

CORDOVA RANCH

1,008± Acres | Pecos County, Texas



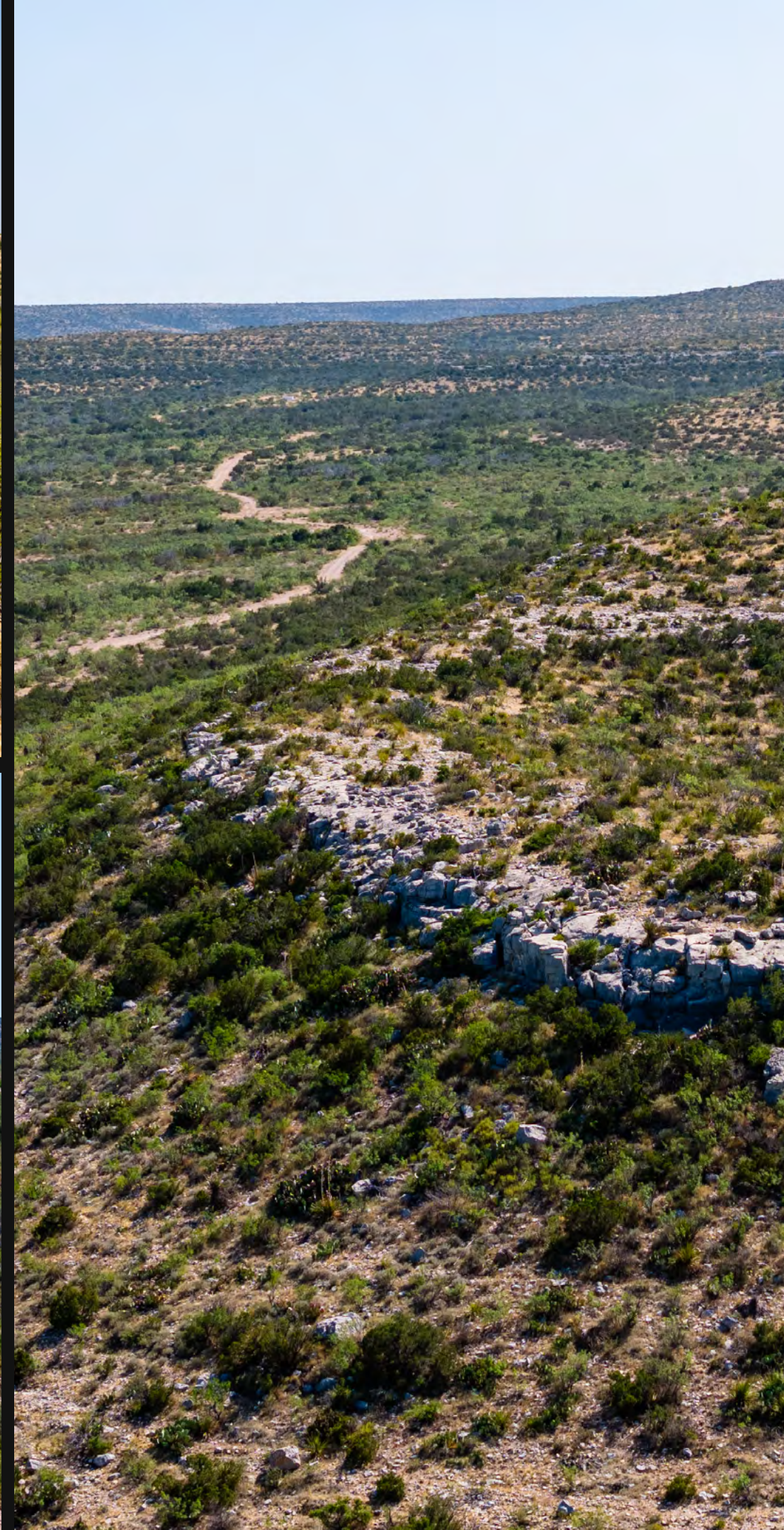
TEXAS RANCH SALES, LLC
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Property Details

- Fort Stockton, Texas
- 2,400± sq/ft bar/condominium-style home
- Surrounded by vistas with views for miles
- Great West Texas hunting
- Shared water well & 2 water storage tanks
- Low fenced
- Abundant wildlife
- Numerous hunting blinds & feeders





Property Description

Cordova Ranch is a breathtaking 1,008± acre hunting paradise in Pecos County, Texas. This extraordinary property is an absolute gem for the avid hunter and outdoor enthusiast, offering the perfect blend of modern comforts and pristine wilderness. Situated just 4.3± miles south of I-10 and a mere 2.7± miles from the blacktop, you'll find yourself far away from the hustle and bustle of civilization. Accessible via a 2.75± mile shared easement off of CR 2886, the ranch guarantees privacy and seclusion like no other.

