

PECOS RIVER CANYON RANCH

18,500 ACRES – VAL VERDE COUNTY

LOCATION: This **easily accessible** ranch is just off US Hwy. 90 at the Pecos River at Langtry, Texas, in western Val Verde County, and is bounded on its west side by an all-weather county road. Comstock, 25 miles east, has a good café, motel and small convenience store. Del Rio, 55 miles east, has most big city conveniences including airport, hospital and supplies. San Antonio, the nation's 7th largest city, is 200 miles east. The locale is comprised of mostly larger working/recreational ranches with focus on sheep/goat production, hunting, history and water recreation. SITE ADDRESS RR 2093, Langtry, TX, 78871 US HWY 90W

LAND: The ranch is **extra-scenic, rolling Chihuahan desert country**, with low mesquite brush and high protein shrubs such as ceniza, guajillo, blackbrush, persimmon and guayacon. A spine of around 1,700' elevation runs down the center of the ranch, and gradual to steep canyons branch off to the Pecos River on both sides. Nice, rounded hills on the western portion are good landmarks. Two impressive, named caves are on site, plus multiple Indian pictograph and artifact sites as well. Wildlife includes whitetail deer, mule deer, bob/blue quail, aoudad, turkey and varmints.

WATER: The ranch is bounded by about **14 miles of teal-blue Pecos River**, every bit as fetching as the Devil's in this area, and sprinkled with azure swimming holes, noisy rapids and car-size lounging boulders. Fishing, swimming, boating and floating are the orders of the day! There are multiple access points on site, and the water/canyon scenery rivals anything seen to the west. A ranch watering system tied to 4 wells allows for additional wildlife and stock water.

ASSETS: There are a couple of hunting camps, the aforementioned water system, a 3BR ranch house in poor condition and several areas where quarried stone has been palletized in salable quantities. The ranch features a **solid road infrastructure**, and several river access points could be greatly improved upon to add value and utility. Electricity appears to traverse almost the entire ranch!

SUMMARY: It is rare to see a combination of paved highway frontage, scenic uplands with gentle hills, miles and miles of teal blue water, good road infrastructure, minerals, named caves and **no conservation easement** in this part of the world! The recent price reduction adds urgency! A ground tour takes almost all day, a heli-tour takes a half. . . . your choice!

FINANCIAL/TITLE: Listing price is \$675/acre, sellers will provide basic survey and title insurance. There are minerals classified included in the sale, other minerals are negotiable. The land is in the Comstock ISD, is served by Rio Grande Electric and annual ag-exempt taxes are \$6,800. There are inholdings within the property, and ranch may be divided, see Broker.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY, DO NOT TRESPASS.**

PECOS RIVER CANYON RANCH - AERIAL

Pecos River

Eagle Nest Creek

Grande, Rio

Rio Grande

Highest Elevation - 1,800 ft.

Lowest Elevation - 1,169 ft.

