



Protecting Clients. Conserving the Land.

Prairie Creek Ranch

1,170± Acres, Presidio County, Texas



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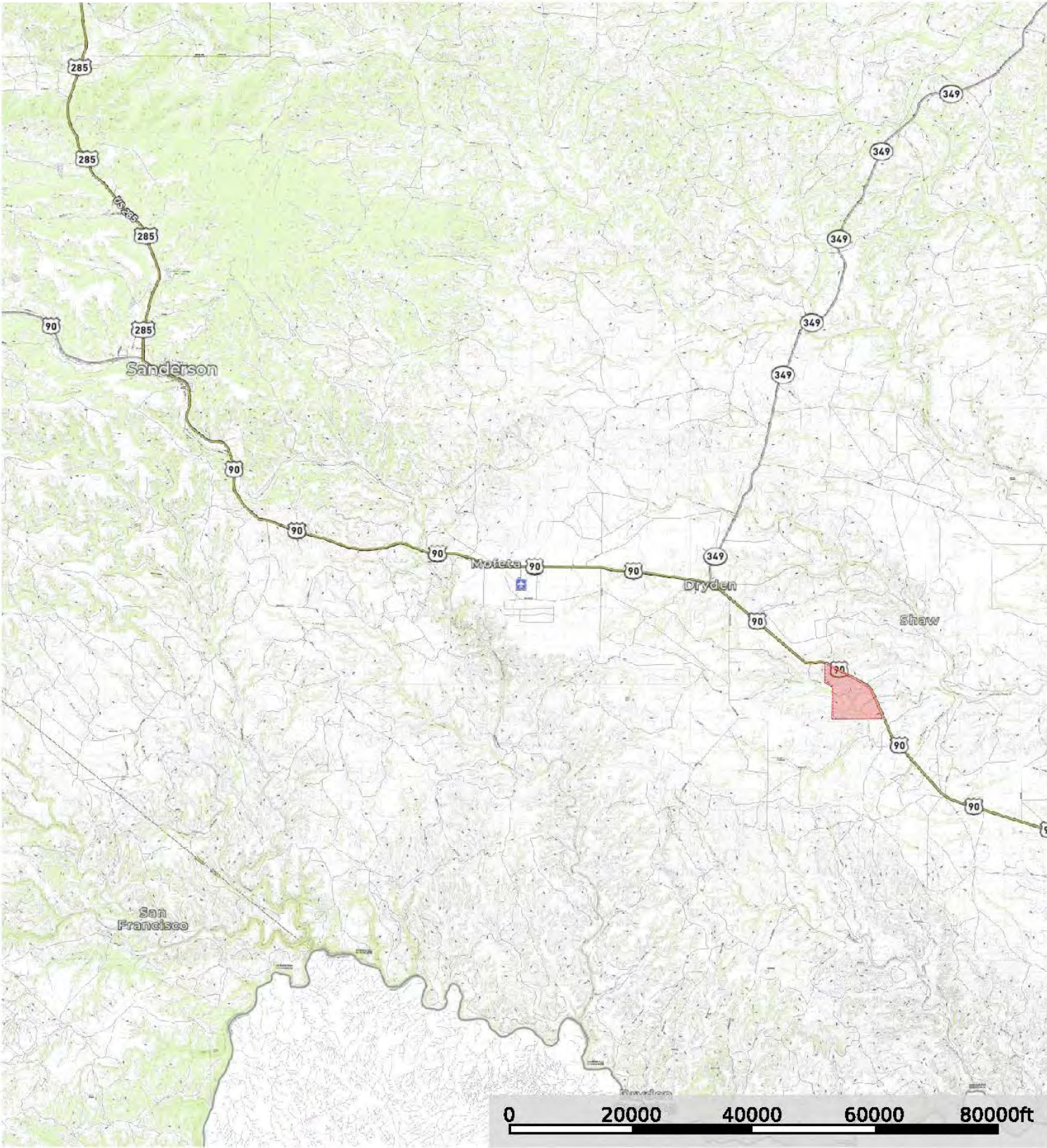
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Prairie Creek Ranch
Terrell County, TX, 1,170 AC±



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

Location

Prairie Creek Ranch is located on US Highway 90 just 8 miles east of Dryden, Texas between Del Rio and Alpine. This is true combination of western hill country and rugged canyon country; an area filled with history and amazing natural habitat and wildlife.







Acreage

1,170± acres in Terrell County.

Description

With high flat mesas overlooking rich and diverse habitat along the convergence of two creeks, Prairie Creek Ranch abounds with hunting and recreation opportunities. The area is a mecca for both whitetail and mule deer hunting or just prowling the canyons in search of adventure. This is a working ranch leased to a neighboring heritage landowner who keeps up the roads and water infrastructure over the entire property.



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. The Serranias del Burro Mountains create a backdrop of high elevations to the south in Old Mexico and serve as a source of black bears dispersing back into this region of Texas.



