

Dillard Pecos River Ranch

850.24± acres | \$1,825,000 | Ozona, Texas | Crockett County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Dillard Pecos River Ranch

We are honored to offer the exclusive listing of the 850.24-acre Dillard Pecos River Ranch, an exceptional West Texas hunting and recreational property featuring over 1.25 miles of front-age along the scenic Pecos River.

Located approximately 42 miles southwest of Ozona in Crockett County, Texas, the ranch offers a unique combination of rugged West Texas terrain, abundant wildlife, river frontage, and recreational opportunities. Access is provided by graded County Road 411.







Topography • Terrain

The Dillard Pecos River Ranch showcases the diverse and rugged landscape that makes this part of West Texas so unique. The northern portion of the ranch consists of rough, broken caprock country, gradually transitioning into level to gently rolling terrain as the property drains south toward the Pecos River.

The centerpiece of the ranch is its over 1.25 miles of Pecos River frontage, which forms the entire southern boundary of the property. This exceptional river frontage provides both scenic appeal and valuable recreational opportunities while creating a natural focal point for the ranch.

Elevations range from approximately 2,400 feet along the northern end of the ranch to 1,930 feet along the Pecos River, creating approximately 470 feet of elevation change across the property.

Approximately 65% of the ranch consists of moderately brushed terrain, providing excellent wildlife habitat and cover, while the remaining 35% is comprised primarily of open pastureland. This combination of brush and open country provides a diverse landscape well suited for both wildlife and recreational use.

The region receives around 18 inches of average annual rainfall.





Improvements

The ranch improvements are conveniently located near the center of the property and provides a functional base for ranch operations, hunting, and recreational use.

Improvements include a 3-bedroom, 2-bath manufactured home with an exterior stucco finish. The home provides accommodations while serving as a convenient headquarters for the ranch. A 40' x 40' metal shop features a concrete floor and large overhead garage doors on both ends. A 40' x 30' covered overhang extends from the north side of the shop, providing additional covered workspace, equipment storage, or livestock-related utility.

The ranch also includes a set of cattle, sheep, and goat pens, complete with loafing sheds, providing the infrastructure necessary for livestock handling and general ranch operations.

The property is considered extremely well fenced and is divided into multiple pastures through a combination of fencing and cross-fencing. The perimeter and pasture fences are primarily constructed of net wire with pipe corners and pipe gates, providing a durable and functional fencing system.











Water Features

Water is one of the outstanding features of the Dillard Pecos River Ranch.

The property boasts over 1.25 miles of frontage along the Pecos River, providing an exceptional natural water resource and an important wildlife and recreational asset.

In addition to the river, the ranch has one water well in the Edwards Aquifer. The well supplies water to all of the ranch improvements and also fills a large concrete water cistern measuring approximately 30 feet in diameter and 5 feet tall.

The cistern supplies water to four water troughs strategically located throughout the ranch, providing dependable water for livestock and wildlife.













Hunting • Wildlife

The Dillard Pecos River Ranch offers outstanding hunting opportunities with a diverse population of West Texas game species. Wildlife found on the ranch includes whitetail deer, mule deer, axis deer, aoudad, mountain lion, turkey, quail, dove, and waterfowl.

The combination of rugged caprock terrain, brush-covered country, open pasture, and the Pecos River creates a diverse habitat that provides excellent cover, food sources, and water for a wide variety of wildlife.

Crockett County is also one of the few counties in Texas where black bear sightings have been documented, adding to the unique wildlife characteristics of the region.

One hunting blind and feeder will convey with the sale of the ranch.



Fishing

The Pecos River provides additional recreational opportunities with good fishing and a variety of species, including channel catfish, largemouth bass, bluegill, and longnose gar.

The combination of hunting and fishing makes the Dillard Pecos River Ranch an appealing destination for those looking for a true West Texas recreational property.







Broker's Remarks • Pricing

The Dillard Pecos River Ranch is a rare opportunity to own a substantial West Texas ranch with more than 1.25 miles of Pecos River frontage. The property offers a tremendous combination of recreational appeal, diverse wildlife habitat, water resources, ranch improvements, and convenient access.

