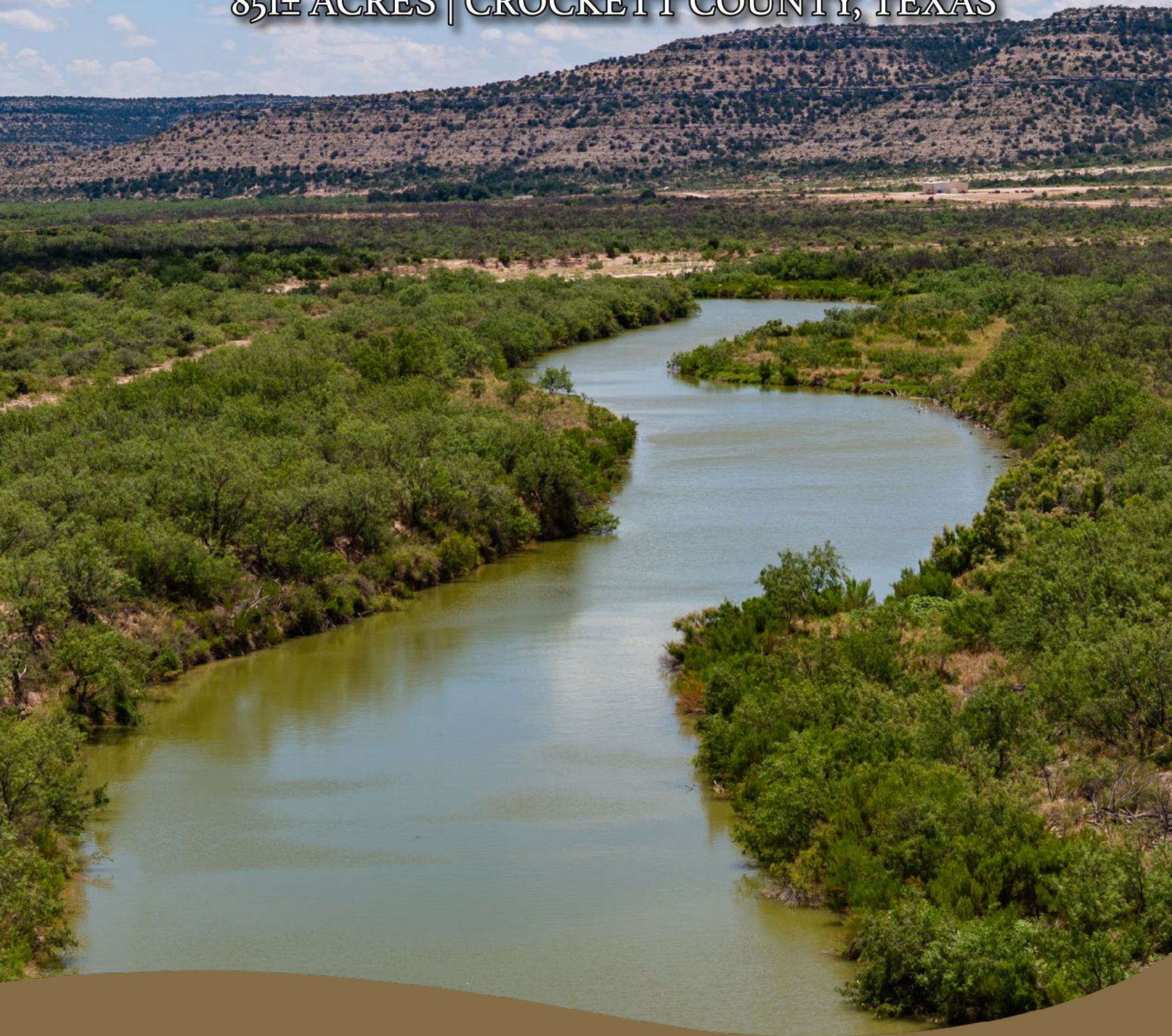


PECOS PARADISE

85I± ACRES | CROCKETT COUNTY, TEXAS



TEXAS RANCH SALES, LLC
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Property Features

- Ozona, Texas
- 1± mile of Pecos River frontage
- Stunning elevation changes & views
- 3BR/2BA main house & 1BR/1BA foreman's cabin
- 2,000± sq/ft barn, cattle pens, & riding arena
- Low fenced with cross fencing
- Rich in natural history
- CR 411 frontage





Property Information

Location: Pecos Paradise is an 851± acre live water ranch, secluded in Crockett County. This property is 10± miles south of the Fort Lancaster Historic Site and 42± miles from Ozona, with access off CR 411. Both Fort Stockton and Sonora are under two hours away.

