



*Protecting Clients. Conserving the Land.*

# Riata East Ranch

3,000± Acres  
Terrell County, Texas



**Harrison King, Agent**

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## Location

Riata East Ranch fronts on the north side of US Highway 90 for 2.5 miles just 1 mile east of Dryden, Texas. Turing into the ranch from the immediate highway access, you are conveniently located between Del Rio and Sanderson and situated directly across the from Terrell County Airport (6R6) making fly-in access a breeze. This area is the transition zone of the western hill country into the Chihuahuan Desert; an area filled with history wildlife.

## Acreage

3,000± Acres in Terrell County



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## Description

The ranch consists primarily of gently sloping open grassland flats divide by multiple small draws that provide a diverse habitat of larger brush and trees crucial for wildlife habitat. The old Headquarters at Riata East Ranch and existing house provide day one utility as a working ranch with the necessary infrastructure in place to expand and build your own ranch home or hunting lodge. Power is available across multiple areas of the ranch allowing for a flexibility in use of the ranch and future subdivision and development potential. The existing road system across the ranch is in good shape and allows for plenty of access for hunting and exploration.



## Habitat and Wildlife

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 unique wildlife habitats.

The property's browse and grasslands are in good condition, a result of the ranch's evolution from a historic sheep and goat operation into today's recreational uses of hunting. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, 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 have 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 good cover, this is some of the best Blue Quail hunting in Texas





## Water

The groundwater under Riata East Ranch is high quality and is currently supplied from a well on the property and a windmill by on the adjoining property.

