



Protecting Clients. Conserving the Land.

Cathedral Mountain Ranch

10,000 +/- acres, Brewster County, Texas



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Cathedral Mountain Ranch

10 Ac Spring Fed Lake, 5.3 Miles Live Calamity Creek

10,000 +/- acres

Alpine, Brewster County, Texas

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Location

Cathedral Mountain Ranch, named after the iconic 6,868-foot mountain peak located on and towering over the ranch is only 14 miles south of Alpine fronting on Highway 118 and only 30 minutes to the Alpine Airport. This ranch is the most live water ranch in West Texas with over 5 miles of spring fed Calamity Creek. Close to Alpine, Marfa, and Ft Davis the ranch is also at the gateway to the Big Bend Country with its over 1,000,000 acres of parks and public lands and is an hour's drive north of Lajitas and Terlingua and their outdoor adventures and amenities. With elevations between 4,800 and 6,868 feet you are in one of the best year-round climates in the state and arguably the entire country.

Acreage

10,000 +/- acres in Brewster County.

Description

Cathedral Mountain is a landmark seen all over the three counties of Far West Texas. Famous as a historic cattle ranch, the wooded slopes of the mountains, rolling grassy hills, and the flowing creek and springs sets this ranch apart from any other property in the Trans Pecos. A well-maintained dead-end road runs through the northern edge of the ranch creating easy access to the various pastures, lakes, improvements and to a few neighboring ranches to the west. This is a working ranch with excellent pens, barns, and improvements with an owner's log home, foreman's house and several other living quarters. At one time years ago, this ranch was run as a guest ranch and has the potential to be another Cibolo Creek but at a higher cooler elevation with more water. Calamity Creek is spring fed and due to natural rock outcrops and an excellent damn site creates a huge clear 10-acre deep lake. This stocked lake has a natural rock spillway that flows water to the creek below where there are several other excellent damn sites for more impounded waters. The lake has little variation due to the spring contribution from above and is an excellent lake for bass and catfish. This is high Chihuahuan Desert grasslands and riparian woodlands studded with interesting outcrops of rocks and large trees, creating a scenic wonderland. There is a road network over the ranch crossing Calamity Creek, L-H Draw and their various tributaries with adjacent meadows meandering around prominent hills with landscape views of area mountains including its name sake Cathedral Mountain.

Habitat

Cathedral Mountain Ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with rhyolite palisades mountains studded with Juniper, Emory and Grey Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. Calamity Creek has numerous stands of large Emory Oaks, Cottonwoods,

Arizona Ash, Desert Willow, and other riparian vegetation. This diversity of plants especially near and around the springs and riparian areas are unequaled in the Trans Pecos Region. This is historic ranching country and represents some of the best cow/calf range in West Texas.

Wildlife

Because of the diverse habitat with springs, creeks, boulders, trees, grasses, and mountains there is an abundance of game and non-game animals and wildlife on Cathedral Mountain Ranch. This is big mule deer and whitetail deer country with lots of blue quail, mourning dove, and Rio Grande turkey, making this a hunter's paradise. There are also smaller animal and bird species found here like javelina, fox, ringtail, mountain lion, hawks, hummingbirds, Montezuma quail, and a variety of neotropical songbirds. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds. The lakes are not only excellent fishing opportunities they are also loaded with wintering ducks.

Improvements

The Ranch has a 3,000 sf owners Lodge set up facing south framing Cathedral Mountain and the spring running downstream into the large rock lake. The lodge has 3 bedrooms, 3 baths, 4 lofts, a great room and game room. A porch runs across the entire south side of the home with a large and spacious deck creating excellent entertaining and a viewing platform of the ranch.

At the entrance is a 3-bedroom 2 bath foreman's home set in a private valley with a large shop, outbuildings, and a rodeo arena. There are new all steel pipe shipping pens with scales that are easy to access and a dream to work. Additionally, further interior on the ranch is the historic cedar log pens, workers home and the old Brown Guest House complex. The past owners retained a 1-ac old historic home site that is located on the north property boundary.

Water

Cathedral Mountain Ranch has abundant groundwater and a live creek called Calamity Creek running for over 5 miles through the middle of the ranch as well as several year-round springs and lakes. There are 3 wells on the Ranch but with the live creek, springs, lakes and tanks water is abundant all over the ranch.

