



Protecting Clients. Conserving the Land.

Pecos Canyon Ranch

8,459+/- Acres, Val Verde County, Texas



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Location

Pecos Canyon Ranch is a world unto itself, located 6 miles north of Langtry on county-maintained Pandale Road and fronting on some of the most scenic wild segments of the Lower Pecos River and its spring fed gin-clear waters. Harkell Canyon (“Jacal” by locals) meanders from its mouth at the Pecos to the north end of the ranch, carving the massive limestone landscape into some of the most spectacular canyonlands in Texas. The ranch is 60 miles from Del Rio on US 90 and 60 miles from Ozona on I-10. The ranch is also a two-night wilderness canoe trip downstream from the Pandale Crossing, through high canyon walls and world-class clear water fishing; one of the most amazing float trips in North America.

Pecos Canyon Ranch was home to the Pecos Culture of hunter/gatherers dating back 4,000 years, who left a legacy of extensive rock art over 8,000 square miles. The area was also known for pioneers of the late 1800’s such as Judge Roy Bean at Langtry, and his “law west of the Pecos”, as well as Lieutenant John Bullis, commander of the Seminole Indian Scouts, fighting in the Pecos River skirmishes in 1870.

Acreage

8,459 +/- Acres in Val Verde County

Description

The Pecos Canyon Ranch is dominated by the river and the canyonlands that drain into it. It is really two ranches, split by the county road, with excellent new fences and entrance gates for privacy and security. The western 1/3 has the old headquarters ruins with two wells and lots of Juniper cover with rolling hills and dense vegetation along Harkell Canyon, perfect for mule deer and Blue Quail hunting. The eastern 2/3rds is dominated by huge slick-rock canyons, high Ceniza mesas, and 1.5 miles of the Lower Pecos River. There are two wells on this side with several water troughs, one serving the main dwelling, which is a modern manufactured home with custom BBQ deck, elevated steel viewing platform, and a fire ring on the canyon edge, all looking at the limestone bluffs and river gorge views.

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. This working ranch enjoys more than 1.5 miles of crystal clear spring-fed Pecos River frontage, which provides some of the best recreation water in the country. Elevations are between 1,300 and 1,800 feet with numerous steep carved limestone canyons some with 200 foot sheer faces.

Habitat

Tamaulipan brushland, hill country and Chihuahuan Desert habitats are all part of the Pecos

Canyon Ranch. From Ocotillo and Sotol, to oak and Juniper woodlands, to Persimmon and Ceniza, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition as the ranch has evolved from a well-managed historic sheep ranch into today's recreation uses: hunting, fishing, canoeing and enjoyment of the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as mule deer, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, Texas tortoise, Rio Grande beaver and native fish species.

Wildlife

The combination of river, canyons, topography, browse, and habitat creates a wildlife-rich environment for both the hunter and wildlife watcher. From the abundant whitetail deer, Rio Grande turkey, dove, quail, and feral goats to neotropical songbirds, osprey, beaver, butterflies, fox, rabbits, and ringtail cat, the upland and riparian diversity of wildlife is unequaled.

The river itself is an important body of water for the region with its native fish fauna, as well as game fish like small mouth bass, black bass, and catfish. From fly fishing in the shoals and riffles, to bottom fishing the clear deep holes, this ranch is an angler's dream.

Water

The Lower Pecos River, much like the nearby Devils River, is supported by area springs as well as outflow from the Edwards-Trinity Aquifer and is located in one the most intact river environments in Texas offering unique streamside habitat such as willow, live oak, hackberry, mesquite, river cane, and many riparian plants, including a wide diversity of flowers and blooming cacti.

The river is accessed by roads at northern and southern points where you can get very close to the river's banks and, in-between, a natural walkway of bedded limestone, creating shallows, fluted channels, pools, lakes, riffles, and falls. Much of the Lower Pecos is hidden behind dense stands of river cane, but not this property. You can walk almost the entire river frontage with hundreds of swimming holes and areas perfect for canoeing, fishing, or just lying on the smooth rocks next to its shallows. It is recreation at its best. The Lower Pecos River area is all private land with limited access for launching canoes, creating a wilderness quality usually found only in our country's largest National Parks.

There are four wells on the ranch, all working, supplying concrete storage tanks, as well as various water troughs for wildlife and livestock.