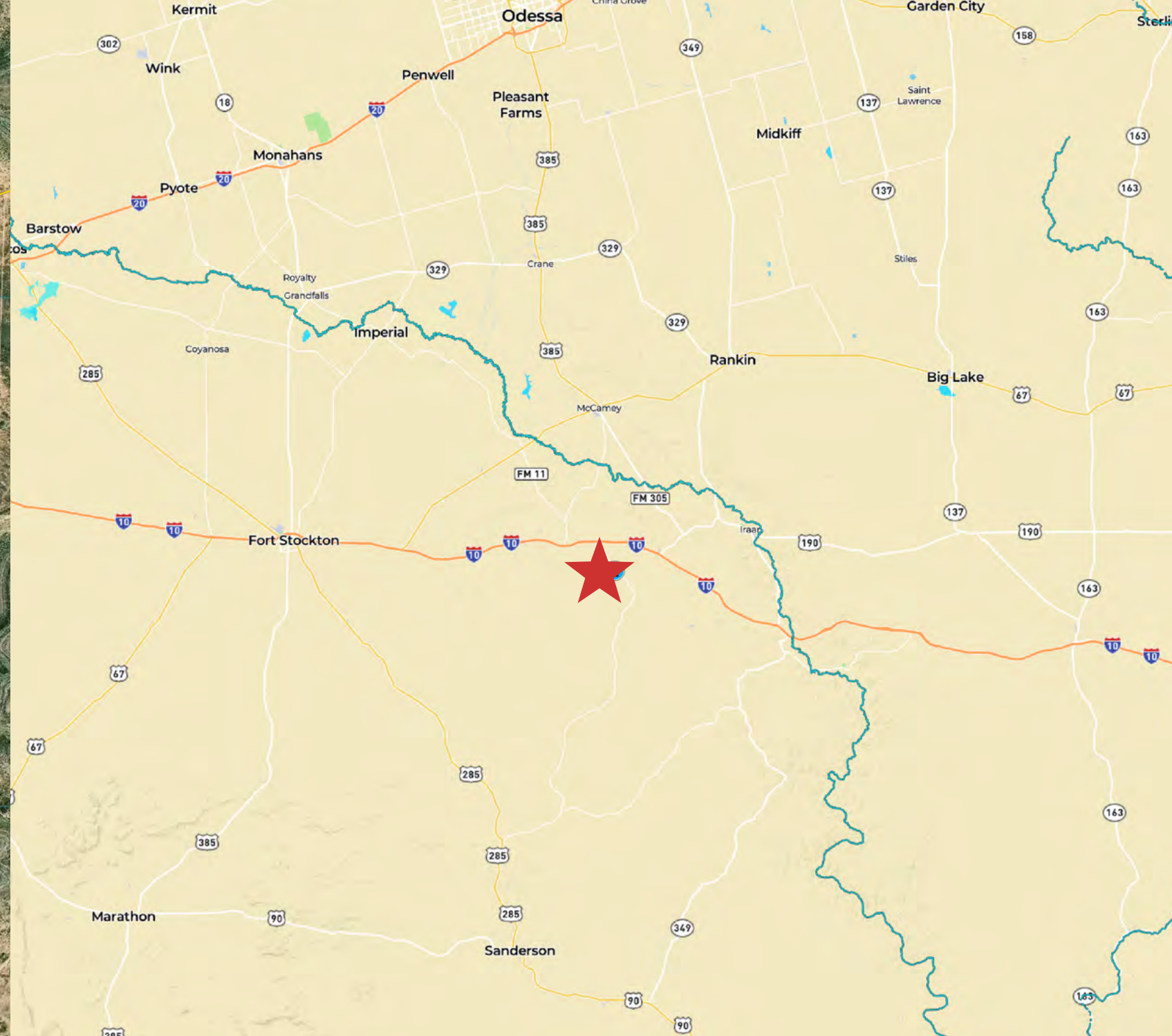
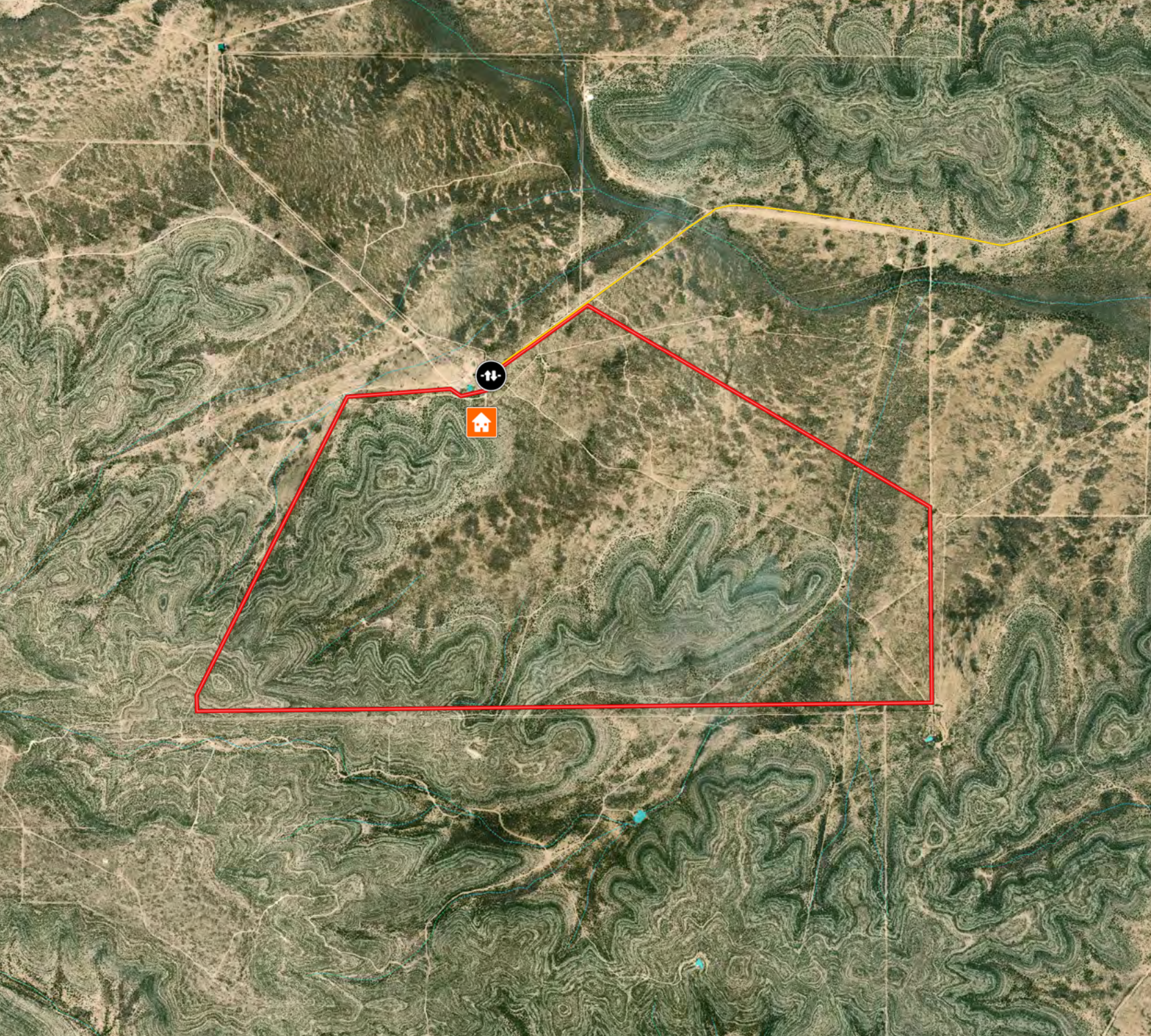
Let your wildest hunting dreams come true as the property boasts a remarkable track record of successful hunts, with a diverse array of game including elk, mule deer, javelina, quail, and turkey. Thanks to strategically placed hunting blinds and feeders, your hunting experiences here are bound to be unforgettable, and the memories made with family and friends will be cherished forever.

