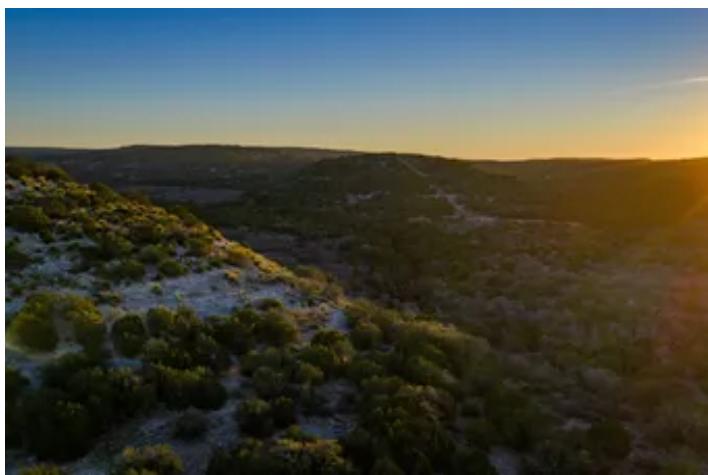


Cow Creek Ranch
US Hwy 377 N
Del Rio, TX 78840

\$6,294,750
3,597.470± Acres
Val Verde County



MORE INFO ONLINE:

www.capitalranchsales.com

Cow Creek Ranch
Del Rio, TX / Val Verde County

SUMMARY

Address

US Hwy 377 N

City, State Zip

Del Rio, TX 78840

County

Val Verde County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

29.827188 / -100.738917

Taxes (Annually)

1114

Bedrooms / Bathrooms

1 / 0.5

Acreage

3,597.470

Price

\$6,294,750

Property Website

<https://capitalranchsales.com/property/cow-creek-ranch-val-verde-texas/96540/>



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Cow Creek Ranch
Del Rio, TX / Val Verde County

PROPERTY DESCRIPTION

Overview:

Cow Creek Ranch offers $3,597.47\pm$ acres in Val Verde County, Texas, showcasing an expansive landscape with diverse terrain, strong water features, and exceptional wildlife habitat. The ranch has been carefully managed for hunting and recreation, combining large-acre privacy with light infrastructure already in place. With rolling ridges, deep valleys, hardwood cover, and wet-weather creek frontage, this ranch provides a rare opportunity to own a sizable, turnkey property in one of Texas' most game-rich regions.

Land & Topography:

The ranch features rolling terrain with a blend of Pinion Pine, Live Oak, Shin Oak, Blue Oak, Mountain Laurel, Agarita, Juniper, and Guajillo. Elevations range from $1,720\pm$ ft to $2,060\pm$ ft, offering ridge-top views, valley bottoms, and open meadow areas. Approximately $35-40\pm$ acres of planted wheat patches provide strong forage for wildlife. Several caves and old dams add exploration opportunities and character to the landscape. Privacy is excellent, with the easement road ending directly at the ranch gate.

Water Features:

The property includes $2.74\pm$ miles of Cow Creek and nearly one mile of Red Bluff Creek, both of which are wet-weather creeks, along with miles of additional wet-weather runoff channels. Several pockets along the creeks hold water year-round, and the ranch has four existing dams, two of which hold water, contributing to a strong wildlife habitat and hunting environment. The ranch is further supported by a well-established water system with $13\pm$ water troughs and two water wells—one electric and one solar—ensuring dependable water distribution throughout the property.

Wildlife & Hunting:

The ranch carries a wildlife valuation, keeping taxes low and operations efficient. Wildlife is abundant, with a strong presence of Aoudad, Whitetail Deer, and Hogs, offering exceptional hunting opportunities. There are also occasional sightings of Sika, Elk, Black Bear, and Axis, adding to the diversity of free-range exotics on the property. Hunting infrastructure is already in place, including 12+ protein feeders, 15+ corn spreaders, and $13\pm$ water troughs, making the ranch ready to hunt on day one.

Improvements:

Improvements include a one-bedroom hunting cabin with a kitchen and living room, plus a 5th-wheel unit with its own bedroom, bath, and kitchen. An 80' x 40' barn with a 20' x 40' rear awning provides ample storage and workspace. The barn also features an $856\pm$ sq/ft upstairs area with potential to be converted into additional living quarters.

