



Protecting Clients. Conserving the Land.

KC PECOS RIVER RANCH

5,121± ACRES
TERRELL COUNTY, TX



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Location

KC Pecos River Ranch is a unique landscape of hidden canyons and endless clear river features, located downstream from Independence Creek Preserve fronting for 4.3 miles on the west bank of the spring-fed Lower Pecos River.

Once part of the historic Charlie Chandler Ranch this 5,121-ac ranch is the southern half of the original 11,500 acres which was settled in 1912 by a 24-year-old strapping cowboy from Kimble County. Located 25 miles south of Sheffield and I-10 off Highway 349 then east on FM 3166 on a well-maintained paved then caliche road to the ranch.

This area of the Lower Pecos 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 1800s 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 1870s.

Today the Pecos River is a ranch and recreation neighborhood with a wilderness multi-night world-class canoe and kayak experience to enjoy. Crossing through high canyon walls in a series of rapids and pools with world-class clear-water fishing; one of the most unique float trips in North America. KC Pecos River Ranch borders The Nature Conservancy 19,500 acre Independence Creek Preserve.

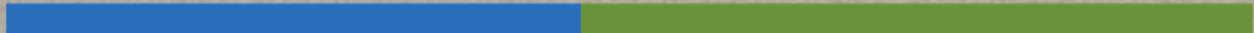
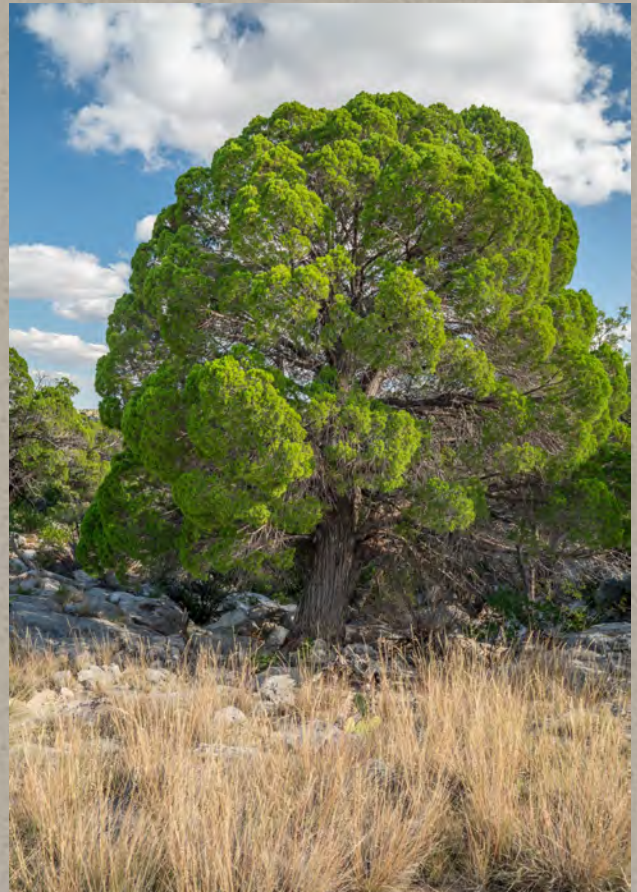
Acreage

5,121± acres in Terrell County, Texas

-498 Lease.

A 99-year Lease started in July 1995. Expires in 69 years.

-4,623 Ac Deeded.





Description

The Lower Pecos River is fed by a series of springs starting south of I-10, the largest Caroline Spring being located on Independence Creek Preserve next door. The Preserve was recently dedicated as a National Natural Landmark. This protected outflow of the Edwards-Trinity Aquifer changes the river into a spring-fed reach with water quality rivaling the Devils River to the east although here it is much more private! The ranch is characterized as plateau grasslands with steep deep wooded canyons cutting through fortress limestone cliffs toward the river. The river here is easily accessible by vehicles along its entire 4.3 miles. A series of deep pools and clear shallows. The Headquarters is located at the end of a privately deeded easement as you enter the ranch

The Headquarters has a 1br/1ba framed home under shady large trees with porch, nearby shop and barn, pens and hunting camp up the canyon to the north. There is a 1br/1ba apartment in the barn with AC and heat.



Habitat

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. 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 focused on its wildlife resources with today's recreation uses of hunting, fishing, canoeing and enjoyment of the scenic beauty.