Whether your primary interest is hunting, fishing, recreation, livestock, or simply owning a scenic West Texas ranch with significant river frontage, the Dillard Pecos River Ranch deserves your full consideration.

The ranch is conveniently located approximately 42 miles southwest of Ozona, 125 miles from San Angelo, and 237 miles from San Antonio, providing reasonable access while maintaining the privacy and solitude expected from a West Texas ranch.

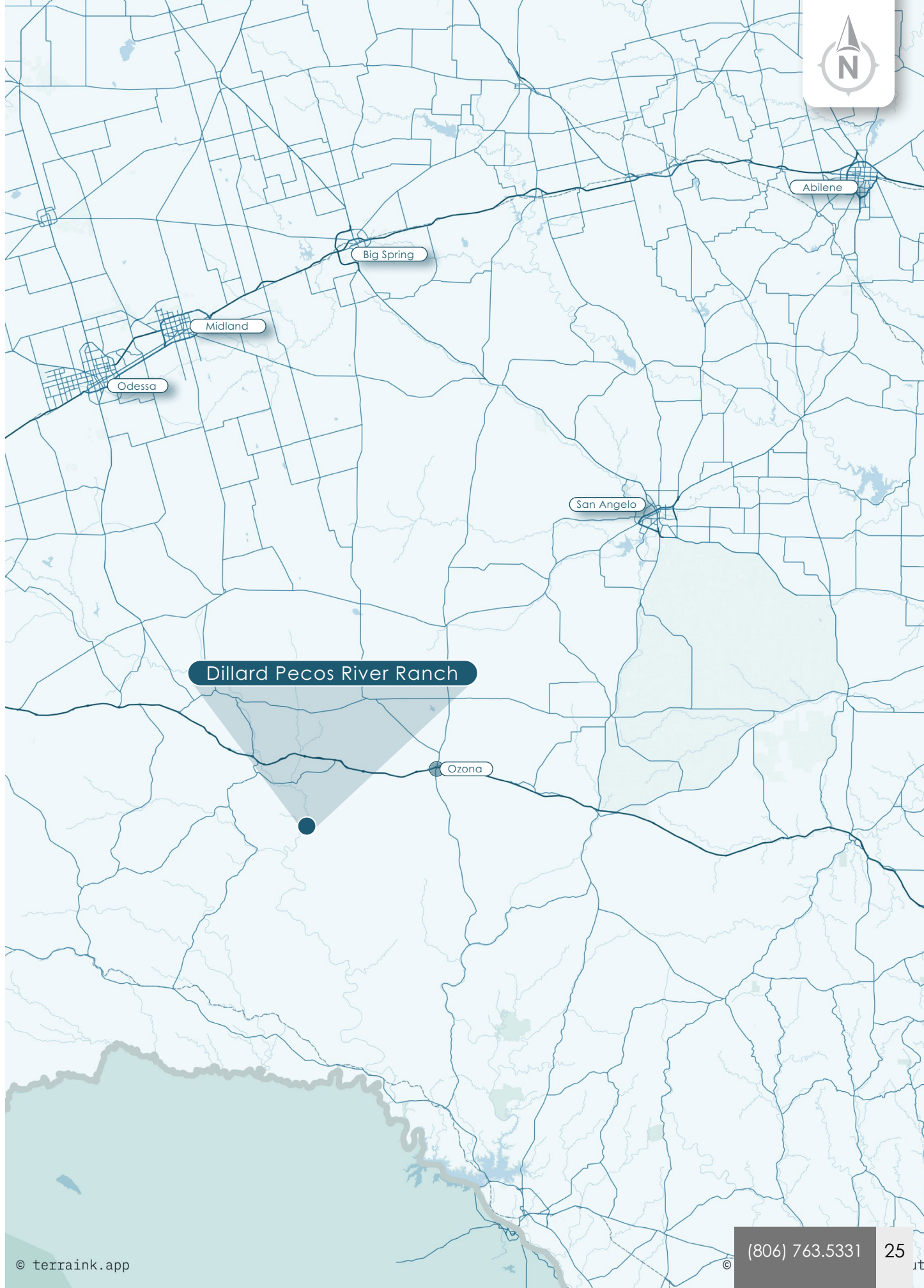
The Dillard Pecos River Ranch is offered at \$1,825,000, or approximately \$2,147 per acre.