Included equipment adds significant value: a $6,000\pm$ lb hopper trailer, $32,000\pm$ lb two-side hopper, and a disassembled walk-in cooler with hoist.

Location & Access:

The ranch is accessed by $5.5\pm$ miles of caliche road off Hwy 377. Travel times include $37\pm$ miles to Del Rio, $57\pm$ miles to Rocksprings, $184\pm$ miles to San Antonio International Airport, and $227\pm$ miles to Austin-Bergstrom Airport. The location offers both seclusion and practical access to nearby towns and major travel routes.

Remarks:

Cow Creek Ranch provides a rare opportunity to acquire a large, turnkey hunting and recreation ranch with strong water, varied topography, and extensive wildlife. The ranch includes minimal vertical improvements, offering the next owner a true blank canvas to develop as desired while still providing the essentials of a functional hunting camp setup. With established water systems, feed

MORE INFO ONLINE:

infrastructure, and exceptional wildlife diversity, the ranch is ready for immediate use while offering long-term potential in one of Texas' most desirable large-acre regions.

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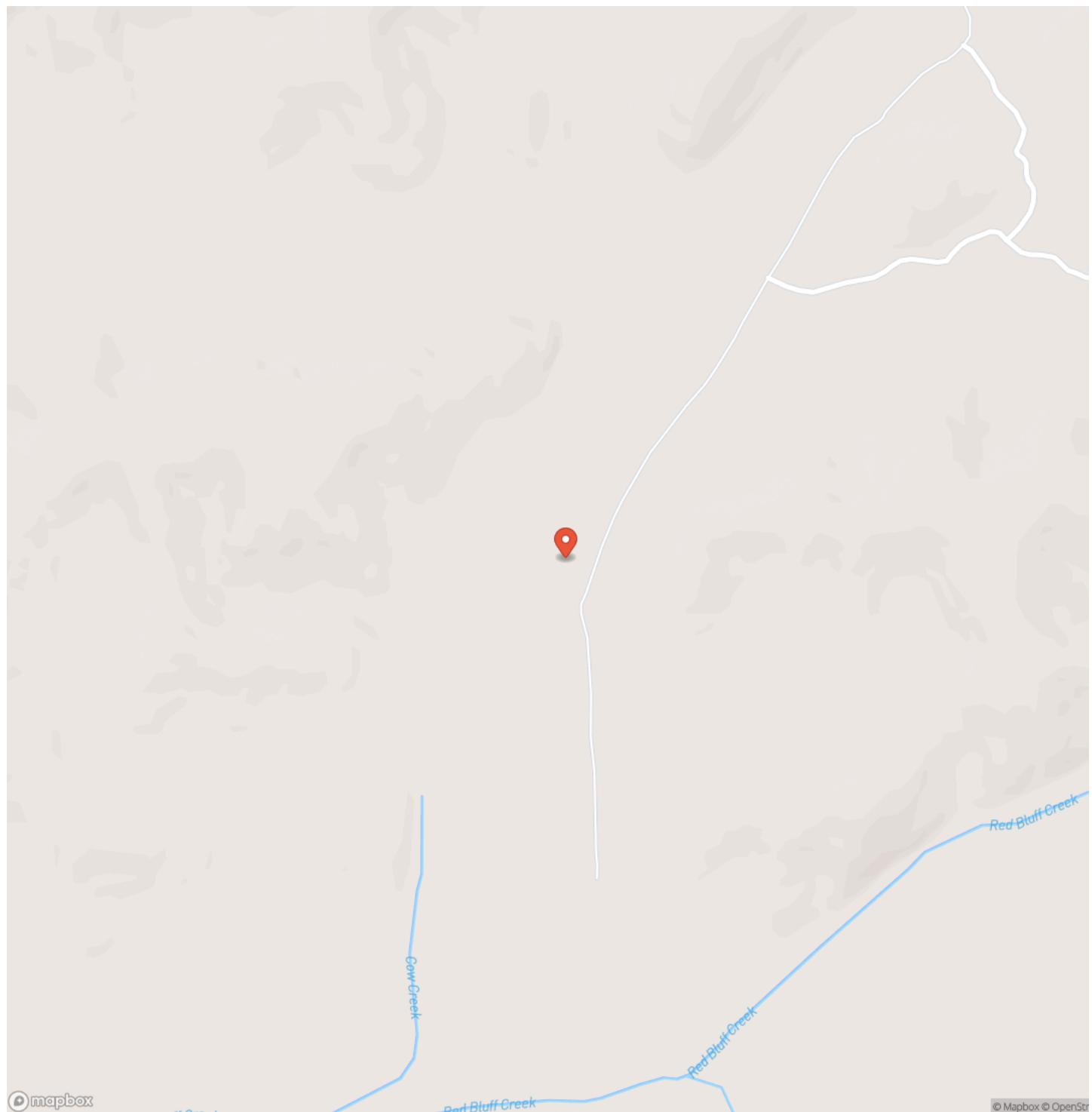
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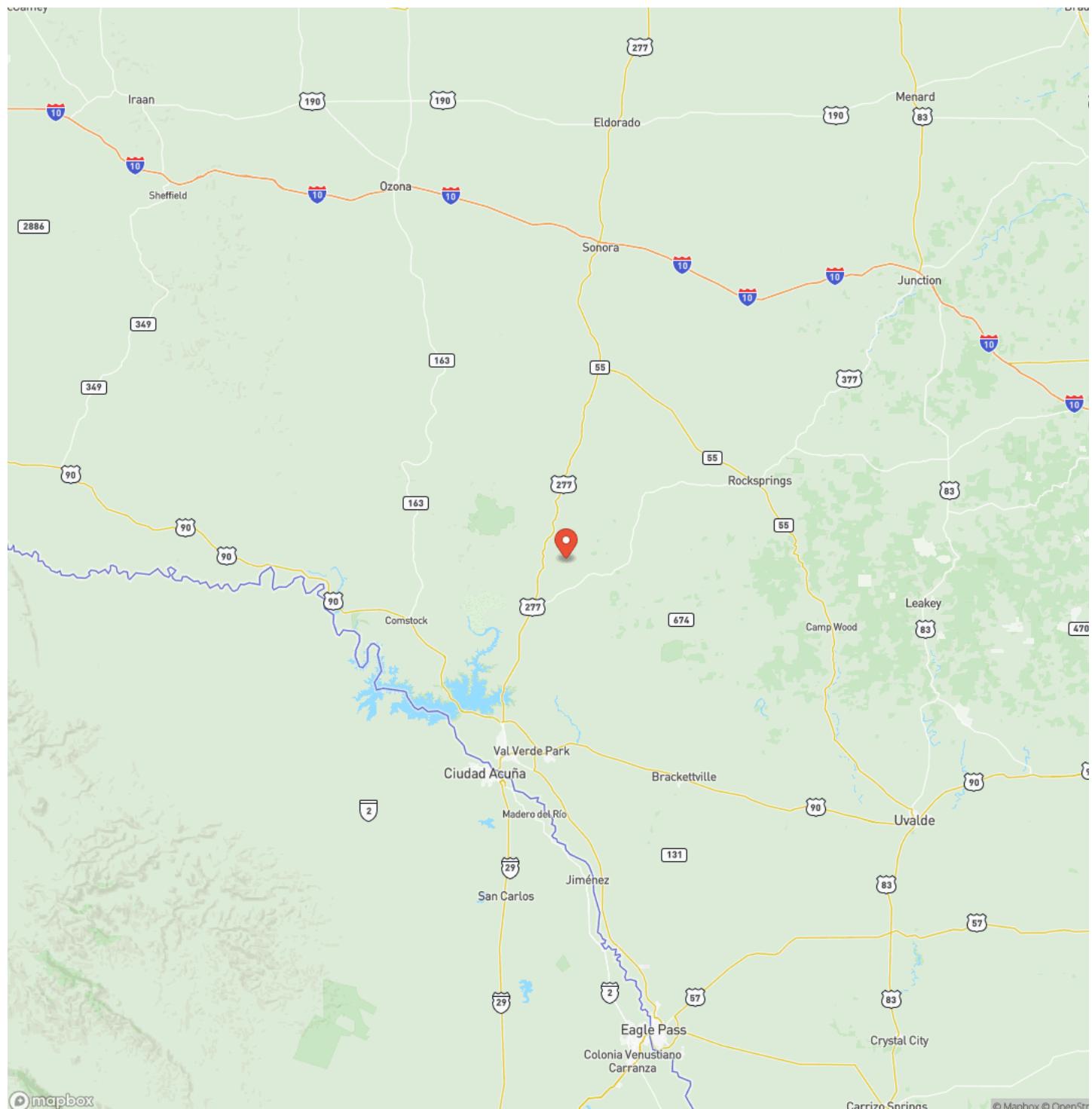
Locator Map