Wildlife

The combination of river, canyons, topography, browse, and habitat creates a wildlife-rich environment for both the hunter and wildlife watcher. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as whitetail deer, quail, dove, turkey, mountain lion, aoudad, bobcat and fox but also for non-game species such as black bear, Texas horned lizard, neotropical songbirds, Texas tortoise, and native fish species. The abundance of live water along the spring fed Pecos River grows large mature mesquite and Plateau Live Oaks. During migration in October these large stands of trees provide habitat for migrating Monarch butterflies and roosting areas for turkey.

The river itself is an important body of water for the region with its native fish and fauna, as well as game fish like small and large mouth 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 outflow from the Edwards-Trinity Aquifer and 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. 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. You can put into the river on this ranch and take out at Pandale below which is a multi-night trip.

There are three wells on the ranch with a large volume well designed to pump water up on top of the plateau where it's distributed into several dinking troughs.





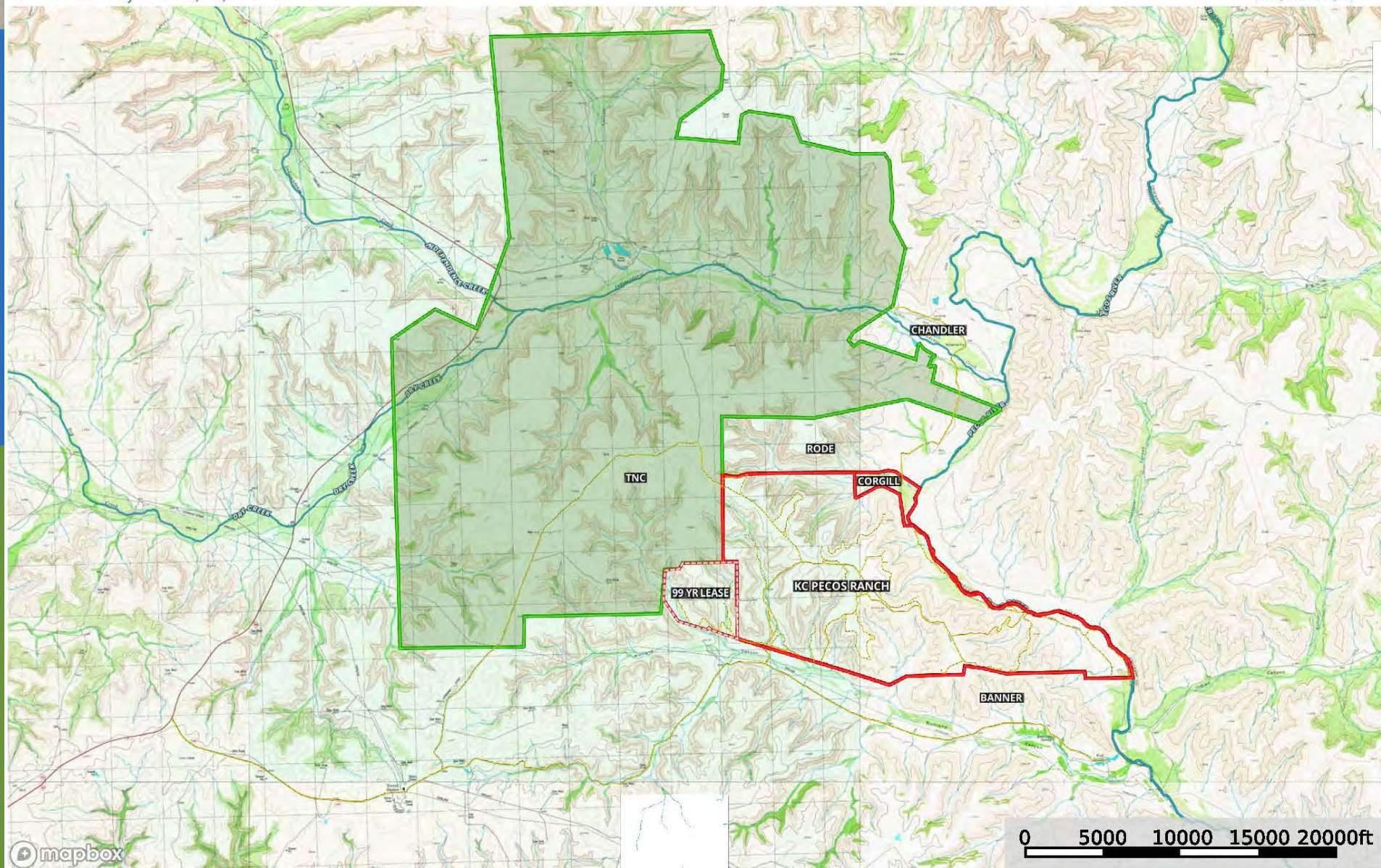
KC Pecos River Ranch
Terrell County Texas, 5,121 AC +/-



