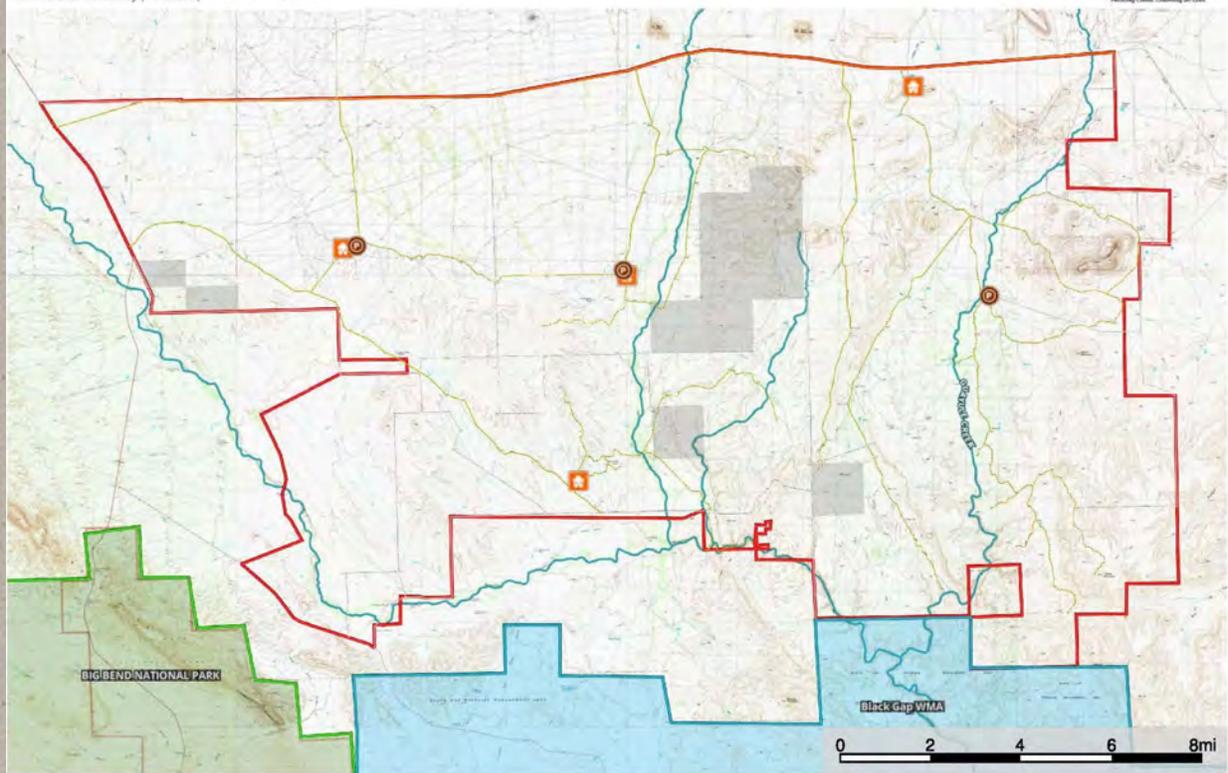
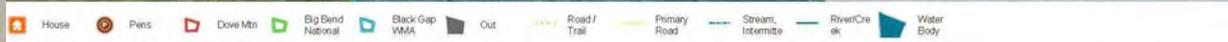
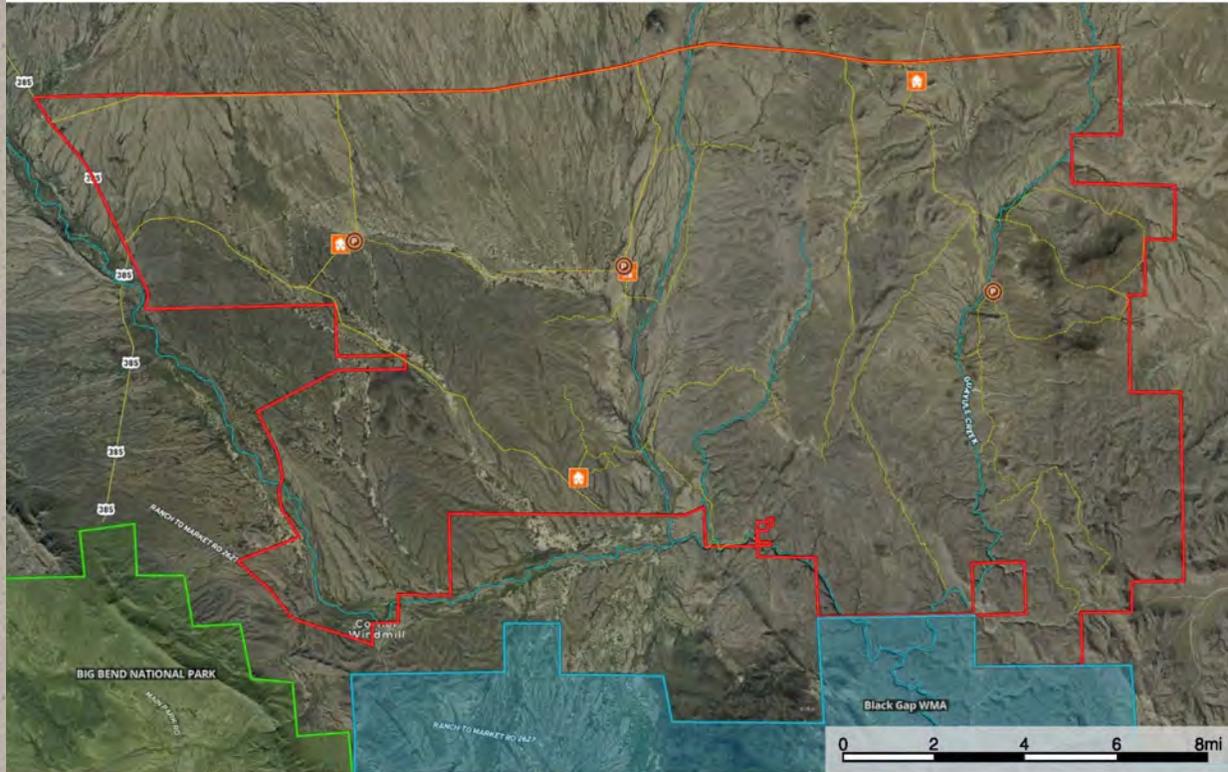
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Black Gap Wildlife
Management Area

Big Bend
National Park

Brewster Ranch

TBG The information available on this map is for informational purposes only. It is not intended to be used for any other purpose.





Price

\$785 per acre or \$80,131,230

This property is part of a contiguous 424,000-acre block of land that is also for sale by same owner.

Contact

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Disclaimer

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