

HENDERSON RANCH

1,618± Acres | \$566,300 | Sanderson, Texas | Terrell County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
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HENDERSON RANCH

A very private, remote turnkey hunting property with scenic canyons and excellent native wildlife.

The Henderson Ranch is located approximately 115 miles west of Del Rio in Southwest Terrell County, approximately 13.5 miles southeast of Sanderson. It's about 35 minutes off of Highway 90 after turning on to Five Mile Hill Road. Access is limited to those who own property beyond a locked gate. This is the only gate along the access. The location is very private and fairly remote.

TERRAIN

This scenic ranch is just east of Isinglass Canyon. There are several deep tributary canyons that transverse the ranch from east to west. These rugged canyons are not only scenic but provide excellent habitat for a variety of native game and wildlife species. The terrain is rugged and diverse with elevations ranging from 2,085 feet to 2,310 feet above MSL.

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Vegetation is varied and the property supports a good variety of quality browse and shrubs, which provide an excellent food source for deer. Brush cover includes mesquite, persimmon, creosote bush, ceniza, sotol, catclaw, lechuguilla, black brush, algerita, scattered cedar, prickly pear and ocotillo, along with other native plants common to the area.

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HUNTING/RECREATION

The ranch is loaded with wildlife including mule deer, javelina, bobcats and varmints of all kinds along with Blue quail and dove. The elusive mountain lion is also found in this area.

WATER

The ranch has a new deep water well that provides water to the cabin and a drinking trough. The well includes a pressure tank and large storage tank that can provide water by pressure or gravity flow to the cabin.

IMPROVEMENTS

The cabin is very modest and consists of 800 sf with two small bedrooms and a small kitchen/living area. The cabin has central heat and air conditioning along with a wood stove. There is no electricity but there is a propane tank. Power is provided to the water well and cabin by a generator. The sale price includes 5 deer blinds and feeders along with all furnishings in the cabin, a large BBQ pit, generators and Conex storage container.

REMARKS

Annual precipitation in the area is approximately 14 inches. The annual property taxes for 2017 were approximately \$453 with an open space wildlife exemption. No minerals are available and there is no production on the ranch.






The ranch is reasonably priced to sell at \$350 per acre. If you are in the market for a remote, turnkey hunting ranch where you can move in and start hunting the next day, this is a property for you.