1 inch = 6,000 feet

0 0.75 1.5 Miles

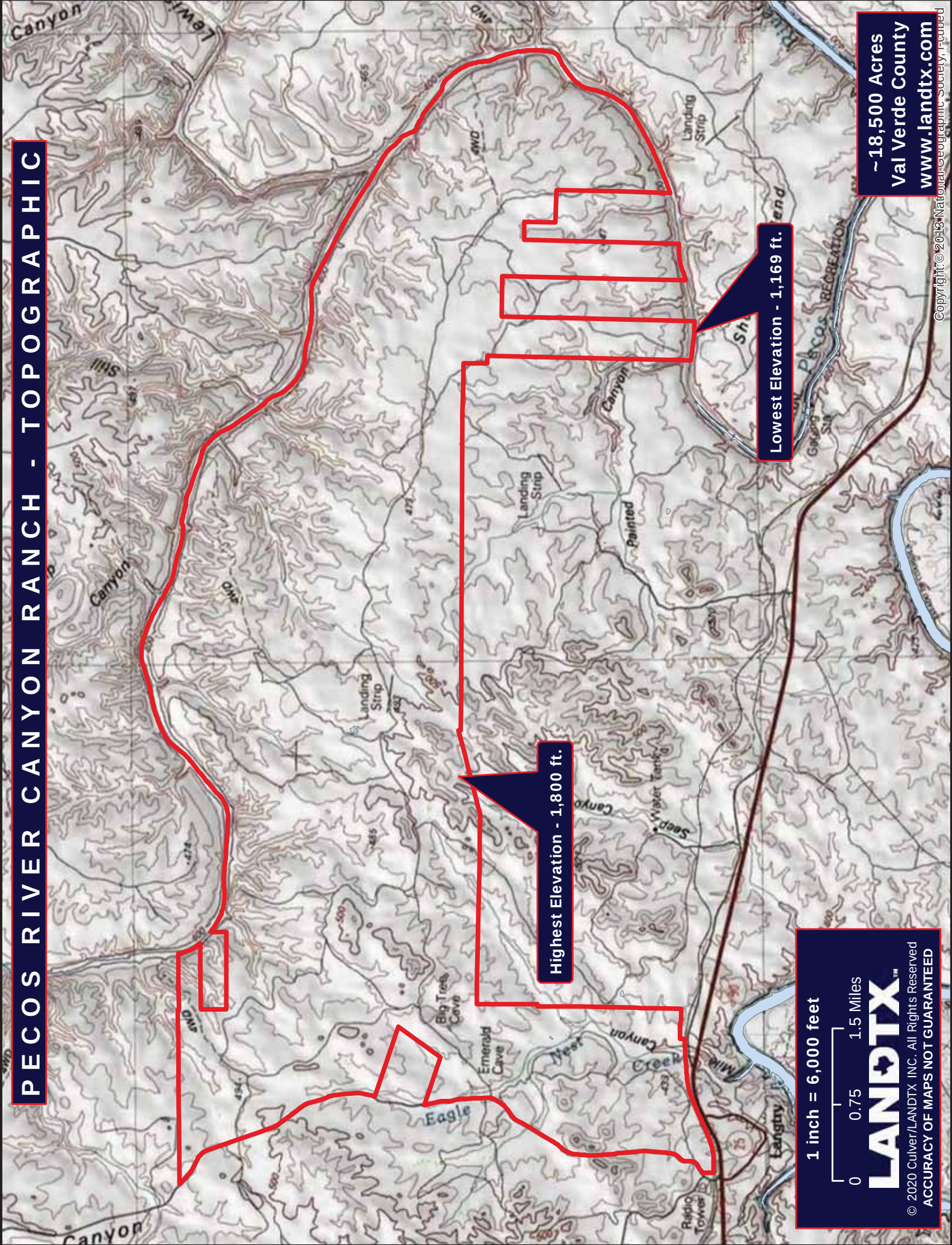
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ACCURACY OF MAPS NOT GUARANTEED

~18,500 Acres
Val Verde County
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus [REDACTED], IGN, IGP, swisstopo, and the GIS User Community

PECOS RIVER CANYON RANCH - TOPOGRAPHIC



Highest Elevation - 1,800 ft.

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PECOS RIVER CANYON RANCH - GROUNDWATER

121

120

Well # 7104802
Date Drilled: 1/7/2019
Depth: 745 ft.
Windmill

Well # 66314
Date Drilled: 8/3/2005
Depth: 600 ft.
Water Level: 400 ft.

Well # 7112201
Date Drilled: 1924
Depth: 380 ft.
Windmill

Well # 7113101
Date Drilled: 1923
Depth: 260 ft.
Windmill

Well # 7113201
Date Drilled: 1947
Depth: 2030 ft.
Oil/Gas well

Well # 500741
Date Drilled: 1/7/2019
Depth: 745 ft.

Well # 137901
Date Drilled: 1/17/2008
Depth: 1005 ft.
Water Level: 355 ft.

