

ADAMS FAMILY RANCH

22,375.6± Acres | Sanderson, Texas | Terrell & Val Verde Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

ADAMS FAMILY RANCH

A first time offering of a long term family owned ranch. It has a lot to offer a cowman, sportsman, recreation buyer, developer or investor.

The Adams Ranch is located approximately 34 miles south of Sheffield in the big deer country of Terrell and Val Verde Counties, Texas. This is a transitional area between the Edwards Plateau and Trans Pecos, widely recognized as some of the best and most challenging hunting in the state. This outstanding property has been owned by the same family for three generations, and is now being offered for sale.

The Adams Ranch is considered to be fairly remote, with access being provided by maintained county roads. This area is sparsely populated and offers unmatched panoramic views for miles and miles. The small ranching community of Dryden is located approximately 15 miles west and Pumpville is about 11 miles south of the ranch.

Two maintained county roads,

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Pumpville Road and Fielder Draw Road, run through the ranch from Highway 349. These county roads run all the way through the ranch and lead to Pumpville and Pandale.

The terrain is somewhat varied, mainly consisting of gently rolling uplands sloping to two main draws that run through the ranch. Big Fielder Draw is located on the northern portion of the ranch and Osman Draw runs through the central portion of the property. The western portion of

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the property slopes west towards a major canyon located west of the ranch. Elevations on the property are typically around 2,000 to 2,100 feet.

Limestone rock outcroppings are common and soils are generally rocky. Of interest, a large cave or sinkhole is located on the western portion of the property that is reported to be very deep.

The Adams Ranch has typically been operated as a cow/calf operation. The property is fenced into eleven pastures with two traps. Grass turf is considered to be in good condition and cover is diverse, with many varieties of native brush common to this area, including mesquite, cedar and greasewood being prevalent. Other varieties of brush and browse include sotol, cenezio, catclaw, blackbrush, desert willow, ocotillo, lotebush, and some scattered oak.

The ranch is considered to be well watered. An electric water well is located at the ranch headquarters. This well supplies water to a large poly storage and several drinkers around the old headquarters area and traps. Three solar water wells supply water to various portions of the ranch, and all are equipped with water storage reservoirs. Two of the solar wells supply water to drinkers by several miles of waterline. Additionally, one operating windmill is located in the southern portion of the property. This mill also furnishes a large storage reservoir and supplies water to drinkers by waterline.

Wells, waterlines and drinkers appear to be in good working condition and most of the waterline is buried.

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The ranch headquarters discussed earlier consists of an older home utilized through the hunting season by hunters. A few old lean-to's and sheds still exist, but overall, there are no usable structural improvements on the property.

Whitetail deer flourish in this region of Texas and this area is known to produce true trophy bucks. Bobwhite and blue quail are also very common, as are javelina and occasionally feral hogs and turkey. Dove hunting in this area is generally very good. Terrell County and the northern zone in Val Verde County both allow the harvest of two whitetail bucks. Both counties also offer a mule deer season, and mule deer are known to be in this area as well.

There are several rural subdivisions in the general area of the Adams Ranch. This property has a lot to offer a cowman, sportsman, recreation buyer, developer or investor.

The price has been reduced from only \$325 to \$290 per acre, and with annual property taxes of about \$6,000 per year, it would be hard to find a more economical ranch with the added bonus of long term upside potential.









A cave on the Adams Ranch is known as Montgomery's Cave and according to the Texas Speleological Survey entitled "Caves of the Stockton Plateau", it is stated that the Montgomery Cave is approximately 350 feet in length and 225 feet in depth. This publication goes on to state, "The entrance is a 10-foot by 15-foot sinkhole dropping 25 feet to the floor of a room about 50 feet long and 20 feet wide. The floor of this room is littered with goat bones and slopes steeply to the north. At the far end of the room, a low passage leads a few feet to a 45-foot drop into a room 15 feet wide at the bottom and 50 feet long. The passage narrows toward the top, and is about 60 feet high. From the south end of this room a low passage leads 20 feet to an irregular 125-foot pit which drops to the lowest level in the cave. About 15 feet from the north end of this room, there is a small chimney dropping 20 feet through breakdown to a 2- to 4-foot wide fissure. This passage goes two ways: south 20 feet to a 105-foot pit dropping to the lowest level, and north 35 feet over a steep slope to a large 90-foot pit which also drops to the lowest level. The fissure passage appears to continue past the 90-foot pit, but a traverse would require bolting across a distance of at least 40 feet with over 100 feet of exposure. At the bottom of the 90-foot pit a passage to the south gets much larger averaging 20 feet in width and 10 feet in height for 200 feet before becoming smaller and then ending abruptly. The floor consists of silt, gravel, and gypsum formations which have spalled off the walls and ceiling.