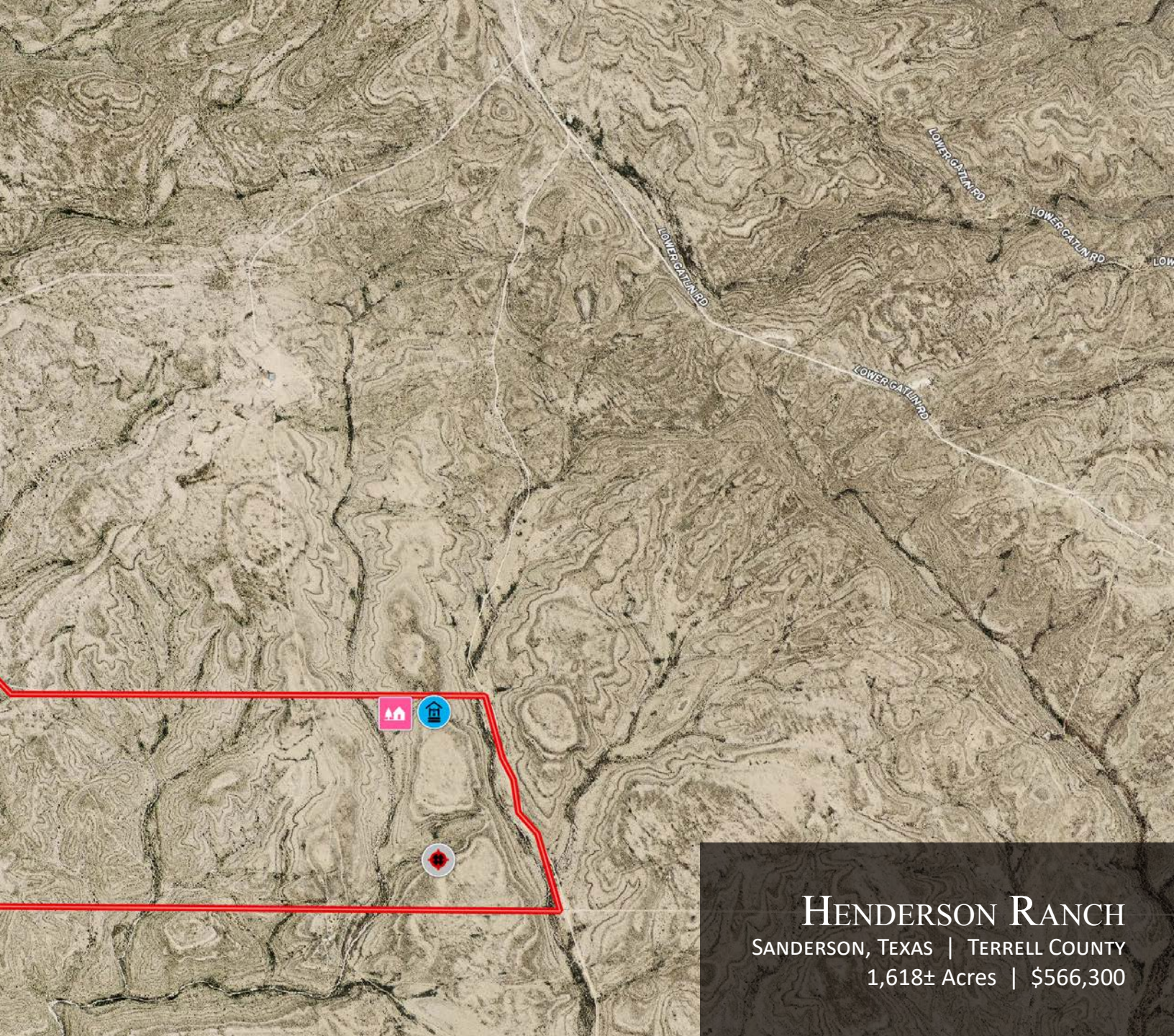






Aerial Map

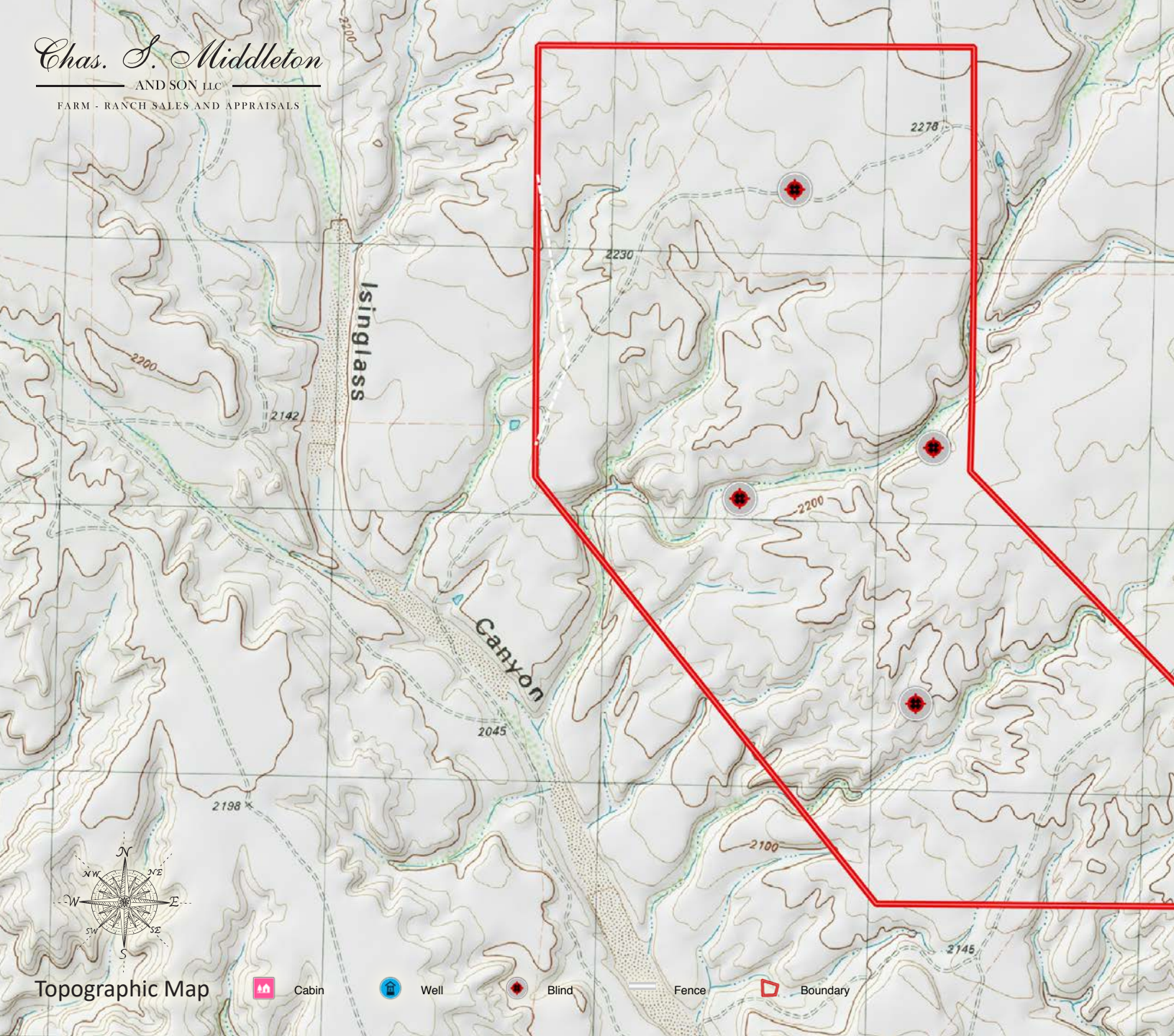
-  Cabin
-  Well
-  Blind
-  Fence
-  Boundary



