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# Dove Mountain Ranch

330,530± Acres  
Brewster County, Texas



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In 1852 US and Mexico Boundary surveyor Major William H. Emory described the Lower Canyons segment of the Rio Grande as *"never having been traversed by civilized man, because of the impassable character of the river; walled in at places by stupendous rocky barriers and escaping through chasms blocked up by huge rocks that have fallen from impending heights"*.

Dove Mountain Ranch is 11 miles north to south and 22 miles east to west and part of a 407,336-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

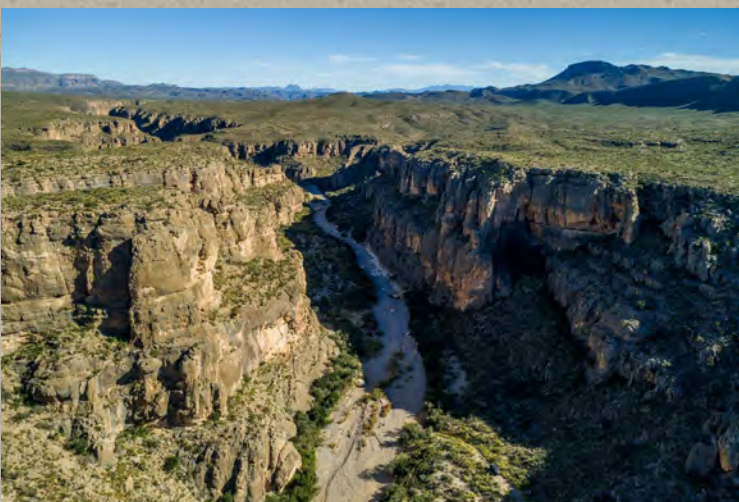
Dove Mountain Ranch is located in the vast expanse between Big Bend National Park and Black Gap WMA to the south, Highway 90 to the north and US Highway 385 to the west in one of the last truly wild landscapes of the Chihuahuan Desert. This massive contiguous operating cattle and hunting ranch fronts on the Lower Canyons of the Rio Grande where Asa Jones pioneered his famous candelilla wax factory in the 1940's and through his ingenuity succeeded in tapping the river through a series of pumps and pipes zig zagging crazily down the canyon side. The "bathtub" hot springs known by many river travelers along the National Park Service Wild and Scenic River at San Rosendo Canyon in Mexico is directly across the river from this ranch. Bullis Gap and the Bullis Range are also located on the ranch which are deep in history, biology, heritage, and scenery.

Dove Mountain Ranch is named for the mountain located on the ranch which is home to a harvestable population of Desert Big Horn Sheep as well as Maravillas Canyon, Cupola Mountain, Bear Mountain, Shely Peaks, Pine Mesa and a wide variety of natural features, habitats, and landscapes.

Dove Mountain is an assemblage of several historic ranches that have been combined into one and is accessed by neighbor road traveling south from US Highway 90 for 13 miles from Longfellow crossing between Marathon and Sanderson or from Dove Mountain Road east from Highway 385 into the ranch. Large neighbors, including additional ranchland owned by this Seller that could be acquired, are on all sides of this remote ranch neighborhood and what could be described as a country unto itself.

## Acreage

330,530± Acres, additional adjacent ranches available.



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## Description

Dove Mountain is the combination of 20 historic ranches including Bullis Gap, Rancho Verde, San Francisco Creek, Cow Creek, Slaughter, Asa Jones Ranches, Chaney, Bear Creek, South Pope, Dove Mountain, Maravillas Creek, and Ocotillo.. Forty three miles from west to east the ranch has a central main road accessing the various amenities making this large ranch diverse, interesting, scenic, and adventuresome. The ranch has several distinct providences from the clear live water of Cottonwood-lined San Francisco Creek at the west, the rolling limestone hills and pine mountains of the central region, the walled gorge of San Francisco Shut Ups, Maravillas Creek and Canyons, to the wild canyons of the Rio Grande to the southeast. There are a number of noteworthy natural features including the Bullis Range, San Francisco Shut Ups,

Lomas de las Palmas, Lower Canyons, Darling Canyon, Shelly Peaks, Wolf Point, Cedar Gap, Beef Canyon, Pine Mountain, and Sawtooth to name a few.

The ranch is currently managed by a handful of cattle ranchers operated by several responsible Lessee's who have invested greatly into new fences, water infrastructure, roads, and pens. This assemblage of ranches is made up of many headquarter complexes, all having a wide degree of improvements and infrastructure. Five of the complexes have gravel airstrips that if refurbished would create great fly-in fly-out venues on the ranch. Chaney Headquarters was the original San Francisco Creek Ranch with its large commanding Spanish style Headquarters home and various outbuildings located along the banks of the Creek with commanding views of the Shely Peaks to the north.