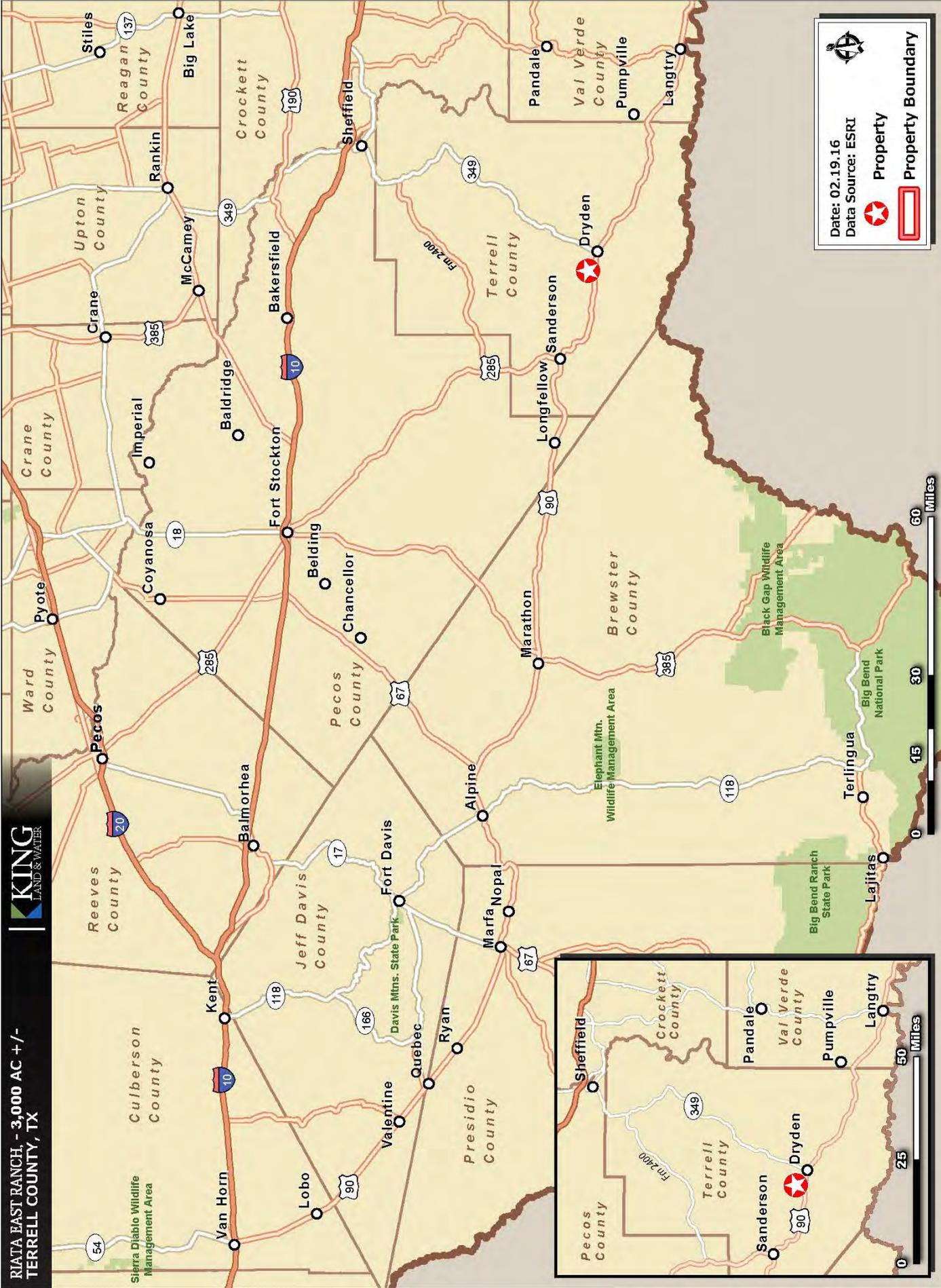
## Minerals

Approximately 1.5 sections or 960 acres are Mineral Classified where the surface owner will participate in any leasing and royalty income with the state.





RIATA EAST RANCH, - 3,000 AC +/-  
TERRELL COUNTY, TX



Date: 02.19.16  
 Data Source: ESRI  
 Property Boundary

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. 844.932.6277 www.mapright.com