The sprawling acreage of the ranch is predominantly low fenced, harmoniously blending with the mesmerizing vistas that stretch as far as the eye can see. The terrain is ingeniously sculpted, forming a natural "bowl" shape that provides not only a secure haven for wildlife but also picturesque 360-degree views from the hilltops. Embraced by mesquite and scrub brush, the ranch's rich vegetation is a testament to the untamed beauty of the Texas wilderness.

Your home-away-from-home on the ranch is a barndominium-style metal building boasting a generous 2,400± square feet of living space. With six bedrooms, two full bathrooms, and a spacious living room, there's plenty of room to accommodate your family and guests. The open kitchen and cantina style bar, complete with wrap-around barstool seating, create the perfect ambiance for entertaining and making cherished memories. Revel in year-round comfort, thanks to the central heating and air conditioning, while the eastern-facing orientation ensures you wake up to stunning sunrises every day. And let's not forget the large, covered porch, a serene sanctuary where you can unwind and bask in the unmatched beauty of the ranch.

Water is a precious resource, and this property ensures a reliable supply with a well located on a separate deeded 1.65± acre tract off of CR 2662. Owned 30.8% by the current owner, the water is pumped to the ranch through a concealed line, showcasing the commitment to preserving the natural integrity of the landscape. With the area boasting historically productive water wells, you'll have the opportunity to invest in drilling your own well and securing a lasting water source for generations to come. As an added advantage, two water storage tanks further enhance the ranch's self-sufficiency.

Cordova Ranch is perfect for those seeking a true hunter's paradise with modern amenities. Act now and make this captivating haven yours, as it promises to be a prized investment and cherished escape for generations to come!



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