

## **Woodward Ranch** *2,222.59 acres, Brewster County*



**James King, Agent**

Office 432-426-2024

Cell 432-386-2821

[James@KingLandWater.com](mailto:James@KingLandWater.com)

King Land & Water LLC  
P.O. Box 109, 600 State Street, Fort Davis, TX 79734  
Office 432-426-2024 Fax 432-224-1110

## Woodward Ranch

*Heritage Ranch since 1884*

*2,222 acres*

*Brewster County, Texas*

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### Location

The Historic Woodward Ranch is comprised of 2,222 acres and is located on the banks of year-round live Calamity and Ash Creeks on both sides of Highway 118 south of Alpine and has been visited by Big Bend travelers and rock hounds from all over the world. County maintained Calamity Creek Road heads west off 118 fifteen miles south of downtown Alpine through the ranch, past the Woodward Ranch headquarters to the Calamity Creek camping area. The Woodward Ranch is the gateway into the Big Bend Country with its over 1,000,000 acres of parks and public lands and is an hour's drive north of Lajitas and Terlingua and their outdoor adventures and amenities. Cathedral Mountain (6,860 feet), one of the area's iconic peaks, towers over the ranch to the west and Elephant Mountain Wildlife Management Area is just across the highway waiting to be explored. And with elevations between 4,800 and 5,020 feet, at the ranch you are in one of the best year-round climates in the state and arguably the entire country.

### Acreage

2, 222 acres in Brewster County.

### Description

Famous for its unique red plume agate as well as black plume, golden plume, opal, and over 50 other kinds of agates and gemstones, the Woodward Ranch has a history of visitors who are rock collectors, nature lovers, hunters, hikers, birders, or just folks wanting to get away from it all. There is an east 1,403 acre section with a main gate fronting on Highway 118 and beautiful Ash Creek cutting through the middle creating lush meadows and two large mountains. This is high Chihuahuan Desert grasslands and riparian woodlands studded with interesting outcrops of rocks and large trees creating a scenic wonderland. On the West side of the highway are the historic ranch headquarters, 12 space pull-through RV Park, and rock shop. Two cabins approximately 2 miles from the headquarters are located along the banks of Calamity Creek. This 822 acre section has the famous Opel Mine Mountain and hills covered in ancient, interesting rocks from an extinct volcano nearby named Eagle Peak. Names like Agate Hill, Red Plume Canyon, Flower Garden, Labradorite Hill, and Opel Mine give away the secrets lying on or just below the surface waiting to be discovered.

## Habitat

The Woodward Ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with rhyolite palisades mountains studded with Juniper, Emory and Grey Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. Calamity and Ash Creeks have numerous stands of large Emory Oaks, Cottonwoods, Arizona Ash, Desert Willow, and other riparian vegetation. This diversity of plants especially near and around the springs and riparian areas are unequaled in the Trans Pecos Region. This is historic ranching country and represents some of the best cow/calf range in West Texas.

## Wildlife

Because of the diverse habitat with springs, creeks, boulders, trees, grasses, and mountains there is an abundance of game and non-game animals and wildlife on the Woodward Ranch. This is big mule deer and whitetail deer country with lots of blue quail, mourning dove, and Rio Grande turkey making this a hunter's paradise. There are also smaller animal and bird species, found here like javelina, fox, ringtail, mountain lion, hawks, hummingbirds, Montezuma quail, and a variety of neotropical songbirds. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds.

## Improvements

The Headquarters was built and added on to by the Woodward family over the past four generations. The improvements include:

### Main House

- Built in 1963 with native rock and cathedral ceiling is a frame house with lots of character.
- 2 bedrooms, 2 baths with sleeping porch.
- Kitchen, dining, and home office.
- Massive custom fireplace designed using beautiful gemstones found on the ranch and in the region.
- Landscaped yard with native plants and beautiful rock walls and walking paths.
- Quiet outdoor shaded porch to enjoy the cool mountain breeze under large pines.
- Excellent local high speed internet.

### Rock Shop

- Attached frame and rock retail shop and work space.
- Heritage museum featuring history and artifacts from five generations of the Woodward family.
- Rock cutting, polishing, and store room.

## RV and Campground

- Seven new RV Spaces with pull through hook-ups, five older RV spaces with pull through hook-ups.
- Remodeled bathroom and shower.
- Tent camping area with picnic tables.
- Timber bench areas for large group visits or star gazing.
- Convenient entrance and lots of room for visitors.