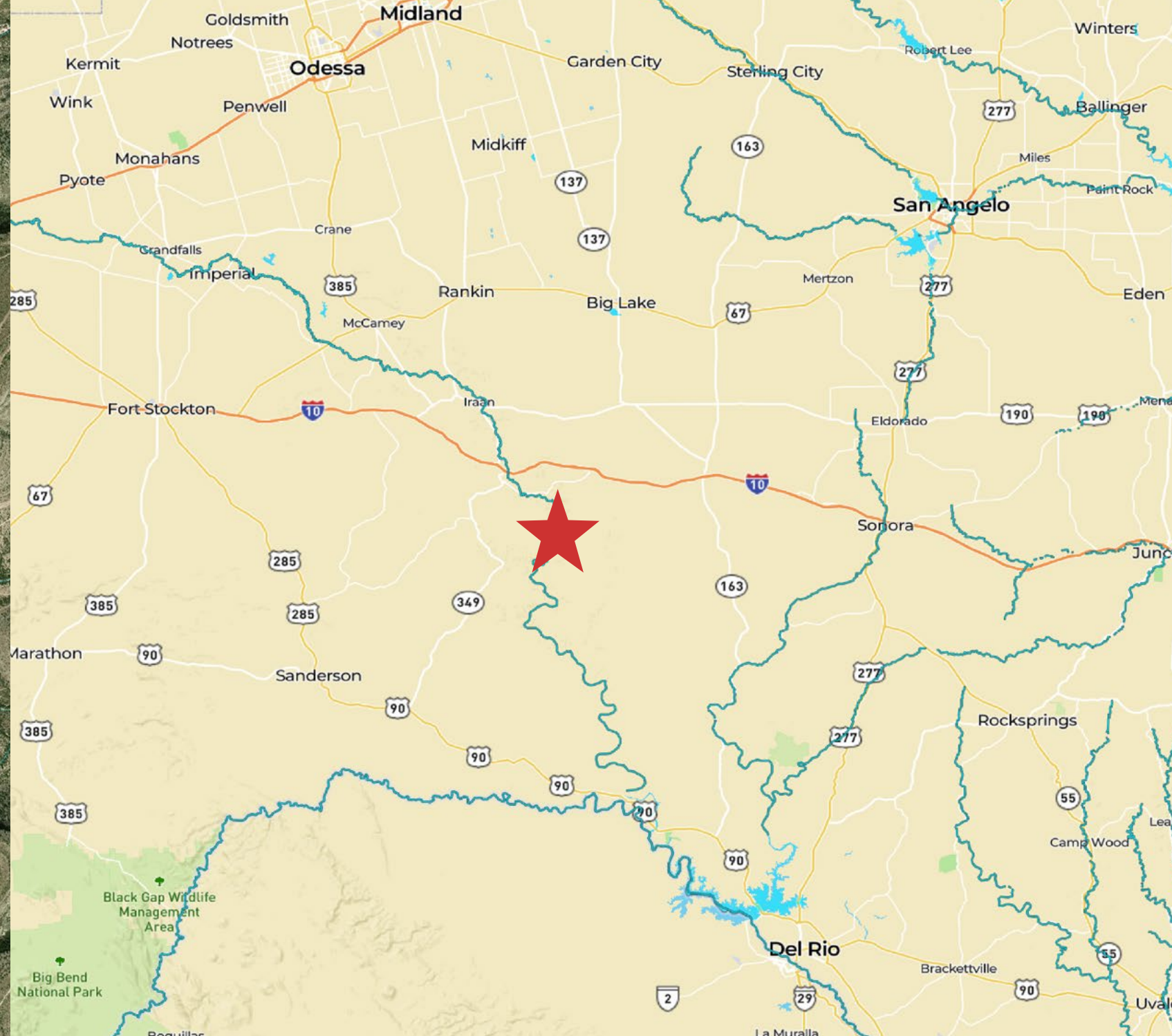
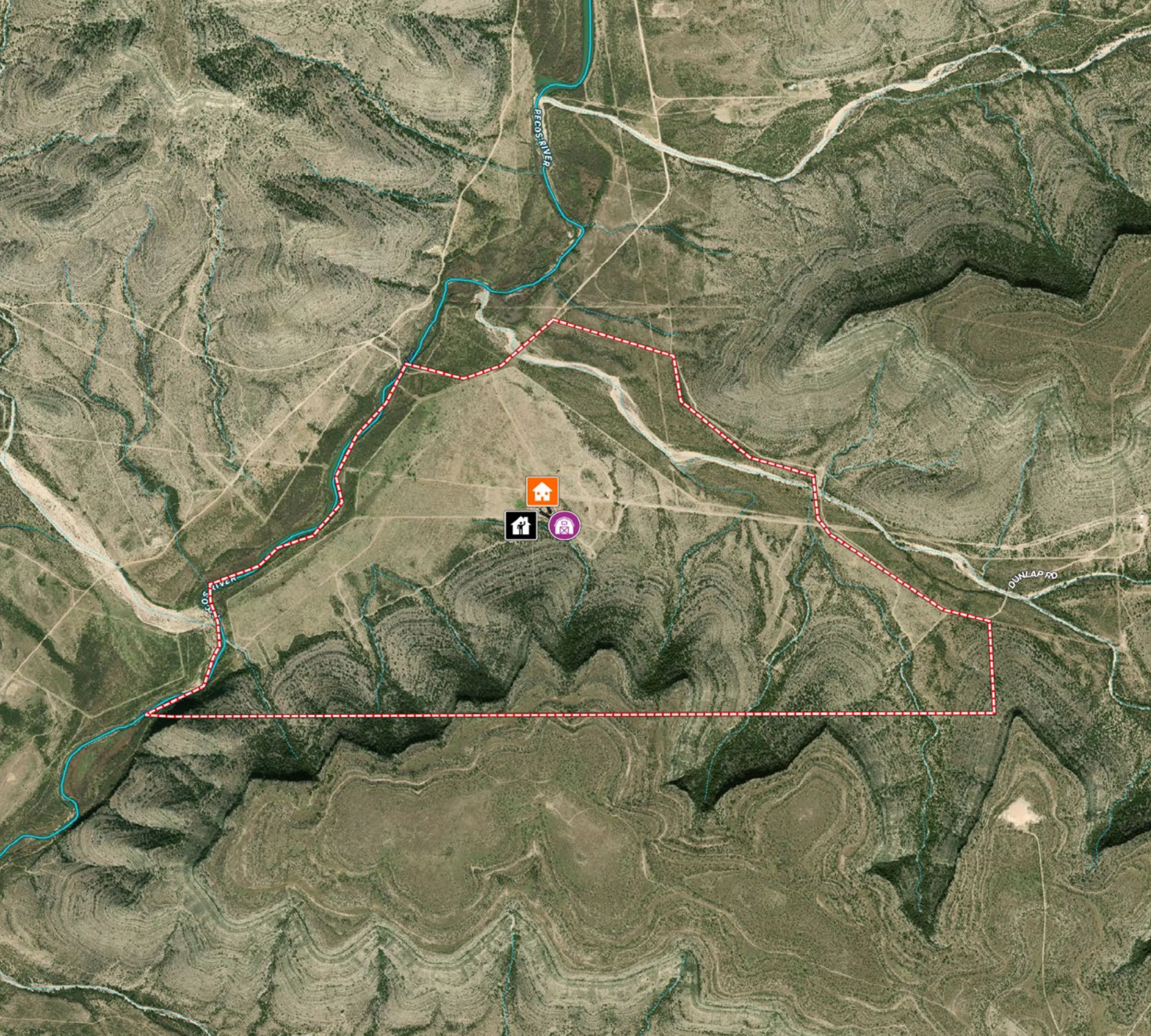
History: This ranch sits in a historic West Texas valley once traveled by the Lipan Apache, Tonkawa, and Comanche tribes. Early European explorers, including Cabeza de Vaca in 1536 and Coronado in 1541, passed through this region. In 1590, Spanish explorer Gaspar Castaño de Sosa led a mining expedition through what is now western Crockett County to reach the Pecos River. The land carries centuries of cultural and historical significance.