This is not only plateau country with dissected canyons, but also an extensive landscape of rolling hills, valleys and long canyons, creating very scenic and amazingly beautiful views. With topography reaching around 2,000 feet, there are many potential building sites with distant vistas of ranch features.





Habitat & Wildlife

From ocotillo and sotol, to hackberry, persimmon, and mesquite woodlands, to black brush and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition, a result of the ranch's evolution from a historic sheep and goat operation into today's recreational uses of hunting, hiking, and enjoyment of scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, Barbados Sheep, 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 has 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 water distribution and excellent cover, this is some of the best Blue Quail hunting in Texas.





Water

The groundwater under Prairie Creek Ranch is high quality and is accessed by one solar well high on a hill. The two seasonal creeks and the dense brush surrounding them prove excellent natural waters for the local wildlife.

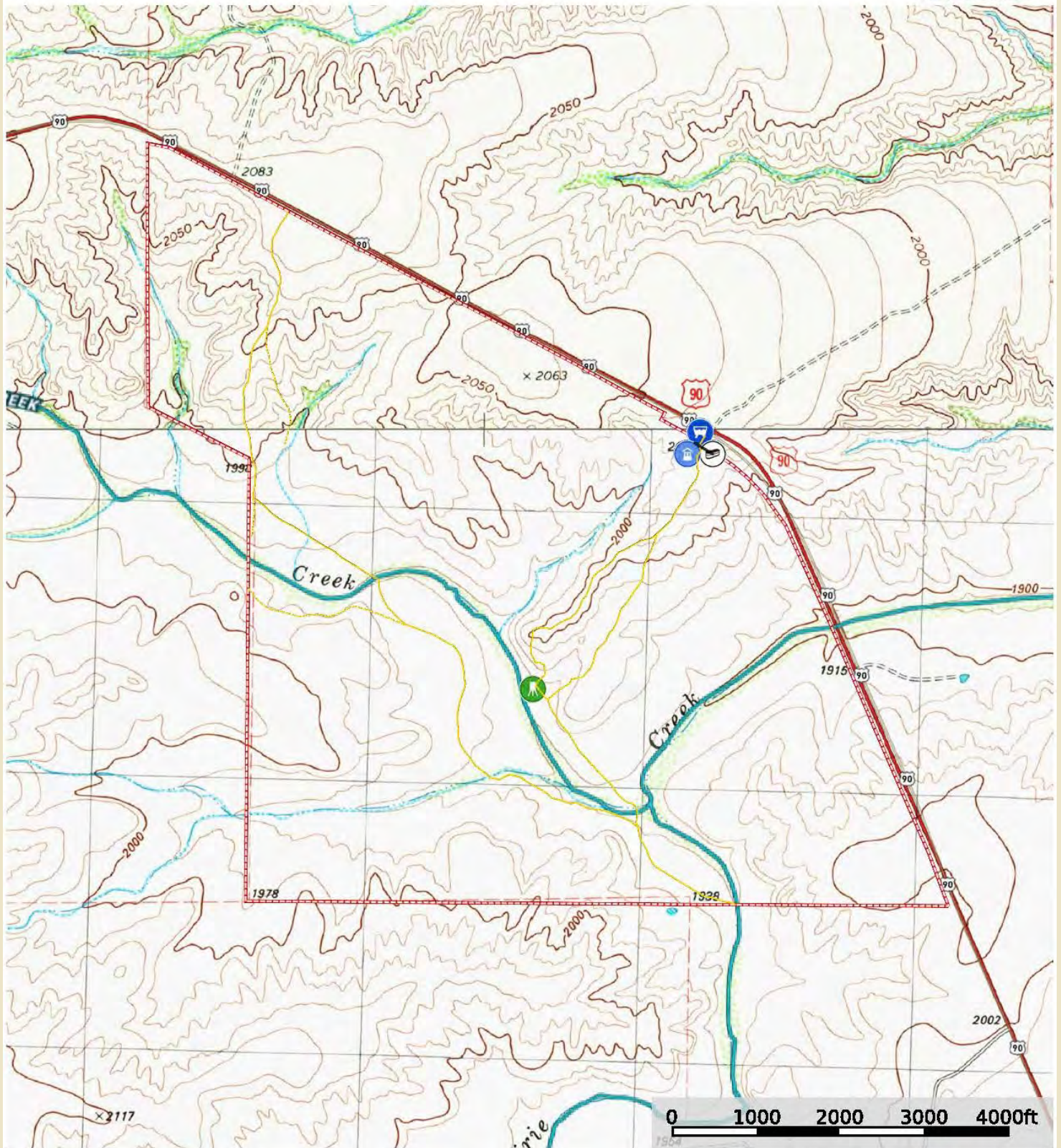






- Feeder
- Well
- Trough
- Water Storage Tank
- Road / Trail
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Prairie Creek Ranch
Terrell County, Texas, 1192 AC +/-



- Feeder
- Well
- Trough
- Water Storage Tank
- Road / Trail
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

King Land & Water LLC

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www.KingLandWater.com

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King Land & Water LLC



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Price

\$585 acre / \$684,450

Contact

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Disclaimer

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