## Hunting Cabins

- One cabin will accommodate 7 people and includes full bath and kitchen.
- Separate and newer cabin will sleep 4 with nice bathroom.
- Great porch overlooking Calamity Creek.
- BBQ area under large shady oaks.

## Other Improvements

- Rock walled barn and shop that needs new roof.
- Small cabin at HQ.
- Older trailer on west side with electricity-good building site.

## Water

Woodward Ranch has abundant groundwater and two rare live creeks as well as several year round springs. There are two submersible wells on the West Section at 77 and 483 feet. There are two older wells on the East Side, one at 330 feet and one at 100 feet, both in need of working windmills.

The Ranch also has 12.5 ac feet of adjudicated water rights from the State of Texas.

## Price

\$2,400 per acre or \$5,332,800

Some minerals convey

## 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.





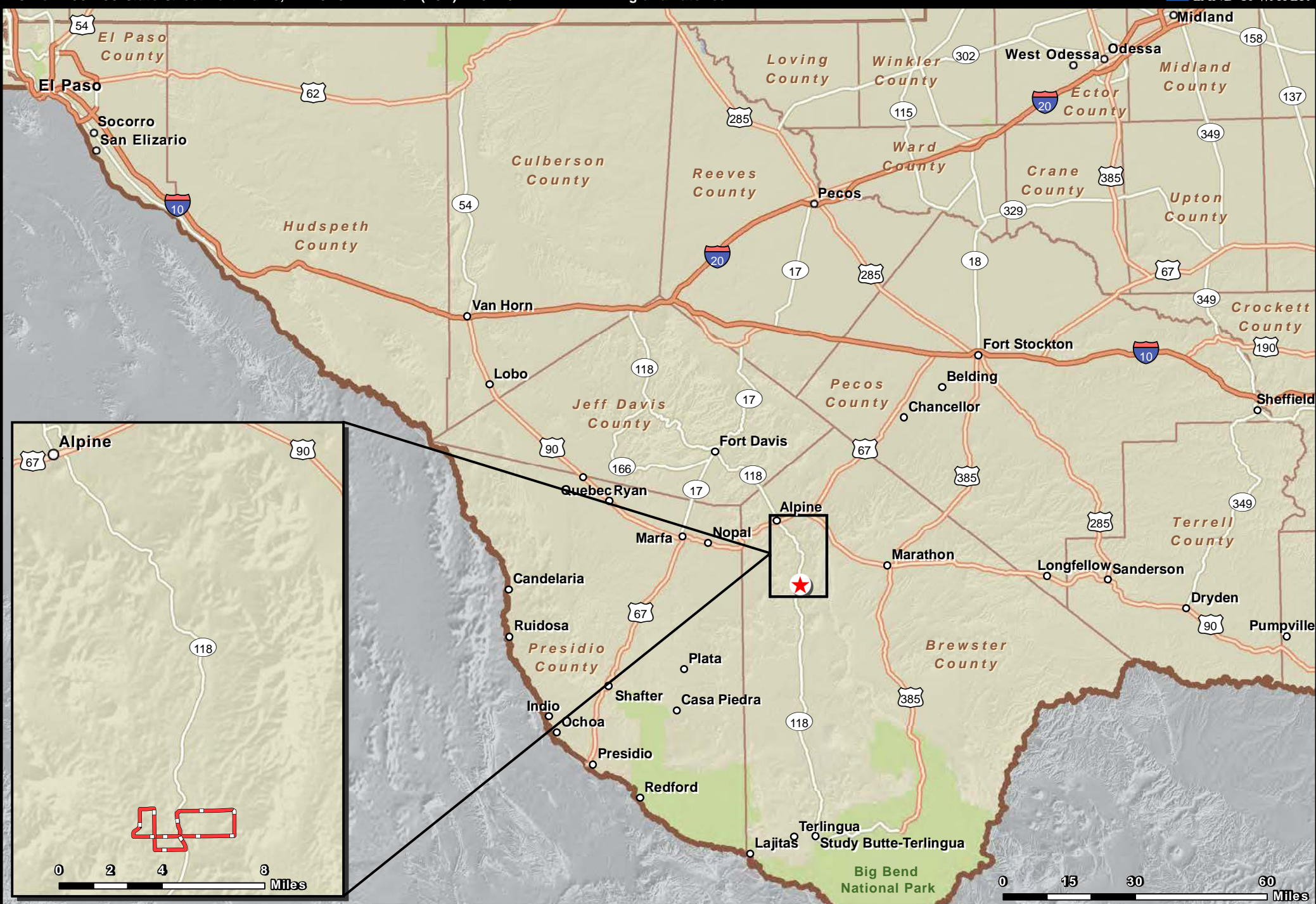
## BREWSTER COUNTY, TX - WOODWARD RANCH 2,222.59 AC (AREA OVERVIEW)