The lowest level is well-decorated with gypsum flowers, some of which are quite

large and spectacular. The walls sparkle with gypsum crystals and the floor is covered with formations which have fallen from the ceiling. The most spectacular flower is about 2 feet long with a cross-sectional area of about two square inches.

Biology

Well-preserved and, for the most part, intact remains of 6 bobcats suggest that there is another opening through which small animals may reach the lowest level.

Geology

The first few feet of the entrance is supposed to be in “sandstone” with the remainder of the cave in limestone. The “sandstone” may be the lowest Del Rio Formation and the limestone beneath it the Fort Terrett Member. Development of the cave was strongly controlled by a major joint or joint set trending approximately north-south, parallel to the trend of many other caves in the area.

History

Although known by the owner since 1951, the first record of exploration of the cave comes from the Ozona Gratto, which explored the cave almost completely prior to the report date of October 14, 1958. Carl Kunath, John Altis, Tom Watson and Walter Russell of the Sul Ross Speleological Society visited the cave and mapped it in March, 1963. The cave was again visited by Sul Ross Speleological Society members Jack White, James Wood, and Carl Kunath in April, 1964 and the map revised and redrawn by Carl Kunath. Because of difficulty in obtaining permission to enter, the cave is rarely visited.”



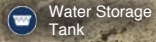
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Aerial Map