For additional information or to schedule a private showing, please contact Brendan Garrison at (806) 790-5900.



The Dillard Pecos River Ranch is listed exclusively by Chas. S. Middleton and Son, LLC.

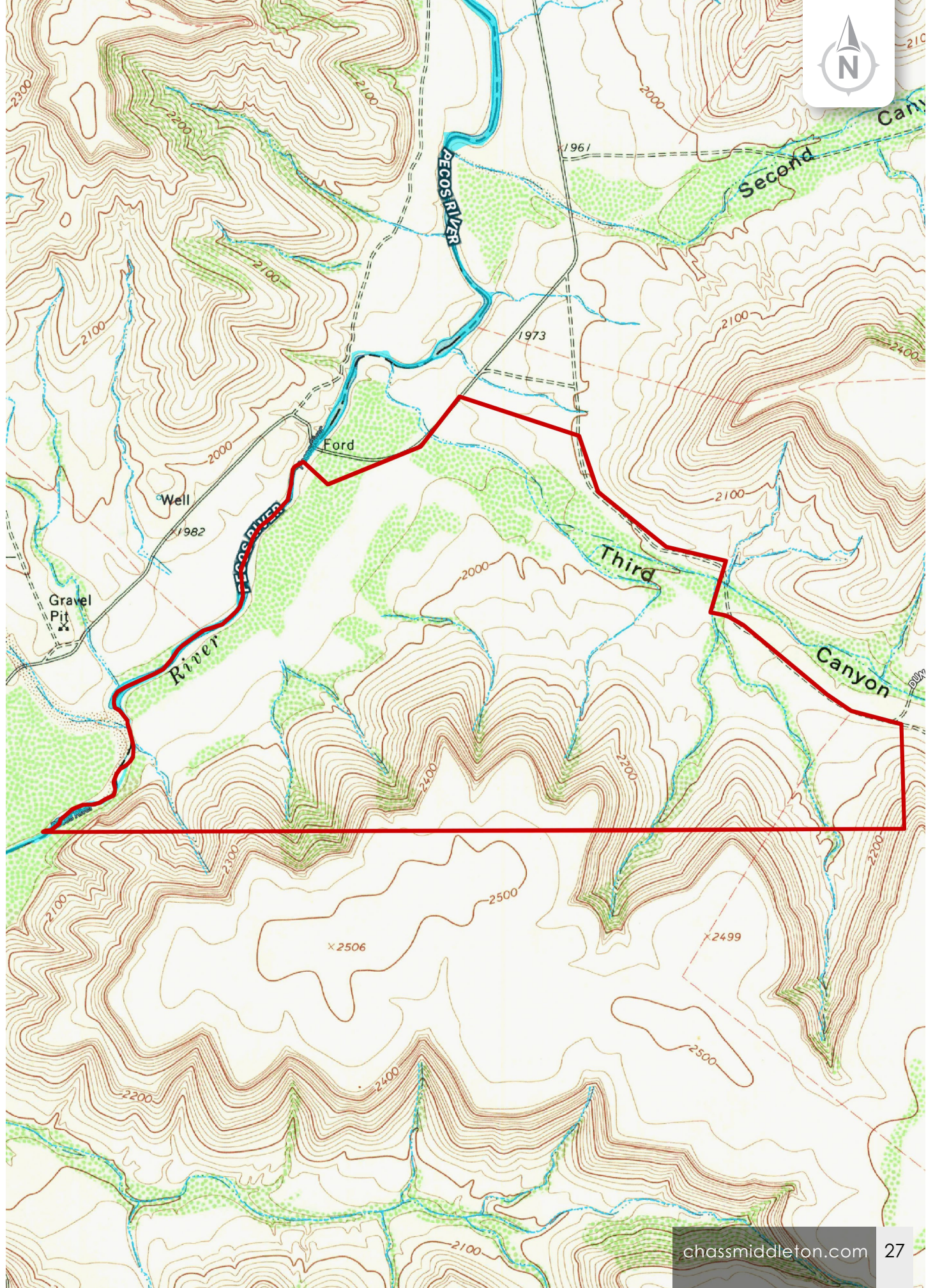




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