Price

Reduced from \$800/acre or \$6,640,000 to **\$675/acre or \$5,709,951**

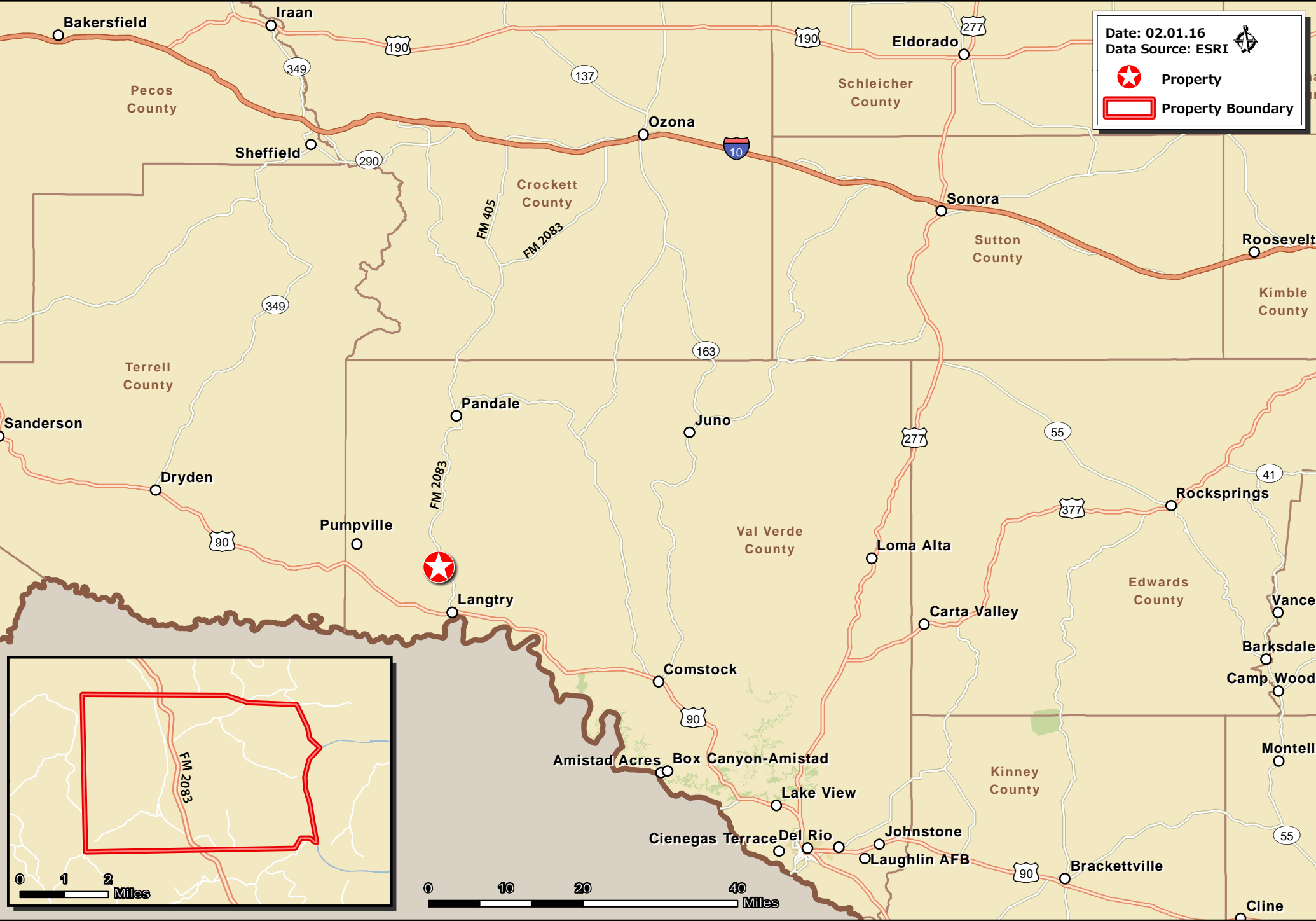
Contact

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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.