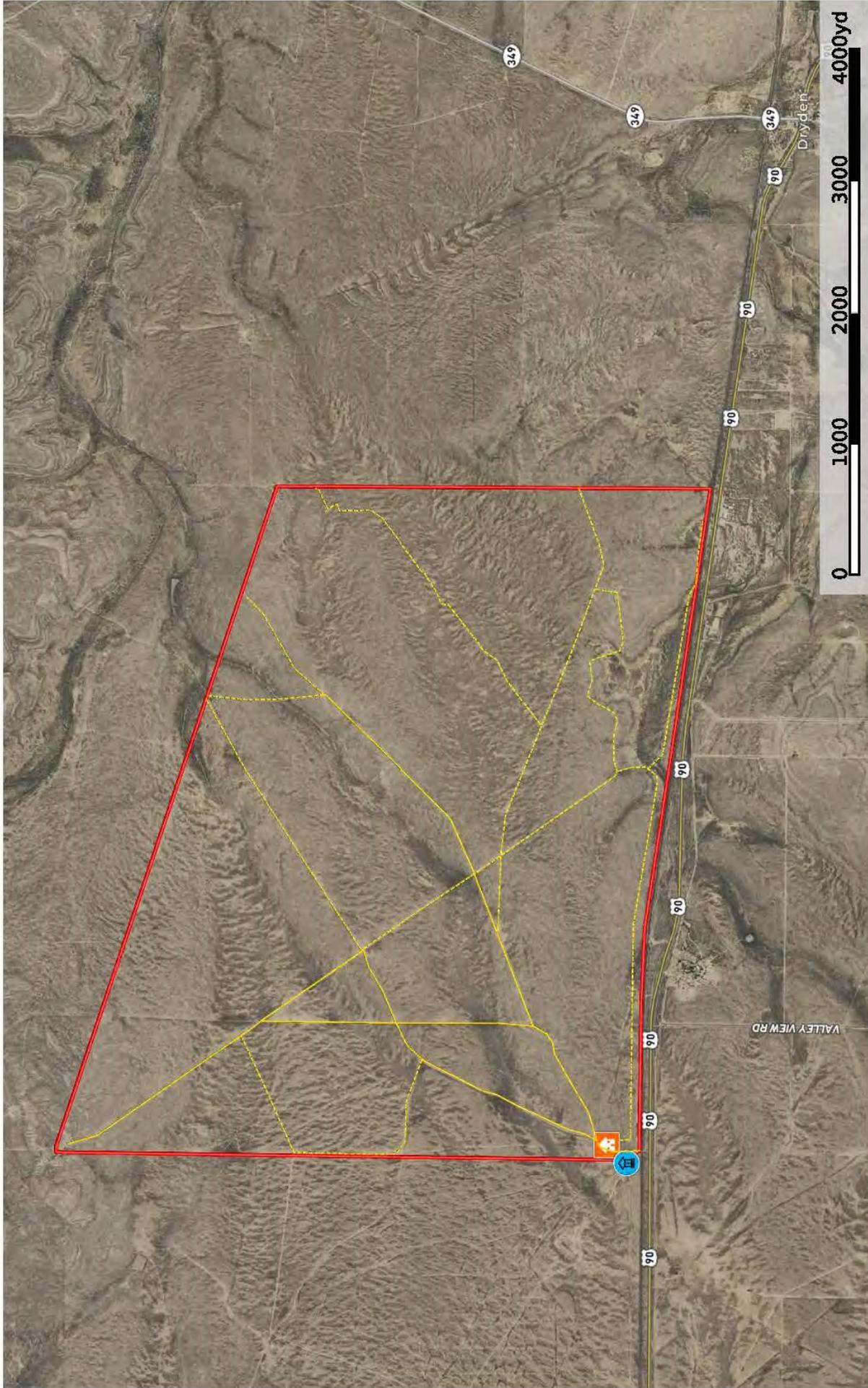


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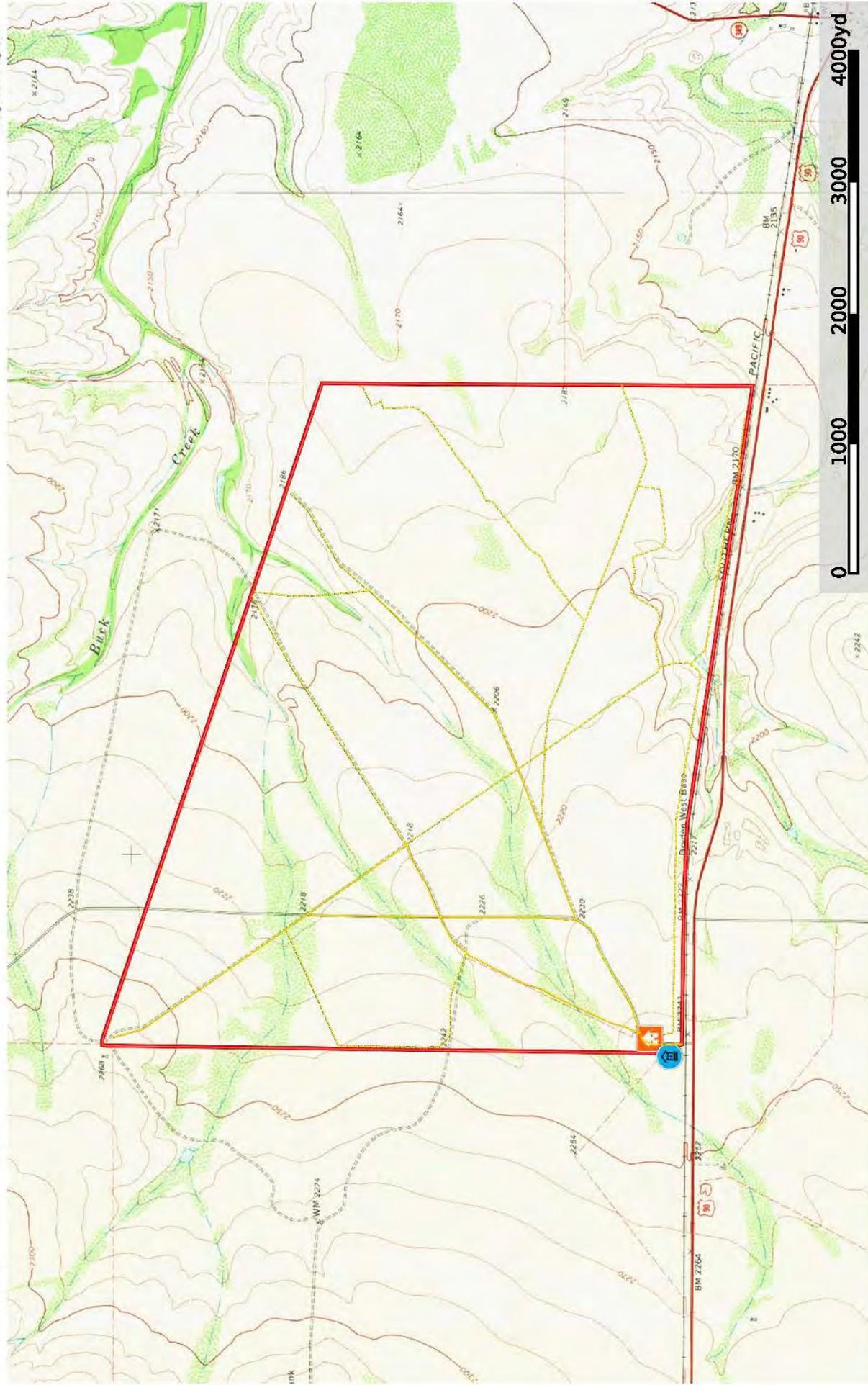
Riata East Ranch  
Terrell County, Texas, AC +/-



- House
- Well
- Boundary
- Primary Road
- Road/Trail

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Riata East Ranch  
Terrell County, Texas, AC +/-



- House
- Well
- Boundary
- Primary Road
- Road / Trail

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## Price

\$325/acre or \$975,000

Additional land adjoining the ranch is also available.

## Contact

**Harrison King, Agent**

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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.

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