1 inch = 12,500 feet

0 2 4 Miles

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ACCURACY OF MAPS NOT GUARANTEED

Submitted Drillers Reports
TWDB Groundwater Database

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PECOS RIVER CANYON RANCH - SOILS

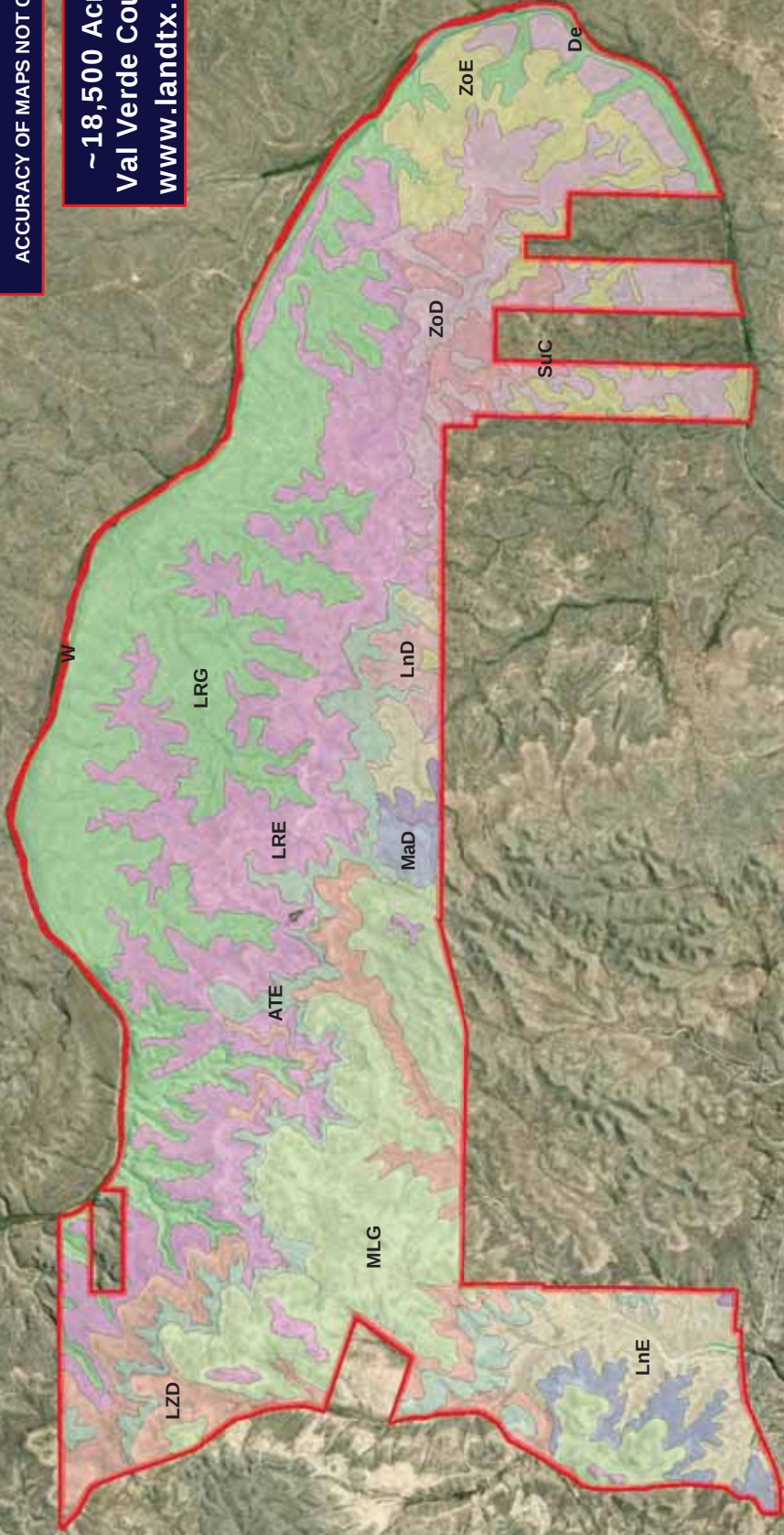
1 inch = 6,800 feet

0 1 2 Miles

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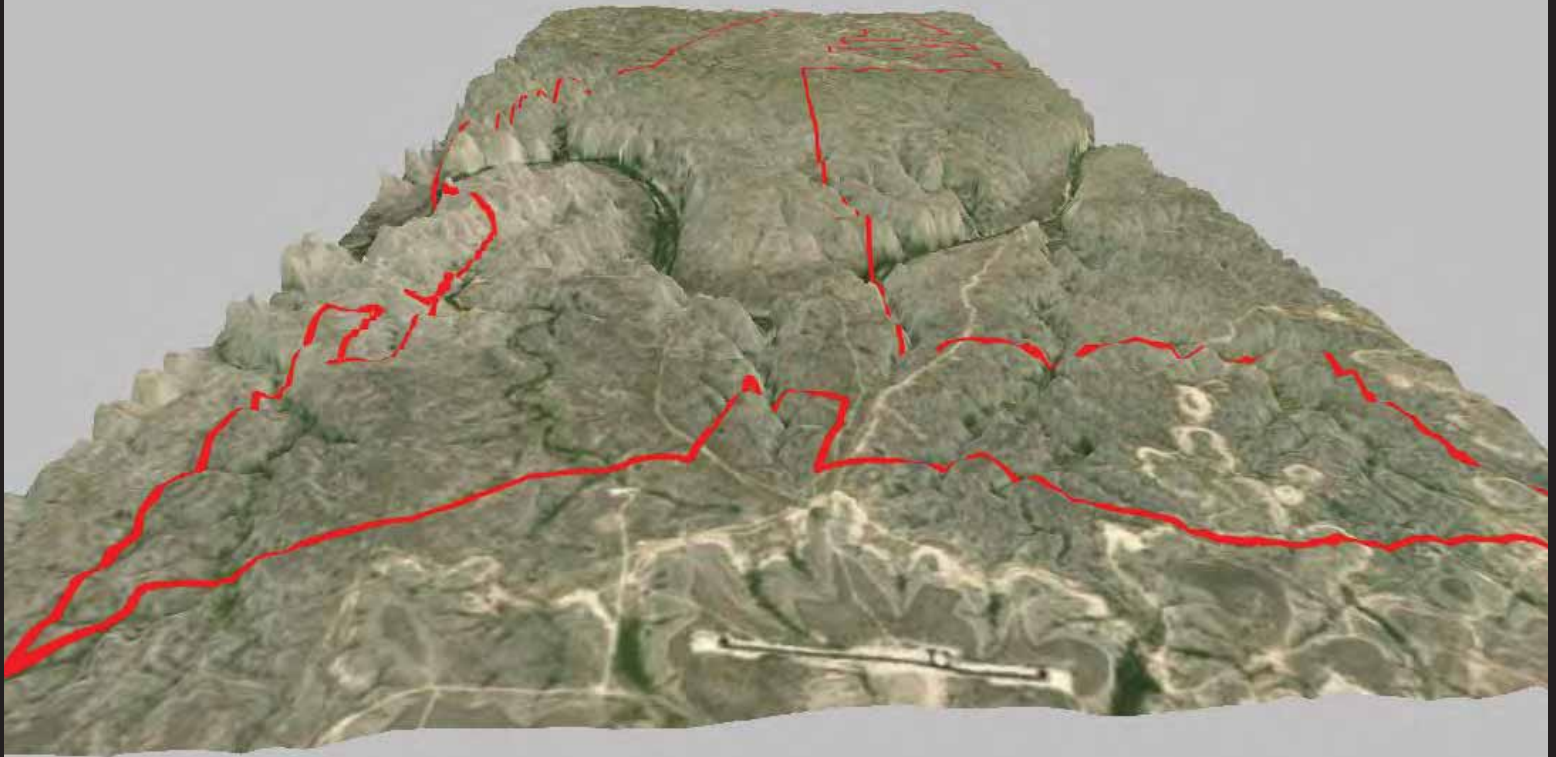
ACCURACY OF MAPS NOT GUARANTEED