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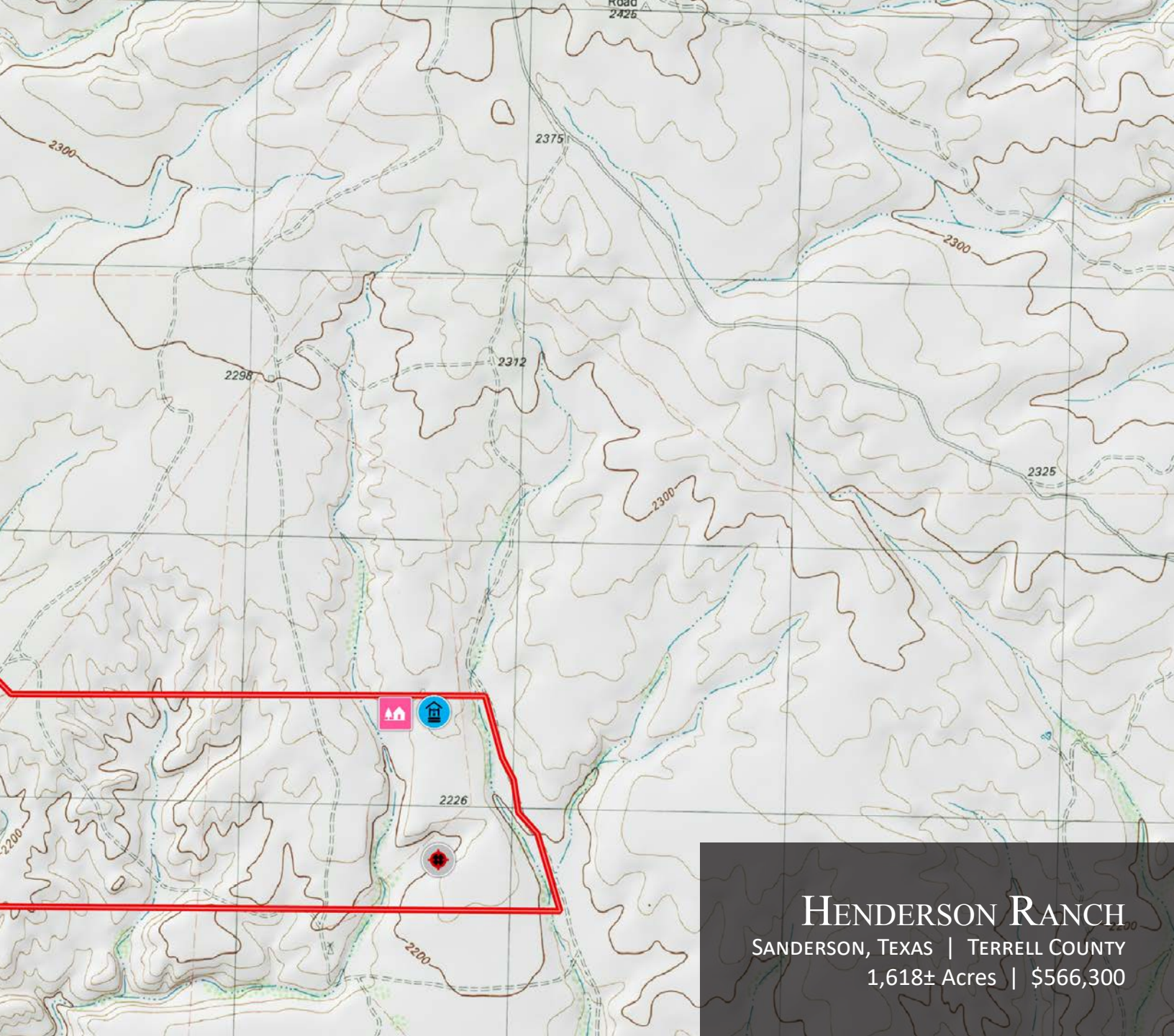


Singlass

Canyon

Topographic Map

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For virtual brochure & more info visit,



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