- Primary Road
- Boundary 1
- Boundary 1
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

KC Pecos River Ranch

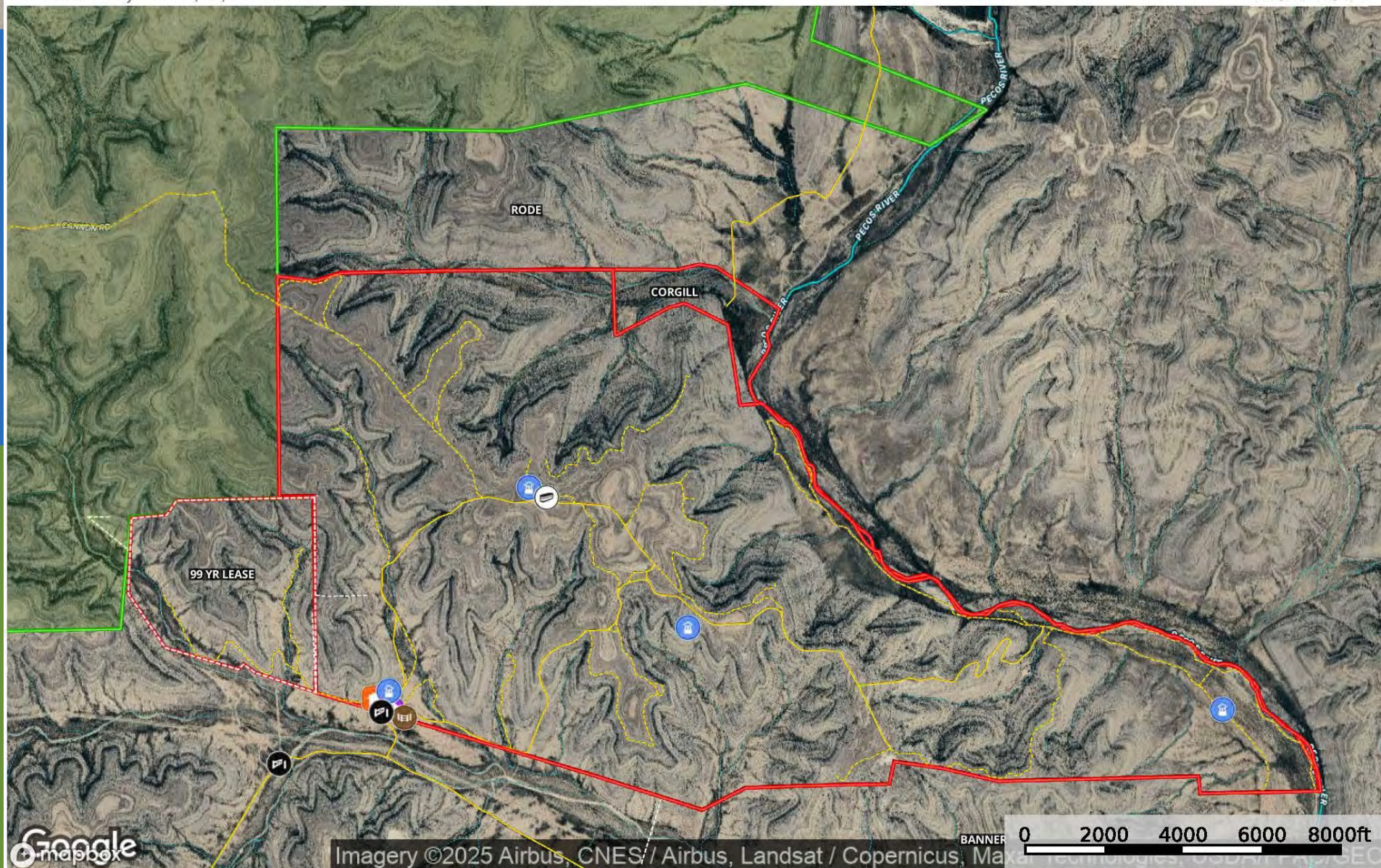
Terrell County Texas, 5,121 AC +/-



--- Road / Trail --- Primary Road --- Fence □ Boundary □ Boundary □ Boundary □ Independence Creek -.-.- Stream, Intermittent --- River/Creek Water Body