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|---|--|--|---|
|  | ATE - Amistad association, rolling |  | LnE - Langtry very cobbly silt loam, very rocky, 8-15% slopes |
|  | AmD - Amistad very flaggy clay loam, 1-8% slopes |  | MLG - Mariscal-Lozier association, very steep |
|  | De - Dev soils, frequently flooded |  | MaD - Mariscal very channery silt loam, 1-8% slopes |
|  | LRE - Langtry-Rock outcrop association, rolling |  | SuC - Shumla loam, 0-5% slopes |
|  | LRG - Langtry-Rock outcrop association, very steep |  | ZoD - Zorra-Rock outcrop complex, 1-8% slopes |
|  | LZD - Lozier-Shumla association, undulating |  | ZoE - Zorra-Rock outcrop complex, 8-15% slopes |
|  | LnD - Langtry very cobbly silt loam, very rocky, 1-8% slopes | | |

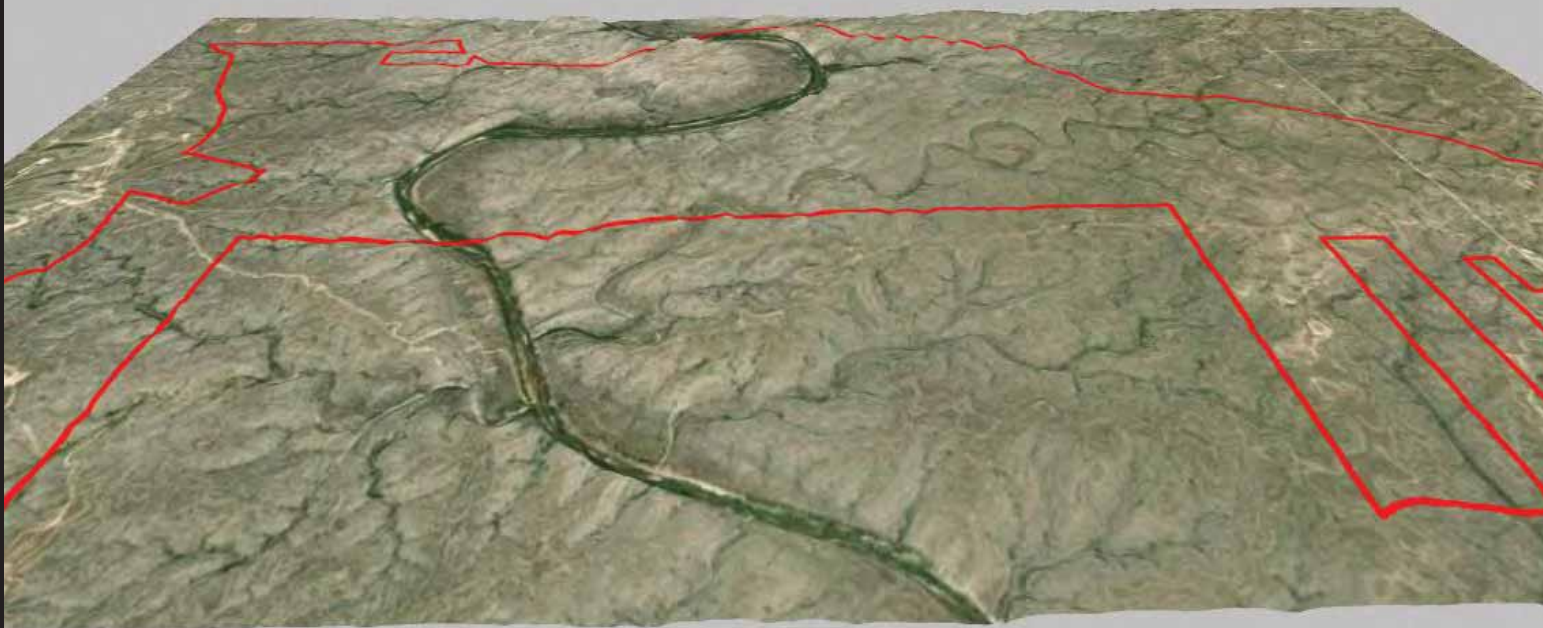
West to East 3-d view
^ EAST



East to West 3-d view
^ WEST



South to North 3-d view
^ NORTH



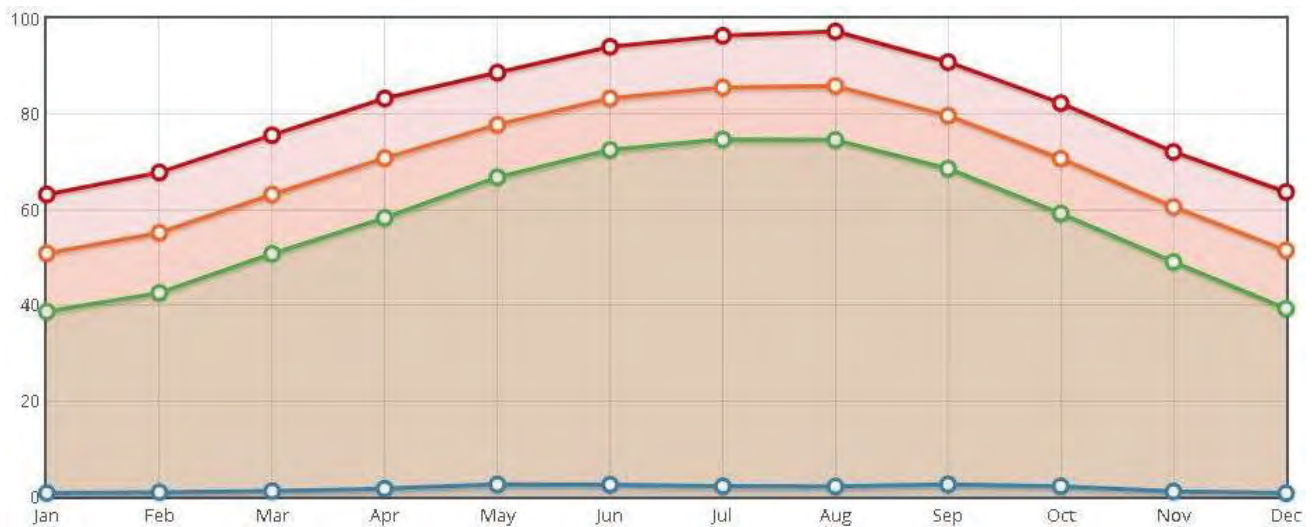
North to South 3-d view
^ SOUTH



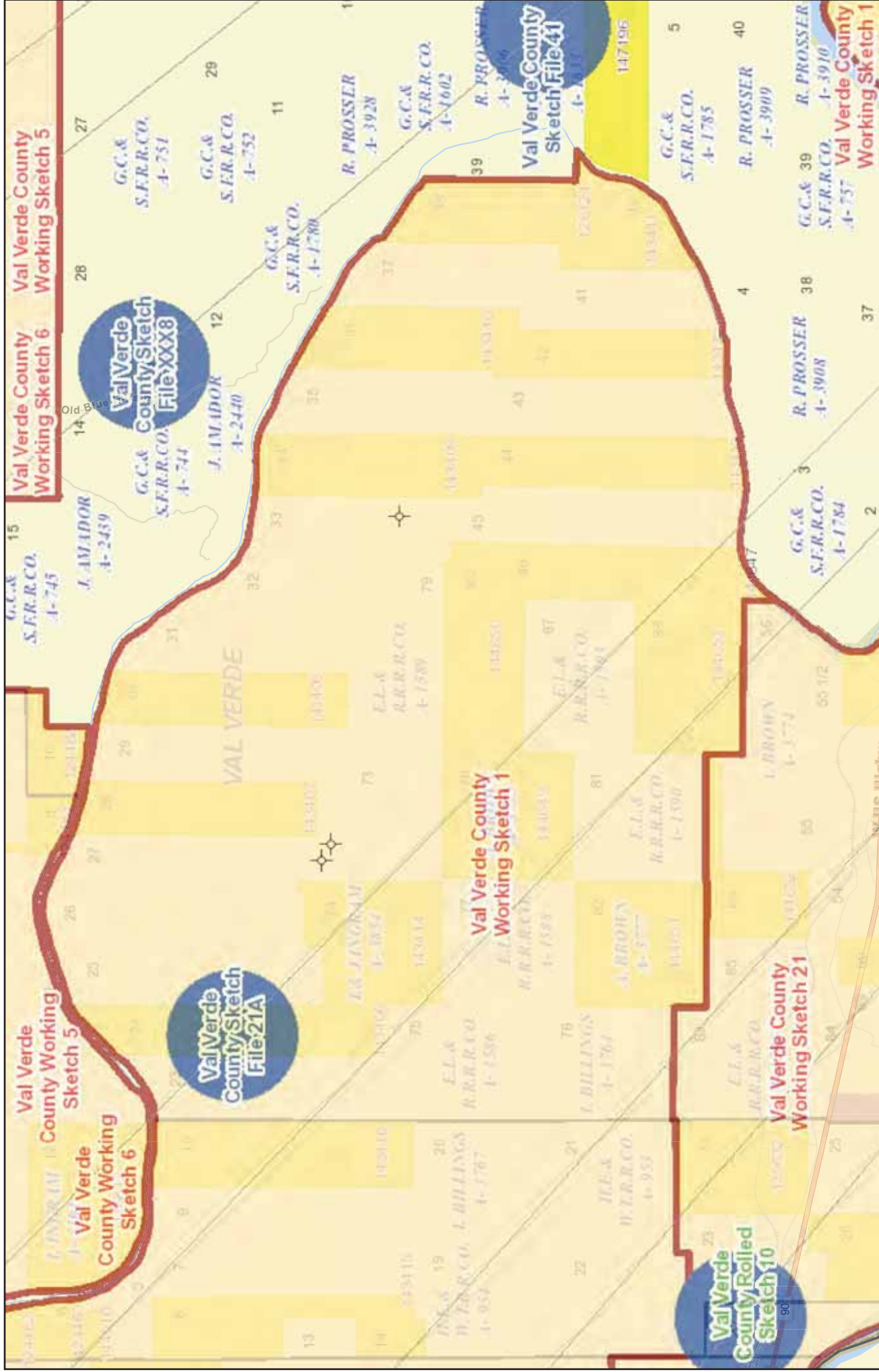
Climate of PACOS RIVER CANYON RANCH

The following charts are the 1981-2010 Climate Normals for **Val Verde, Texas**. This is the latest three-decade averages of climatological variables, including temperature and precipitation from the National Climate Data Center (NCDC).

MONTH	PRECIP (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
01	0.74	38.7	50.9	63.2
02	0.90	42.6	55.2	67.8
03	1.13	50.8	63.2	75.6
04	1.65	58.3	70.8	83.3
05	2.54	66.8	77.8	88.7
06	2.50	72.5	83.3	94.1
07	2.16	74.7	85.6	96.4
08	2.11	74.6	85.9	97.3
09	2.56	68.6	79.7	90.9
10	2.14	59.2	70.7	82.3
11	1.06	49.1	60.6	72.1
12	0.70	39.3	51.5	63.7



SEASON	PRECIP (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Annual	20.19	58.0	69.7	81.4
Winter	2.34	40.1	52.5	64.8
Summer	6.77	73.9	85.0	96.0
Spring	5.32	58.6	70.6	82.5
Autumn	5.76	59.0	70.4	81.8