Water Storage Tank



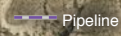
Well



Trough



Windmill

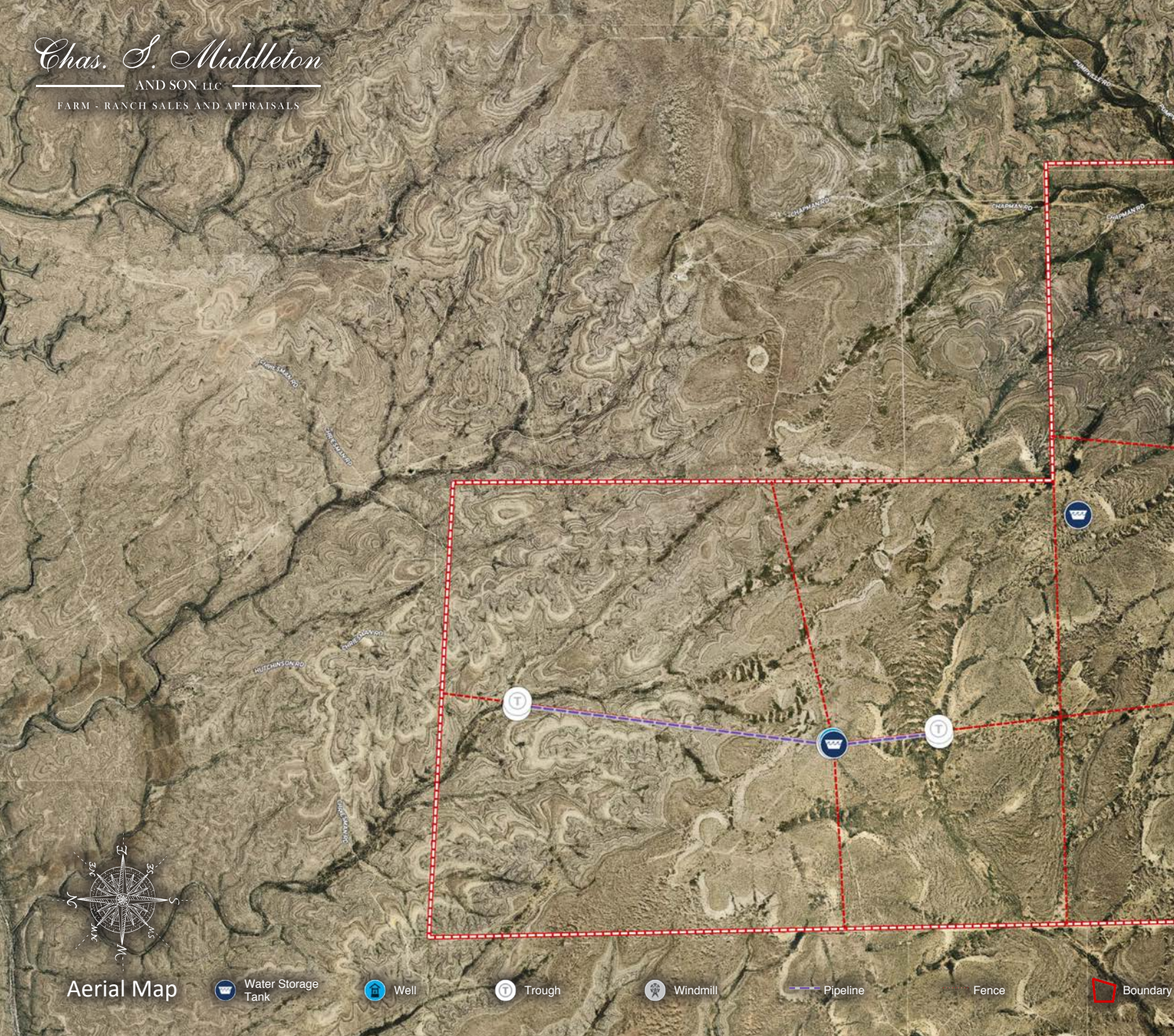


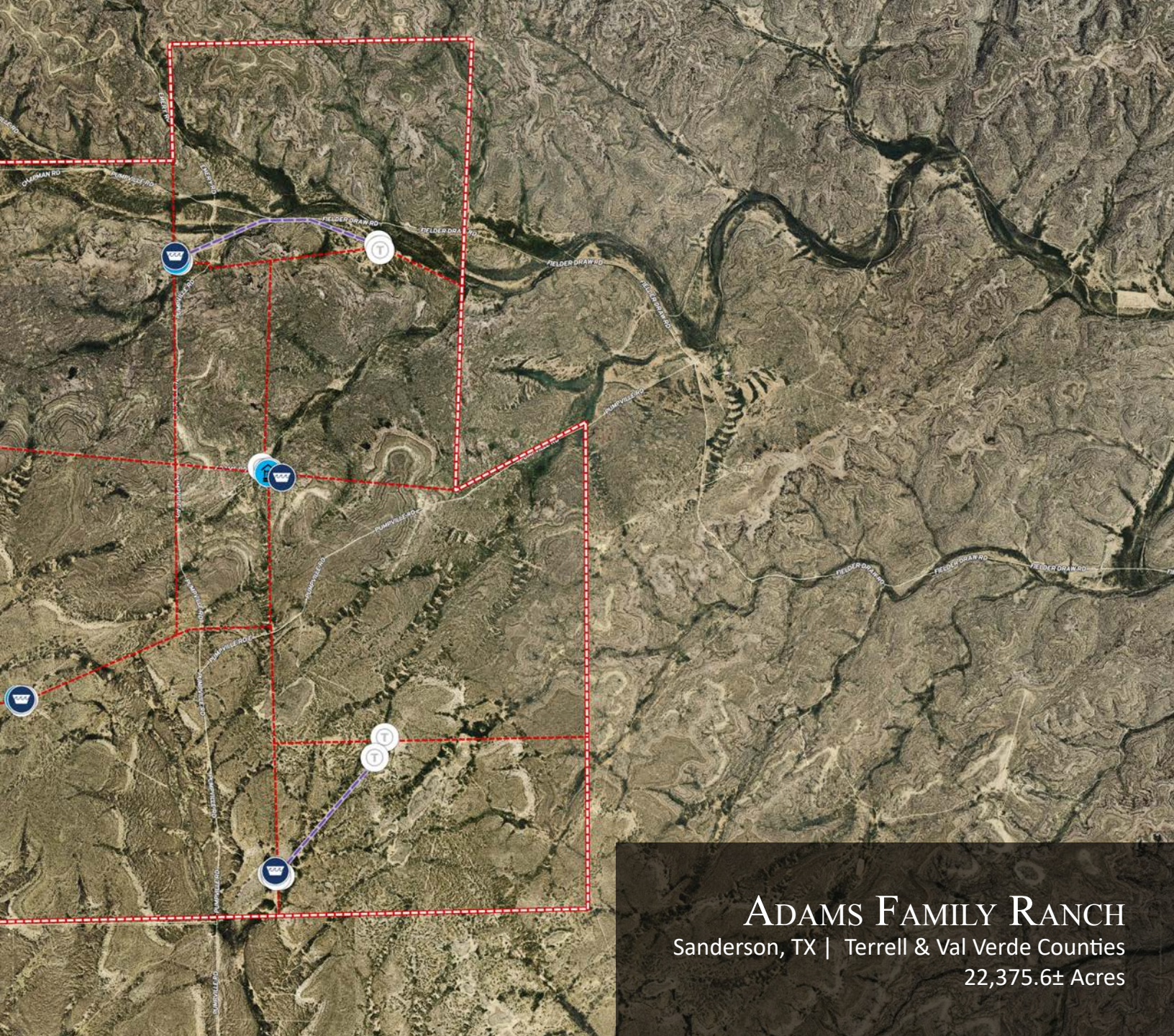