KC Pecos River Ranch

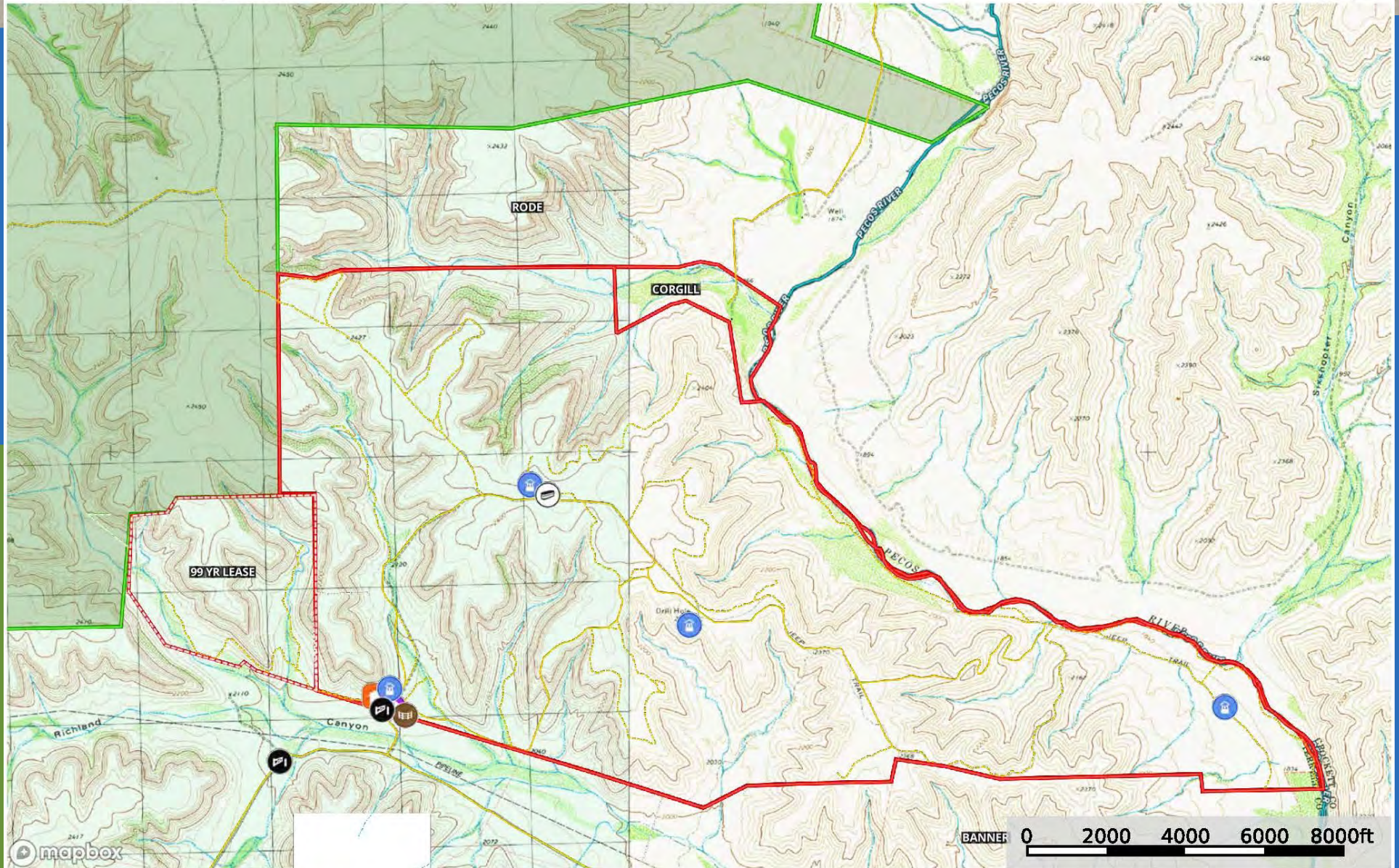
Terrell County Texas, 5,121 AC +/-



- Trough
- Gate
- Well
- Pens
- Barn
- House
- Road / Trail
- Primary Road
- Fence
- Boundary
- Boundary
- Boundary
- Independence Creek
- Stream, Intermittent
- River/Creek
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KC Pecos River Ranch

Terrell County Texas, 5,121 AC +/-



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id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



PRICE

\$1,953 per acre | \$10,000,000

Contact

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Disclaimer

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