## 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 high 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 has maintained much of the environment and appearance of times past. This vast area lies in wide elevation range between 1,600 feet on the river and 4,635 feet in the Shelly Peaks 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, mesquite, pines, lead tree, 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.

San Francisco Creek runs west to east across the entire ranch which is a major drainage into the Rio Grande River. The upper 5 miles of this Creek is year-round live water with Cottonwood gallery forests on both banks. Live water and riparian vegetation are very rare in this desert and a magnet for wildlife including the monarch butterfly during migration. The central part of San Francisco Creek is a gorge called the Shut Ups where there is a dramatic limestone canyon with a variety of side canyons and diverse vegetation.





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## Wildlife

This property is home to many species of birds, raptors, songbirds, and game birds such as blue (scaled) quail, mourning dove, and white-winged dove as well as larger mammals such as desert mule deer, javelina, desert big-horn, aoudad, mountain lion, and occasional black bear. The brush, forbs, and grasses provide excellent habitat for these game and non-game animals. The live water segment of San Francisco Creek is especial important for migrating songbirds, bats and butterflies utilizing the riparian habitat. These desert streams are literally “highways” for these migrations in fall and in spring making wildlife watching here on the ranch second to none.





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## Improvements

The ranch is a working cattle ranch with some excellent recently improved infrastructure. There are miles of new internal fences, pens, and traps as well as water and road improvements. Improvements by Headquarters are as follows:

### **Bullis Gap**

- Several houses, barns, pens that need restoring.
- Electricity at the Headquarters and along the north and west roads.
- Large Historic rock house currently uninhabited but a great start to a unique remodel.
- Functioning Airport at Headquarters with two cross gravel strips with metal shade hanger.
- Submersible water well, storage and troughs
- Excellent caliche road both north and west.

### **Rancho Verde**

- Livable house with kitchen, two bedrooms and bath.
- Submersible working water well and storage.
- Working Cattle and Round Pens.
- Electricity.

### **San Francisco Creek- Lessee Home**

- Main rock house and separate sleeping bunkhouse.
- Separate camp kitchen building and barn storage.
- Two-bedroom one bath camp house with large porch.
- Horse pipe pens.
- Very large metal barn, shop, and work area in great shape.
- Pipe Cattle shipping pens
- Submersible Well with storage and water troughs
- Electricity to all improvements.
- Old Airstrip with Hanger

### **Cow Creek**

- Good submersible water well with two Poly storage tanks.
- Several houses in disrepair.
- Working pens.
- Old Airstrip

### **Slaughter**

- Attractive headquarters with several houses in current use.
- Pens, Barns, and outbuildings.
- Electricity to all improvements.
- Located in a scenic limestone canyon.

### **Jones**

- Old Headquarters ruins and outbuilding.
- Old Adobe HQ house in disrepair.
- Submersible Well and storage with troughs.



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## Improvements

### 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.

### Slaughter Cabin

- Adobe Cabin on a hill above the Live Water Segment of San Francisco Creek, in need of repair but one of the most spectacular locations in all WTX.
- Cottonwood lined creek with deeper pools containing native fish.
- Porch of Cabin looks right across the creek to Shely Peaks, stunning views.

### San Francisco Creek Ranch (Chaney)

- 5-bedroom 4 bath custom Main House. Has center courtyard, fantastic views, massive custom doors and wood finishes, four zone heating and cooling, formal dining, game room, front porch, garage. Truly one-of-a-kind home that was originally designed in the late 1960's as a Hacienda.
- The Headquarters Complex below the Chaney House is a combination of adobe, rock, and stucco frame that creates several separate living quarters. Three have kitchens, baths and bedrooms.
- Workshop and Barn
- Many working outbuildings
- Huge metal Hanger and shop with powered folding doors. Used in the past as a manufacturing shop but can hold many airplanes. Wide concrete aprons from the hanger out to airstrip create excellent equipment storage and workspace.
- Gravel strip in need of maintenance. Work here could really improve the ranch access.
- Main pipe working pens at HQ.

Mare Barn and pens up on top behind the HQ with small set of pens.

### Dove Mountain HQ

- Headquarters 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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## Water

There are many submersible water wells, solar wells and windmills used to pump, store, then distribute water across the ranch. Tinajas in the creek bottoms and many tanks provide water during monsoon rains.