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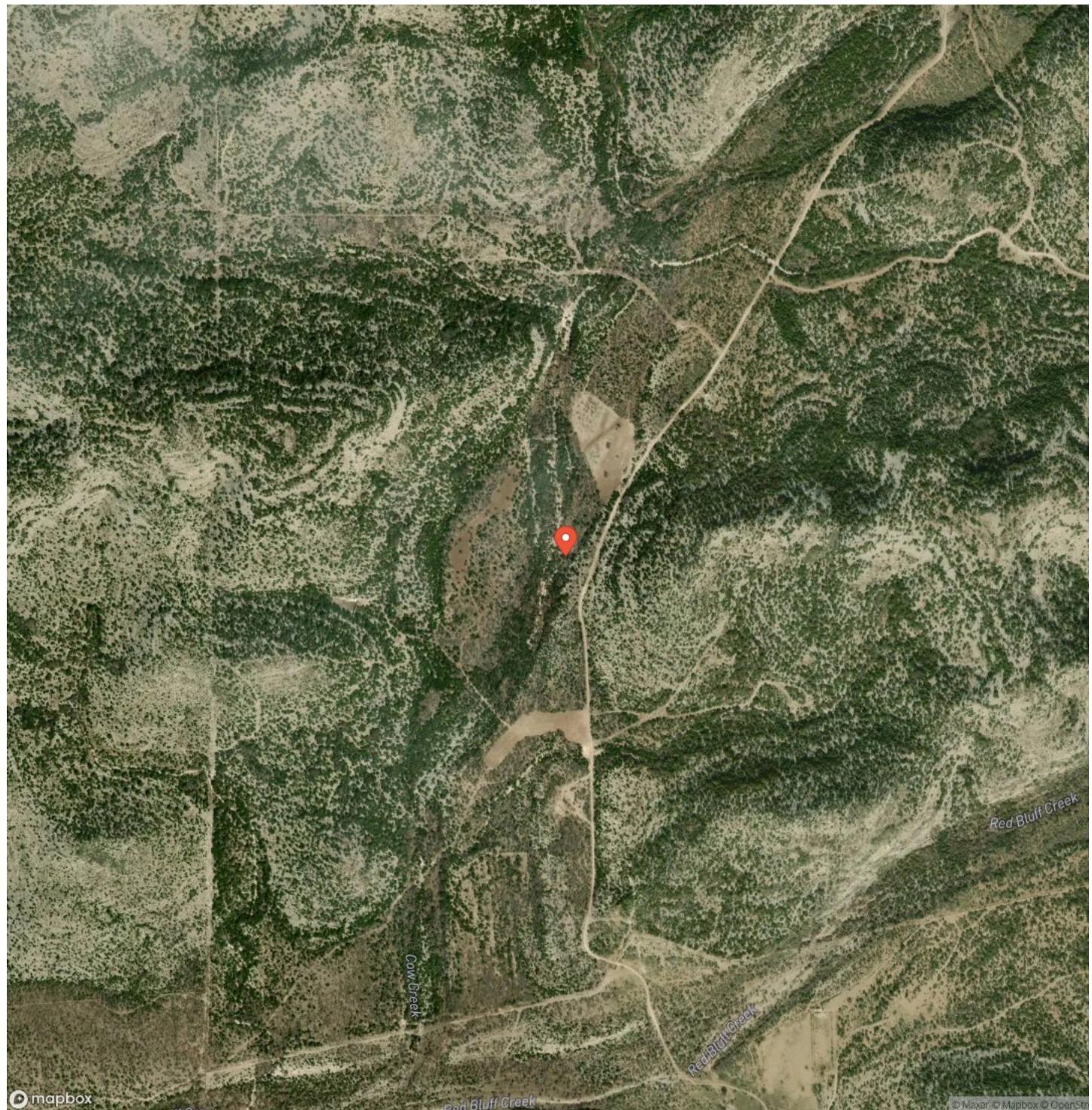
Locator Map



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Satellite Map



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Cow Creek Ranch Del Rio, TX / Val Verde County

LISTING REPRESENTATIVE

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NOTES

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NOTES

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