James King

**PO Box 109 109 State Street Fort Davis, TX 79734**

**Tel: (432) 426- 2024**

**www.kinglandwater.com**



Date: Sept. 25, 2013  
Data Source: ESRI



## Location



## Boundary



The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.  
512-757-1484 [www.frontiergis.com](http://www.frontiergis.com)



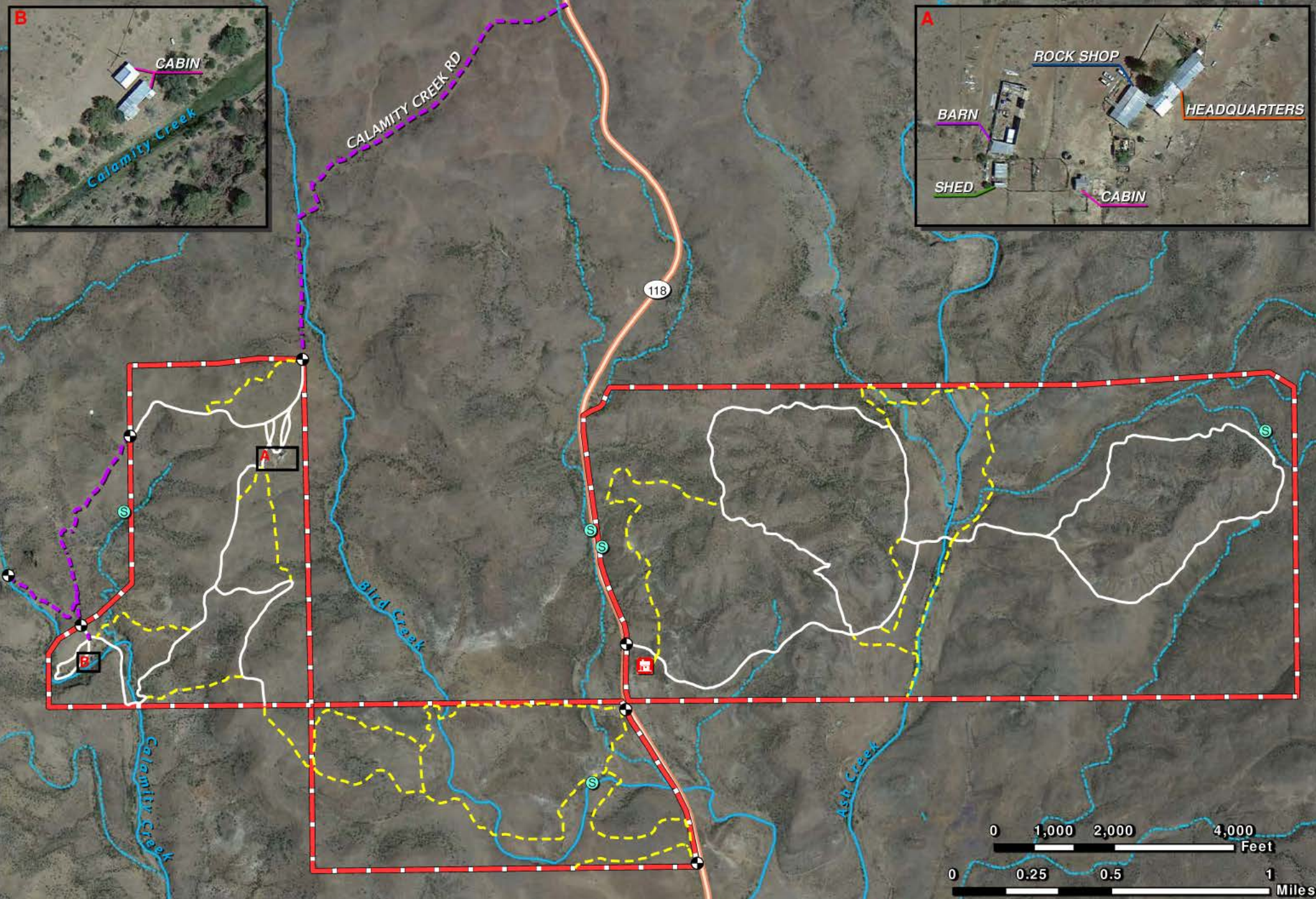
# BREWSTER COUNTY, TX - WOODWARD RANCH 2,222.59 AC (AERIAL OVERVIEW)