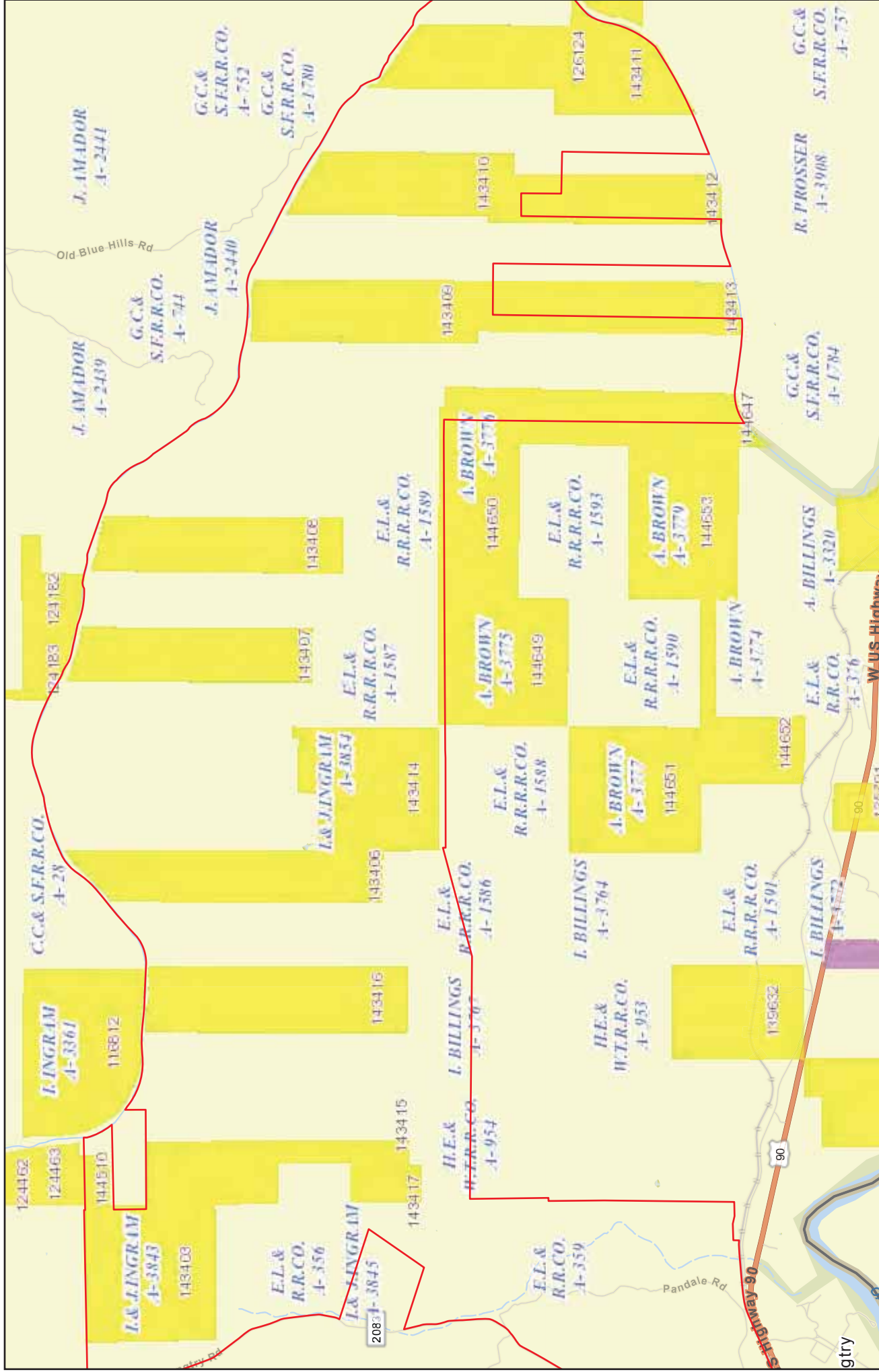


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Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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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Buyer/Tenant/Seller/Landlord Initials

Date