Land and Water: On the western edge is roughly one mile of the Pecos River, with running water and deep pools. This stretch of river has great spots for water sports and fishing. Ranch roads and trails provide access to the river and all throughout the ranch. Roughly 65% of the land is covered in native brush, while the remaining 35% is pastureland. There are rough West Texas canyons and ridgelines, excellent for hiking and scenic views in all directions.

Improvements: There's a 3BR/2BA, 2,500± sq/ft house at the center of the ranch. Nearby, a 400± sq/ft foreman's cabin provides additional accommodations. Other improvements include a 2,000± sq/ft barn, functioning cattle pens with a covered working area, and a partially covered riding arena. Utilities are in place at the headquarters, including single-phase power and an Edwards water well with an electric pump.

Wildlife: This ranch is filled with healthy wildlife including whitetail, axis, mule deer, elk, aoudad, mountain lion, black bear, turkey, quail, dove, and seasonal waterfowl. Hunting blinds and feeders are already in place, and the Pecos River provides some great fishing.

Remarks: Pecos Paradise is a rare mix of live water river frontage, hunting, and seclusion in a historical part of Texas. This is a rare opportunity to hunt where the Native Americans once camped and hunted and to own a tremendous live water getaway. The blend of elevation changes, established infrastructure, and abundant wildlife makes it ideal for a variety of uses—from recreation and livestock to a long-term retreat. This is a place to experience raw, peaceful, and productive Texas land.



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