James King

600 North State Street PO Box 109 Fort Davis, TX 79734

Tel: (432) 426- 2024

www.kinglandwater.com



Date: Sept. 25, 2013  
Data Source: TNRIS, Google  
Aerial Flown: 2012

Entry Gate  
House

Spring  
Primary Road

Road/Trail  
Creek

Stream, Intermittent  
Pond/ Tank

Boundary



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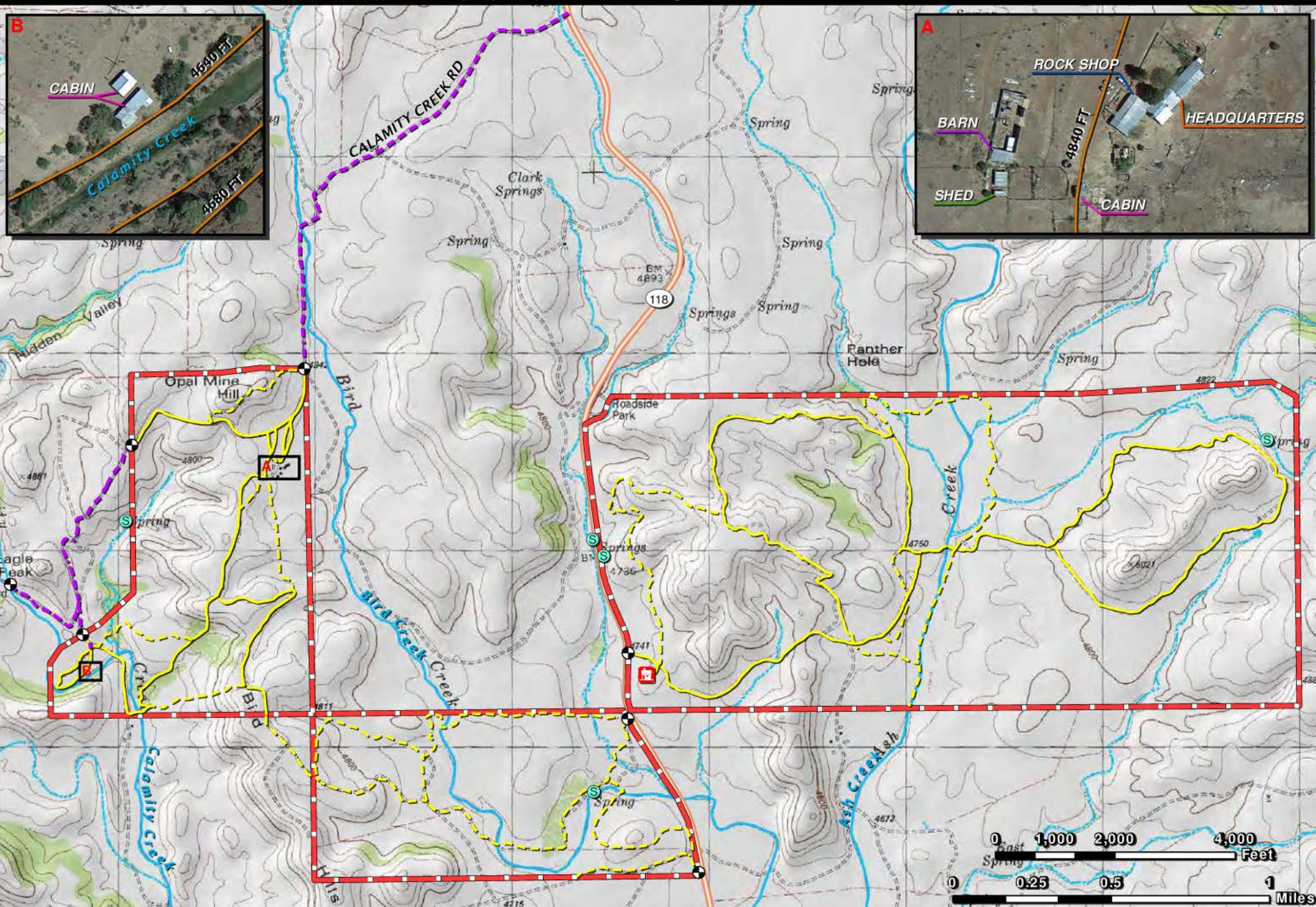
# BREWSTER COUNTY, TX - WOODWARD RANCH 2,222.59 AC (TOPOGRAPHIC OVERVIEW - 40 FT CONTOUR INTERVALS)

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Date: Sept. 25, 2013  
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Aerial Flown: 2012

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House

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