At the west end of the ranch San Francisco Creek enters the property from the adjoining ranch as a live water cottonwood lined creek and travels for over five miles playing out into the gravel bed. San Francisco Creek continues as a seasonal creek for another 20 miles through the ranch before it drains into the Rio Grande east of Rio Texico on the neighbor's property. Within this 20-mile stretch is a feature called the Shut Ups where canyon walls carved by the creek make crossing impossible by vehicle but there are permanent pools of water in giant tinajas on the canyon floor. Additionally, the Rio Grande fronts this ranch for over 5.5 miles with its torturous scenic steep canyons and tributaries. This is critical water for Aoudad, Deer and other wildlife. It is rare to have live water features in this remote wild part of West Texas.



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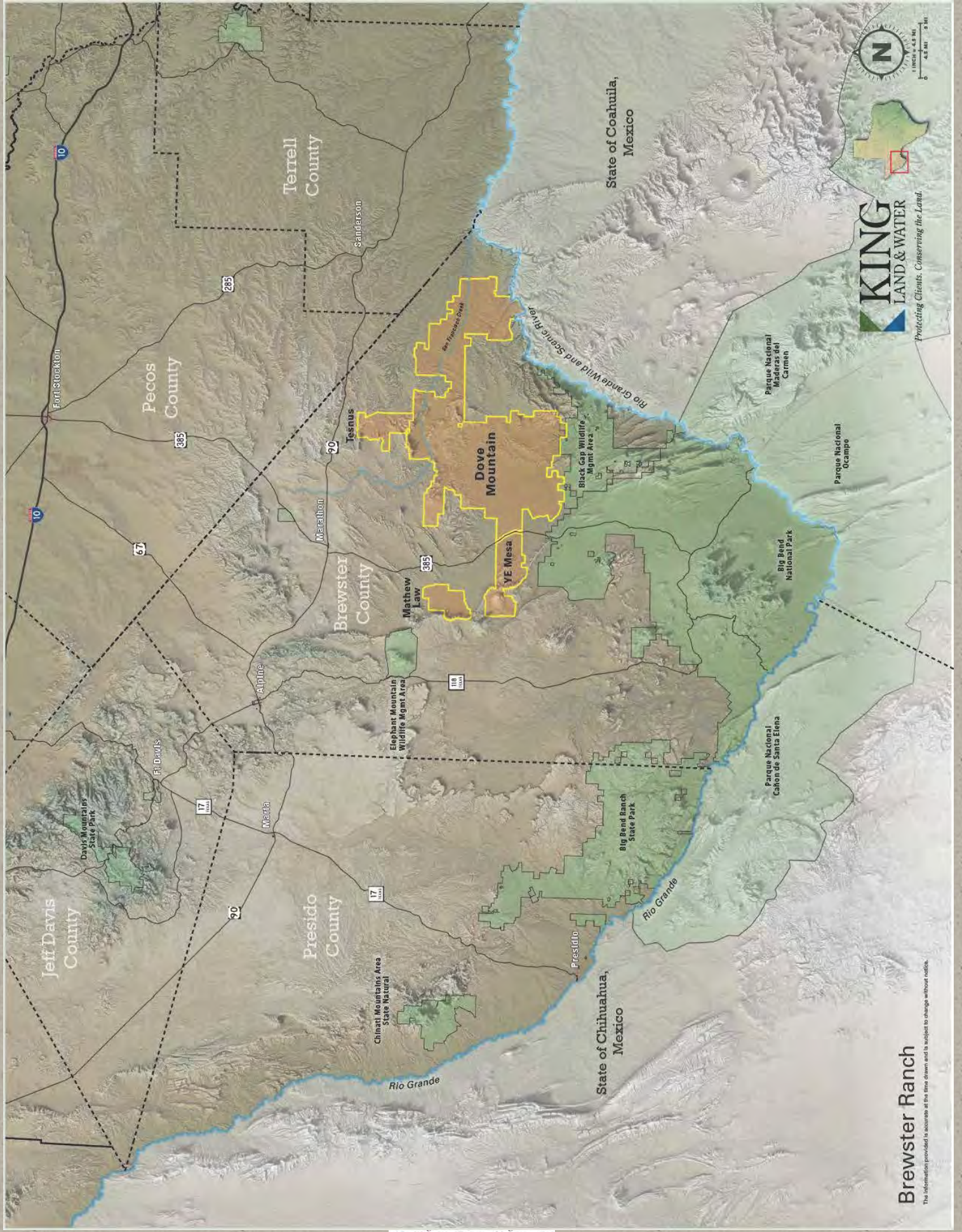
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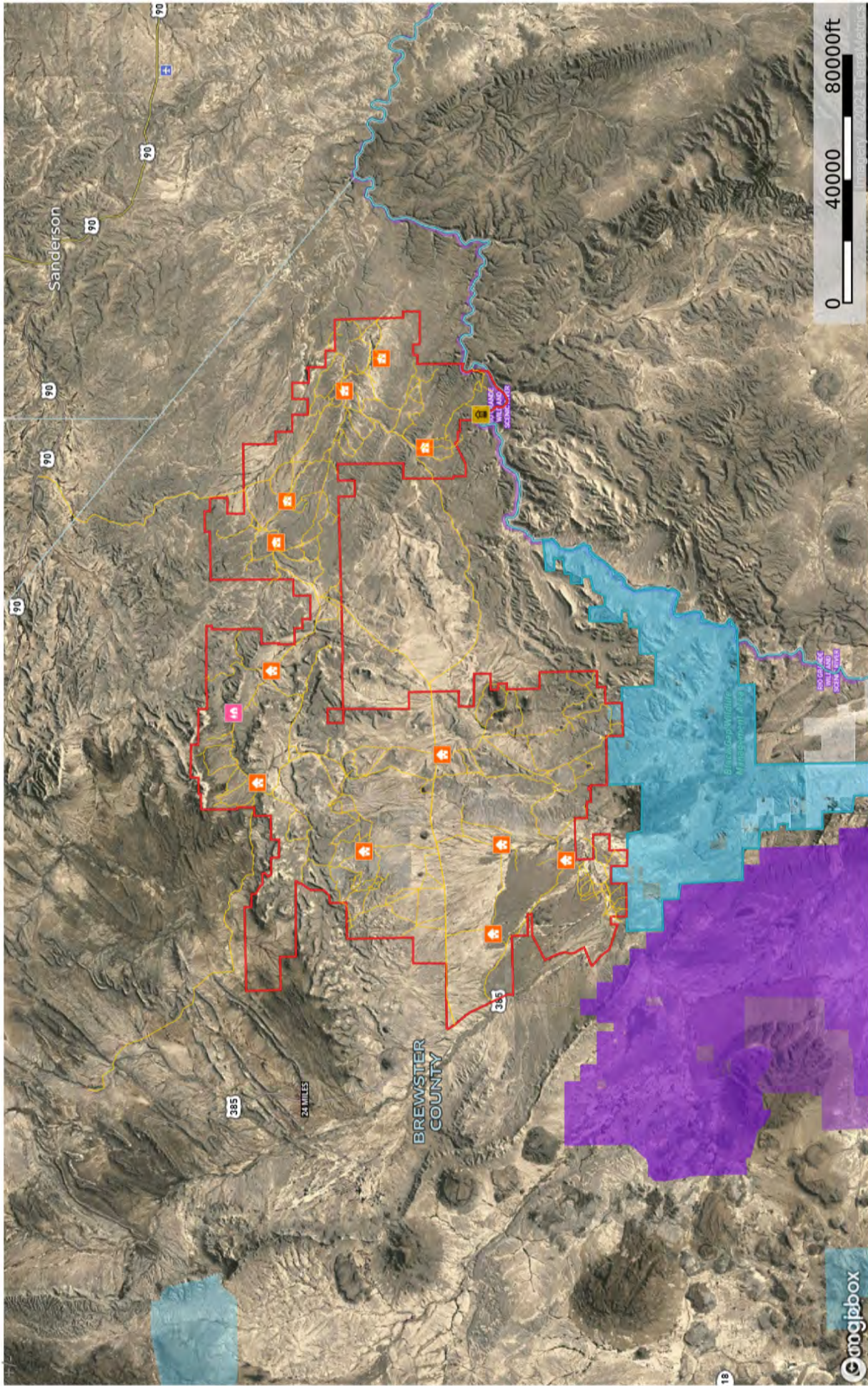
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# Brewster Ranch