Pipeline

Fence



Boundary



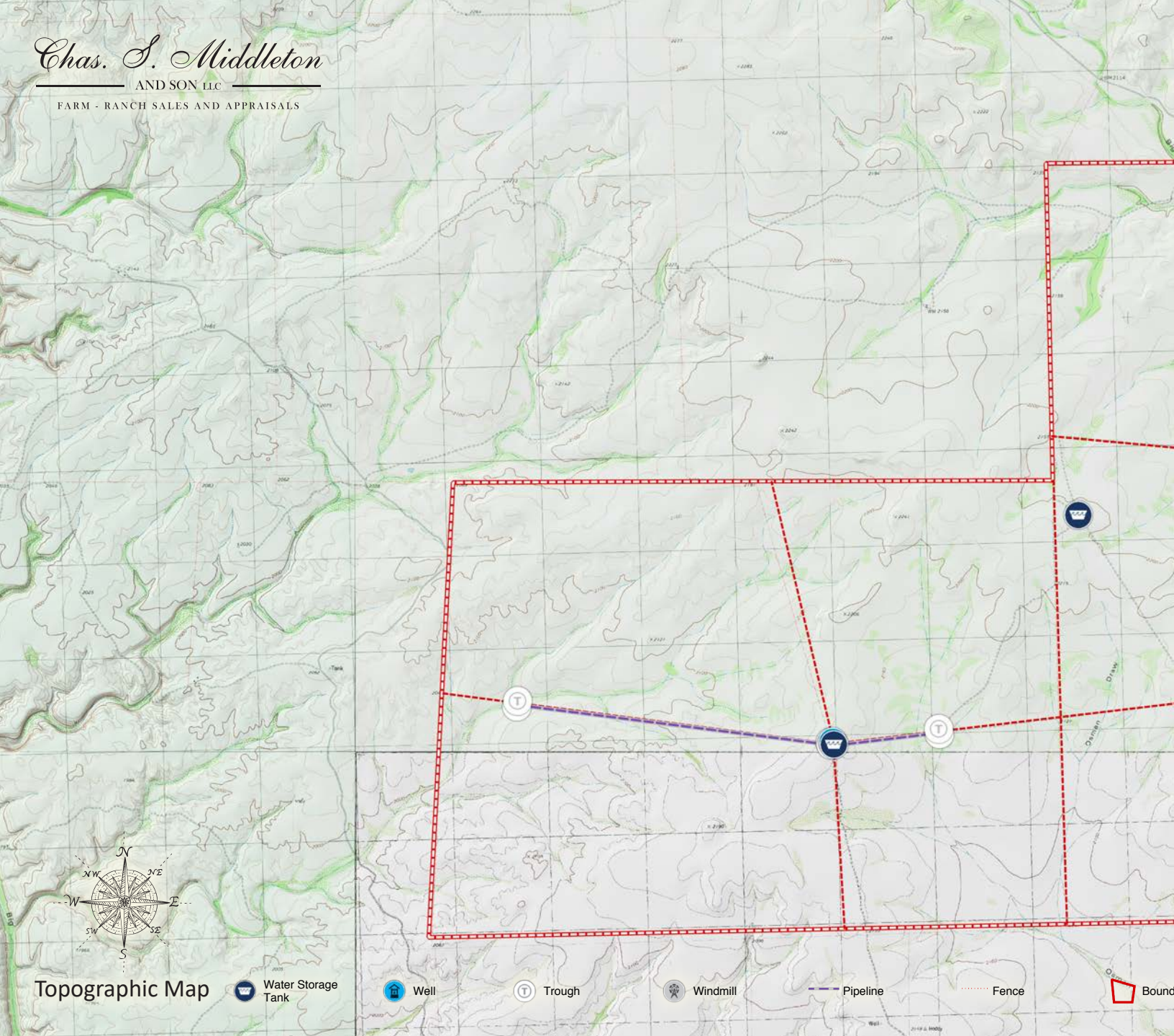


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Topographic Map



Water Storage Tank



Well



Trough