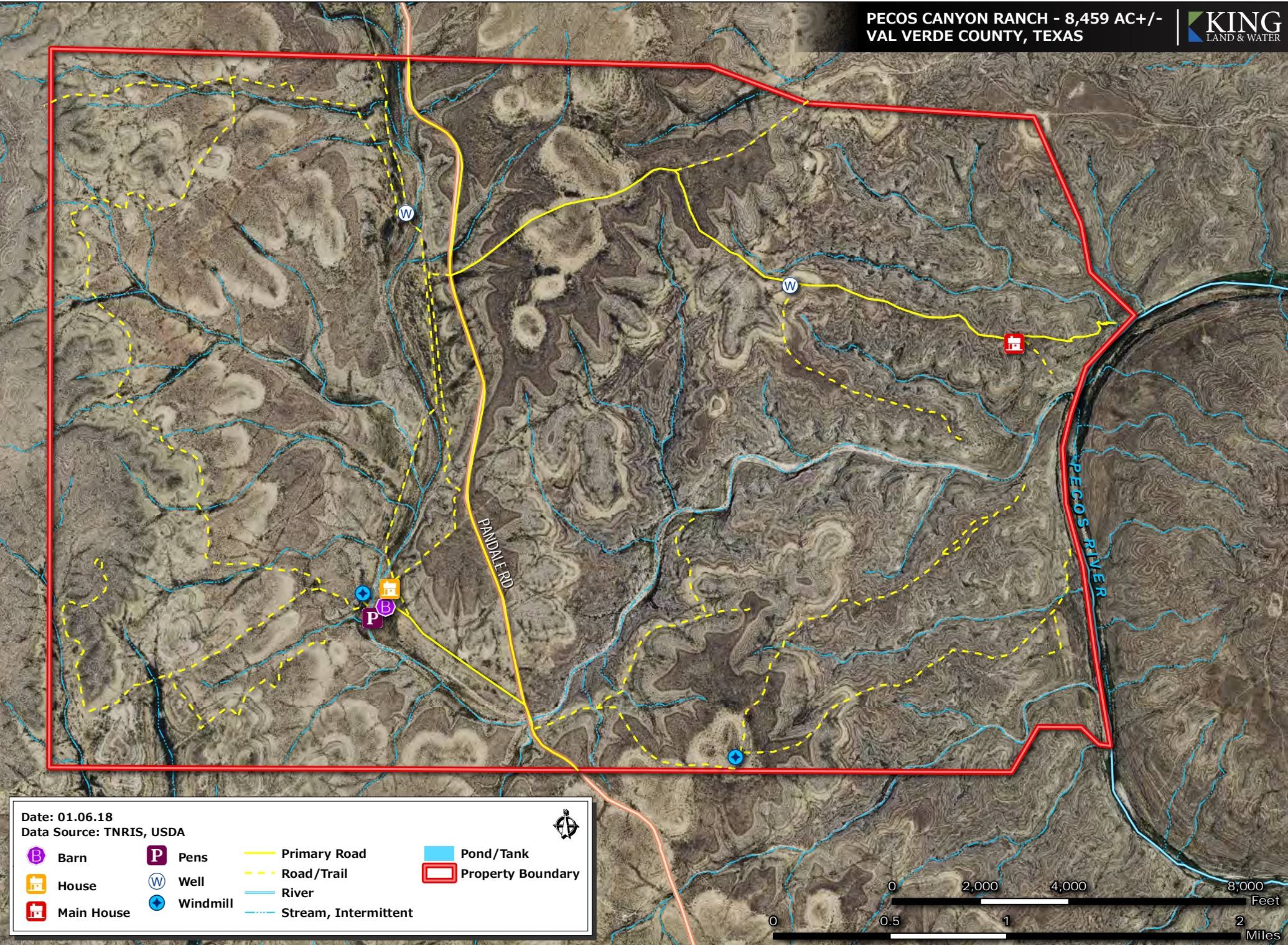
**PECOS CANYON RANCH - 8,459 AC+/-
VAL VERDE COUNTY, TEXAS**