Price

\$2,400 per acre or \$24,000,000

Contact

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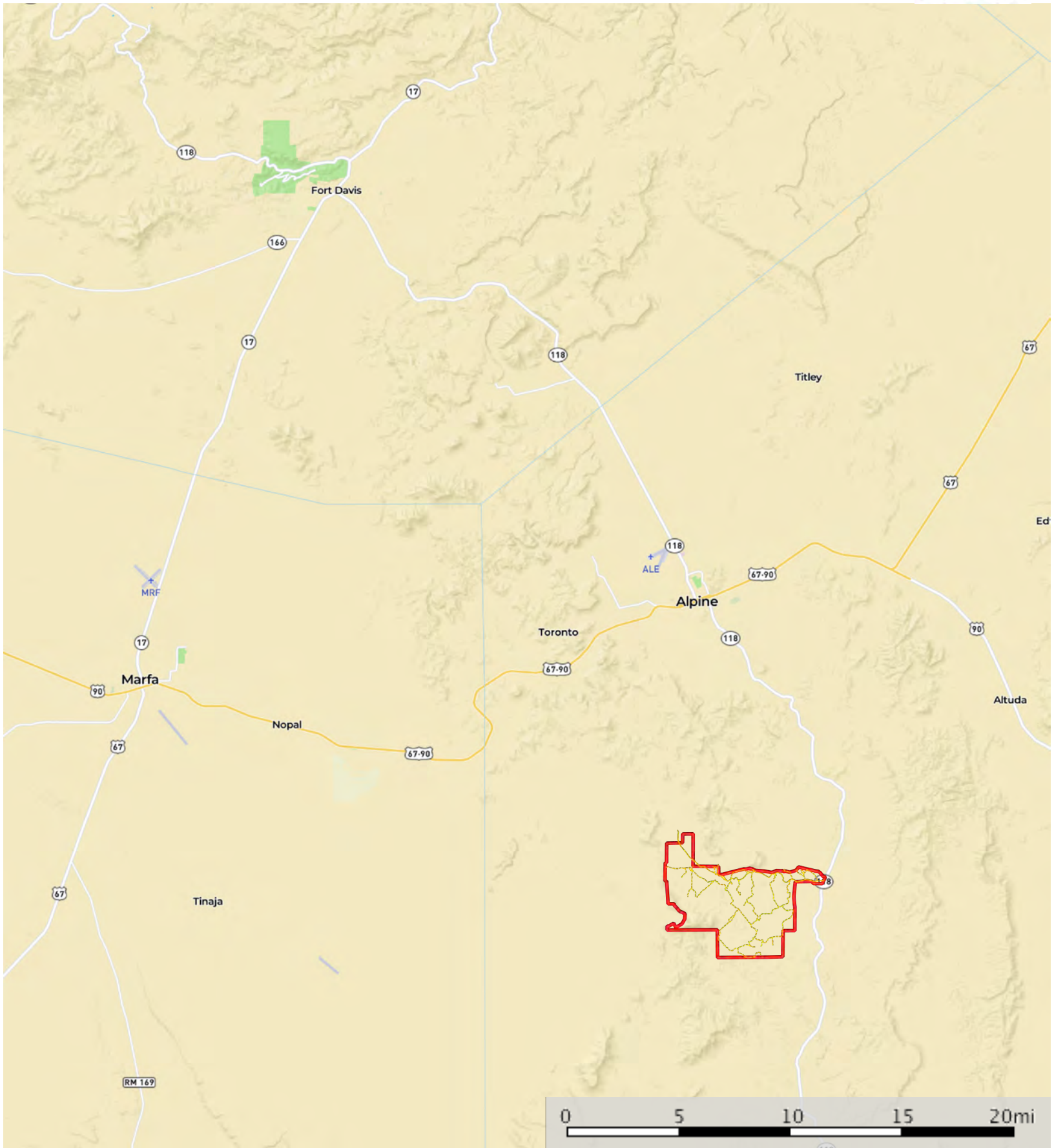
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Disclaimer

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--- Road / Trail — Primary Road □ Boundary