Windmill



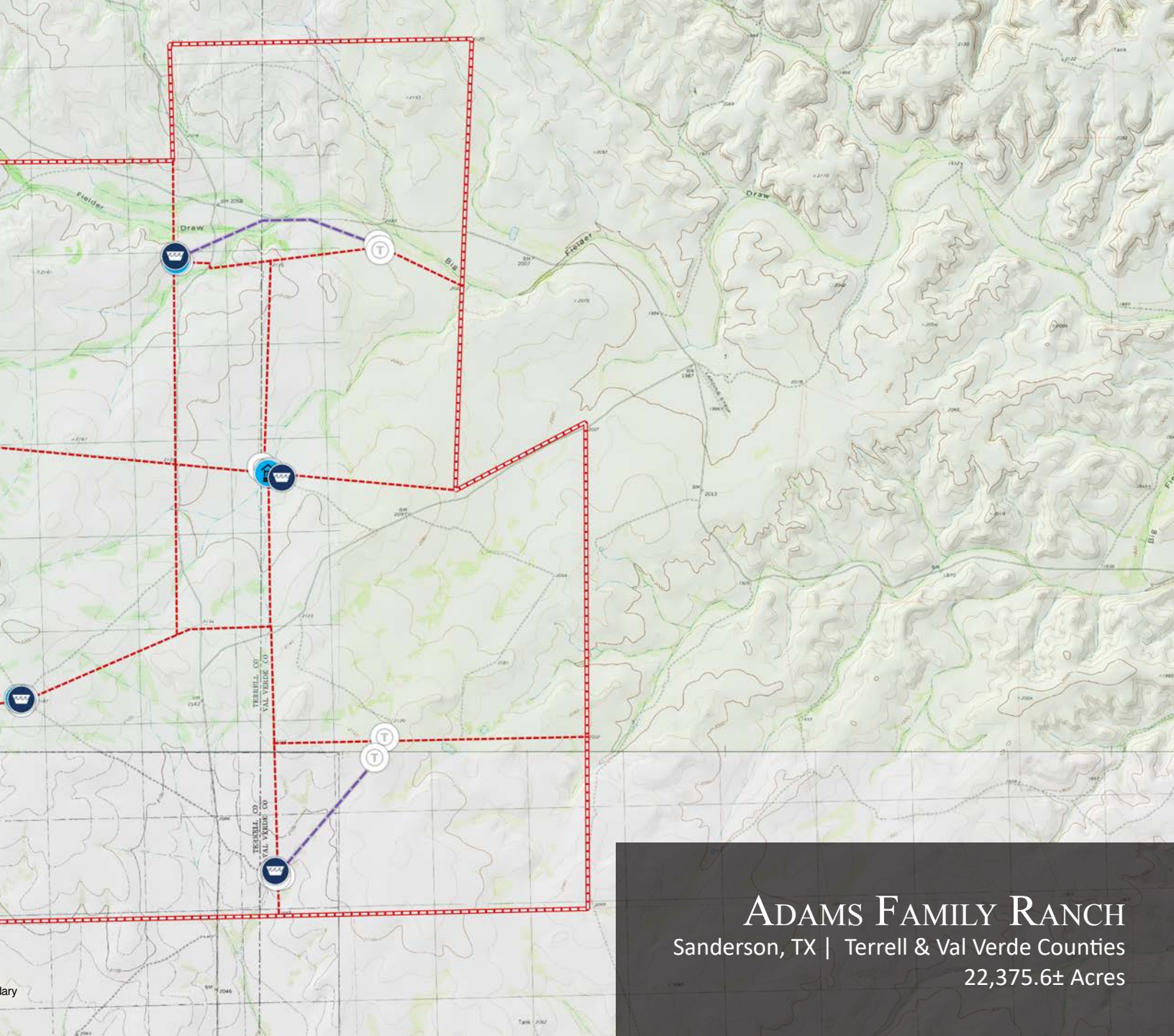
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Fence



Bound



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