Date: 02.01.16
Data Source: ESRI

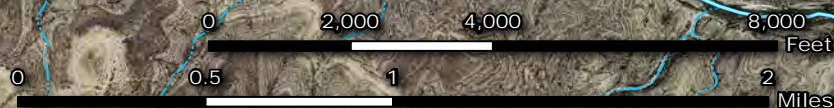
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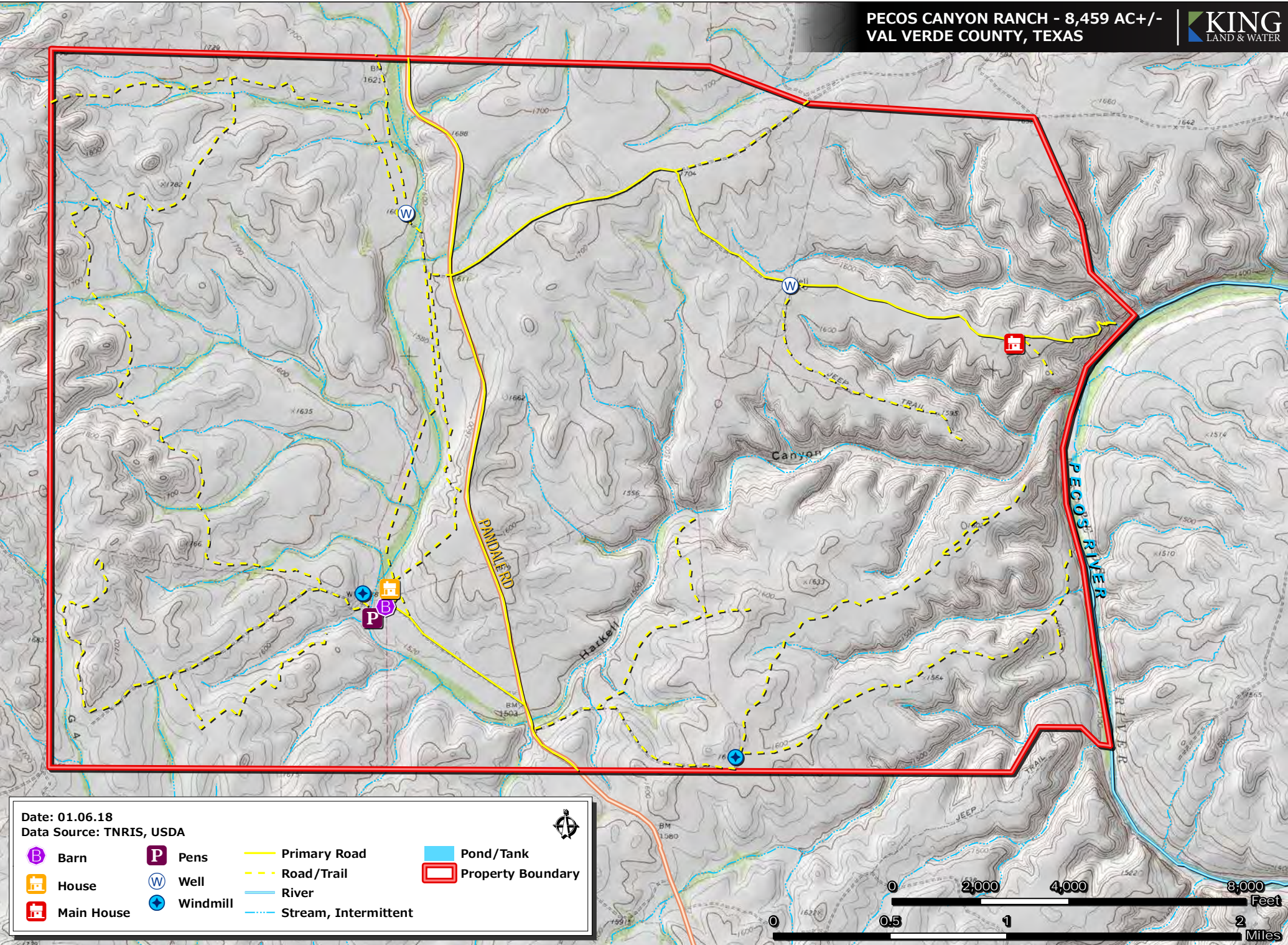
Property Boundary



Date: 01.06.18
Data Source: TNIRIS, USDA

- | | | | |
|------------|----------|----------------------|-------------------|
| Barn | Pens | Primary Road | Pond/Tank |
| House | Well | Road/Trail | Property Boundary |
| Main House | Windmill | River | |
| | | Stream, Intermittent | |





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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date