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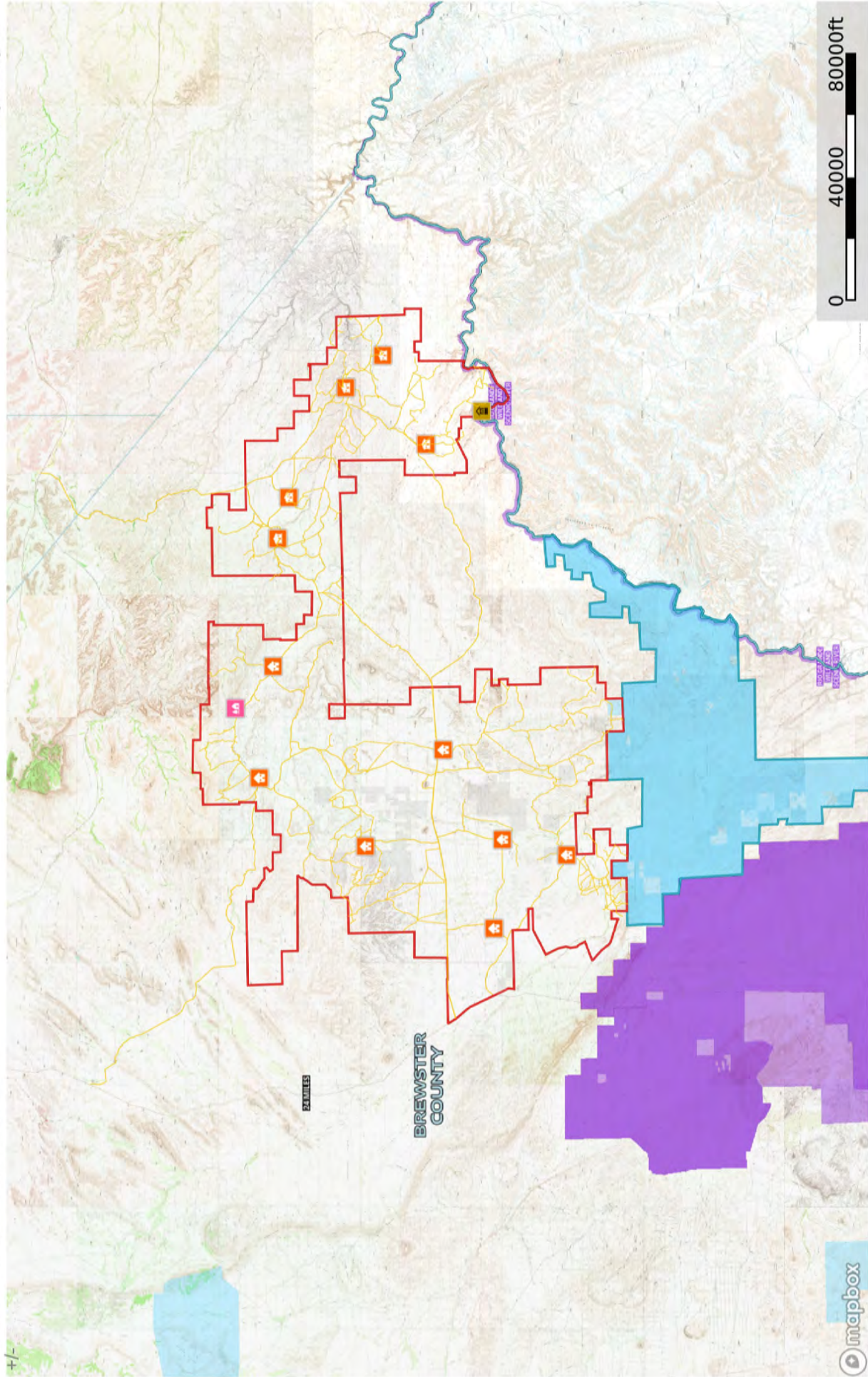
2023 Dove Mtn Ranch  
Brewster County, Texas, 335,530± AC



- Cabin
- House
- Black Gap WMA
- Out - Dove
- Headquarters
- Area's Pump House
- Road / Trail
- Primary Road
- Pipeline
- Conservation Easements
- Local Government
- BLM
- Other
- National Park
- Fish and Wildlife
- State Land
- Forest Service
- Out - Dagger
- 325,000 Boundary
- Primary Road
- Road / Trail
- Stream, Intermittent
- River/Creek
- Water Body



2023 Dove Mtn Ranch  
Brewster County, Texas, 335,530 AC



- Cabin
- House
- Back Gap WMA
- Out - Dove
- Asa's Pump House
- Headquarters
- Forest Service
- Road / Trail
- Primary Road
- Day 1 PM
- BLM
- National Park
- Fish and Wildlife
- State Land
- Local Government
- Conservation Easements
- Pipeline
- Road / Trail
- Primary Road
- 325,000 Boundary
- Out - Dagger
- Water Body
- Stream, Intermittent
- River/Creek





## Price

\$696 per acre or \$233,528,880

This property is part of a contiguous 407,336-acre block of land that is also for sale by same owner.

## Contact

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