



Rock Canyon Ranch, Val Verde County, Texas, 10,700.00 Acres

\$9,897,500

With stunning views, outstanding hunting, star filled night skies and first class improvements, Rock Canyon Ranch is a true gem located where the Trans Pecos, the Hill Country and the Brush Country come together in Val Verde County. At about 10,700 acres with sweeping valleys and awesome ridgelines, Rock Canyon is in an elite group of large high quality Texas ranches. This ranch boasts some of the finest native and exotic game hunting in the area, with both high fenced and low fenced pastures.

Location: The ranch is located in northern Val Verde County near Loma Alta and approximately 40 miles South of I-10 and Sonora and 40 miles north of Del Rio. The ranch has frontage on both sides of Dolan Creek Road, a county maintained road, and is approximately 6 miles west of Hwy 277. The property can also be accessed by PR 1900, which provides deeded easement access to the northern side of the ranch.

Wildlife and Hunting: The ranch contains approximately 5,100 acres under high fence; divided into several distinct pastures with highly improved whitetail genetics and trophy exotic game. The remaining low fence portion of the ranch offers excellent white-tailed deer, other native game and free-range exotic hunting, including trophy Aoudad. Abundant Dove and Rio Grande Turkeys can also be found throughout the ranch, not to mention quail, the occasional Black Bear and varmints typical for the area. Exotics include Axis, Black Buck, Aoudad, Addax, Red Stag, Fallow, Bison, Scimitar Horned Oryx, Red Lechwe, Gemsbok, Wildebeest, Zebra and various species of Sheep and Ram.

Improvements:

Main Lodge: The 7,000 +/- square foot Main Lodge located in the southwestern portion of ranch was completed in 2011 and sits atop a high point on the ranch with tremendous views. This lodge provides extremely classy, yet practical and comfortable, accommodations for year round enjoyment and entertainment. The main entry opens up into an amazing 22 foot vaulted ceiling great room with dining, bar and lounge areas (complete with saltillo tile, granite countertops, a huge rock fireplace accented with quartz cave rock, shuffleboard and pool tables). The lodge contains a modern commercial kitchen with all the amenities you would need to serve any number of guests. There are a total of 10 bedrooms located in two corridors extending from each side of the great room. Each bedroom has its own bathroom and HVAC controls. Gun

rooms are located at the end of each hallway. The back patio is a perfect relaxation spot with a large outdoor kitchen, fire pit, hot tub and entertaining area.

Main Info

- Street Address : 5933 Dolan Creek Rd
- Lot Size Acres : 10,700.00 Acres
- Postal / Zip Code : 78840
- Dwelling : Yes
- State / Province : Texas
- County : Val Verde
- Closest City : Del Rio

Home Info

Owners Home: The Ranch Owners home (built in 2007 and remodeled in 2011) is a 2100 sq. ft. 3 bedroom/2 bath rock home located on the north side of the ranch at another high point with great views. This home is in excellent condition, with the existing home having been remodeled and updated.. The house features an open floor plan with large front and back porches, a three car garage and an irrigated lawn. A short distance from the owners home sits a large barn and equipment shed with a workshop, carport, RV storage, horse stalls, turnout pens, tack room, office, small kitchen and restroom. The enclosed RV storage is 20 x 50 with drains in the floor and a catwalk along each side for cleaning and maintenance access.

Roads: One of the most important components of any large ranch are its roads. The Rock Canyon Ranch features an impressive road system with over 40 miles of heavily improved ranch roads providing easy access throughout the property.

Other Improvements: A 4/2 Ranch Managers house; 70x30 barn with a carport, game cleaning station, electric hoists and walk-in cooler; 7 feed silos; feed trailer; skeet range; 27 deer blinds, 27 corn feeders, 25 protein feeders; hay barn, multiple sets of livestock working pens; exotic breeding and handling pens/facilities and bump gates or electric gates throughout the ranch.

Water: One of the things that is immediately noted on a tour of the ranch is how well watered the ranch is. There are 15 water wells, an extensive array of water troughs and wildlife/stock tanks located throughout the ranch providing great water distribution for both wildlife and livestock. The wells serving the lodge and houses are connected to water storage and filtration systems. The ranch has a beautiful all rock dam located in the upper reaches of Robinson Draw that was built in the early 1900s. A valuable water pipeline system is in place that can serve over 32 water troughs/game watering stations and 11 wildlife/stock tanks located throughout the ranch.

Broker Info



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