

Authentic West Texas Wilderness Experience

±9,927 Acres

TERLINGUA | TEXAS

EXCLUSIVELY LISTED BY

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PROPERTY HIGHLIGHTS

Located just outside Terlingua in the scenic Big Bend Region, **3 Bar Ranch** offers a rare opportunity to own expansive West Texas land defined by privacy, natural beauty, and flexible use potential. Surrounded by wide-open high-desert mountain views, the property provides an authentic off-grid setting within close proximity to Big Bend National Park, Big Bend Ranch State Park and Terlingua 'Ghost Town.'

The terrain features dramatic topography, arroyos, and elevated ridgelines with multiple prime homesites offering panoramic vistas. Ideal for a private ranch, recreational retreat, or future development. The property supports residential, agricultural, and eco-tourism uses. Ordinance-regulated lighting restrictions ensure exceptional night skies, a quiet remote setting, making this is a strong opportunity for both lifestyle buyers and long-term land investors.

- Comfortable existing adobe residences
- Expansive acreage with panoramic desert and mountain views
- Multiple elevated homesites with unobstructed sightlines
- Off-grid friendly: ideal for solar, water catchment, and self-sufficient living
- Varied terrain including plains, arroyos, and ridgelines
- Private setting with exceptional seclusion and minimal development nearby
- Close proximity to Big Bend National Park and Terlingua Ghost Town
- Ideal for ranching, recreation, or retreat development
- Excellent stargazing in a low light-pollution environment
- Accessible via ranch roads and limitless potential for internal trail systems



EXECUTIVE SUMMARY

Sitting about 6 miles north of the hip and cool ghost town of Terlingua, Texas, you'll find this rugged and wild private ranch comprising more than 10,000 acres known to the locals as 3-Bar Ranch. This classic Big Bend Country property has been in the care of the same family for the last half century and is comfortably improved to accommodate family and guests while remaining respectful of the land in mindful conformity with the ways in which nature does things.

Known for its big skies and stargazing allure, Brewster County smartly guards against ambient light pollution from encroaching development. Protecting the brilliance and clarity of the night sky is of high importance to the locals and to others appreciative of these unique celestial views. The growing popularity of the region, brought to the forefront by Big Bend National Park and Big Bend Ranch State Park, has spurred adventure tourism and minimalist-minded hospitality options to the area. Artists, nature lovers and tent-dwelling amateur astronomers alike have discovered the unique and almost mystical allure of this mountainous area of the Texas Trans-Pecos bioregion. This rugged and remote area of far west Texas has long drawn an eclectic crowd of knowing, free-spirited artists from all genres including painters, sculptors, and musicians. The culture of Terlingua and the surrounding area draws forth creative, self-sufficient energy in everyone.

Possessing all the character that is Big Bend, 3-Bar Ranch is located at the confluence of Terlingua Creek and Adobe Walls Draw, both traversing generally north to south. Nearly 4.25 miles of Terlingua Creek (seasonal/intermittent creek) can be enjoyed on the 3-Bar and contains five natural springs offering water for wildlife in this expansive desert environment. More than 4.5 miles of Adobe Walls Draw (ephemeral creek) traverses the ranch before joining Terlingua Creek at the most southerly edge of the property. The ranch is situated nearly equidistant between Big Bend Ranch State Park and Big Bend National Park and it minutes from the infamous Boquillas Crossing into Mexico where adventurers can hire a rowboat ferry to cross the Rio Grande River and rent a donkey for a ride into town for lunch or an ice cold beer. The 3-Bar Ranch offers all the best Big Bend has to offer in a private setting.

Shown by appointment only.



Property Features

Barn Information

- Electric to Barn
- Equipment Barn

Geography

- Desert
- Mountain
- Rural

Lot Description

- Acreage
- Tank/Pond
- Creek
- Oil or Minerals

Present Use

- Hunting

Proposed Use

- Hunting
- Mining
- Resort

Street/Utilities

- Septic
- Well
- Outside City Limits
- Unincorporated
- Overhead Utilities
- Dirt

3-BAR RANCH, Terlingua, Texas (Brewster County) | ± 9,927 Acres











Residential Amenities

Bed/Bath Features

- Split Bedrooms

Construction

- Stucco

Heating / Cooling

- Central Air–Electric
- Central Heating–Electric

Housing Type

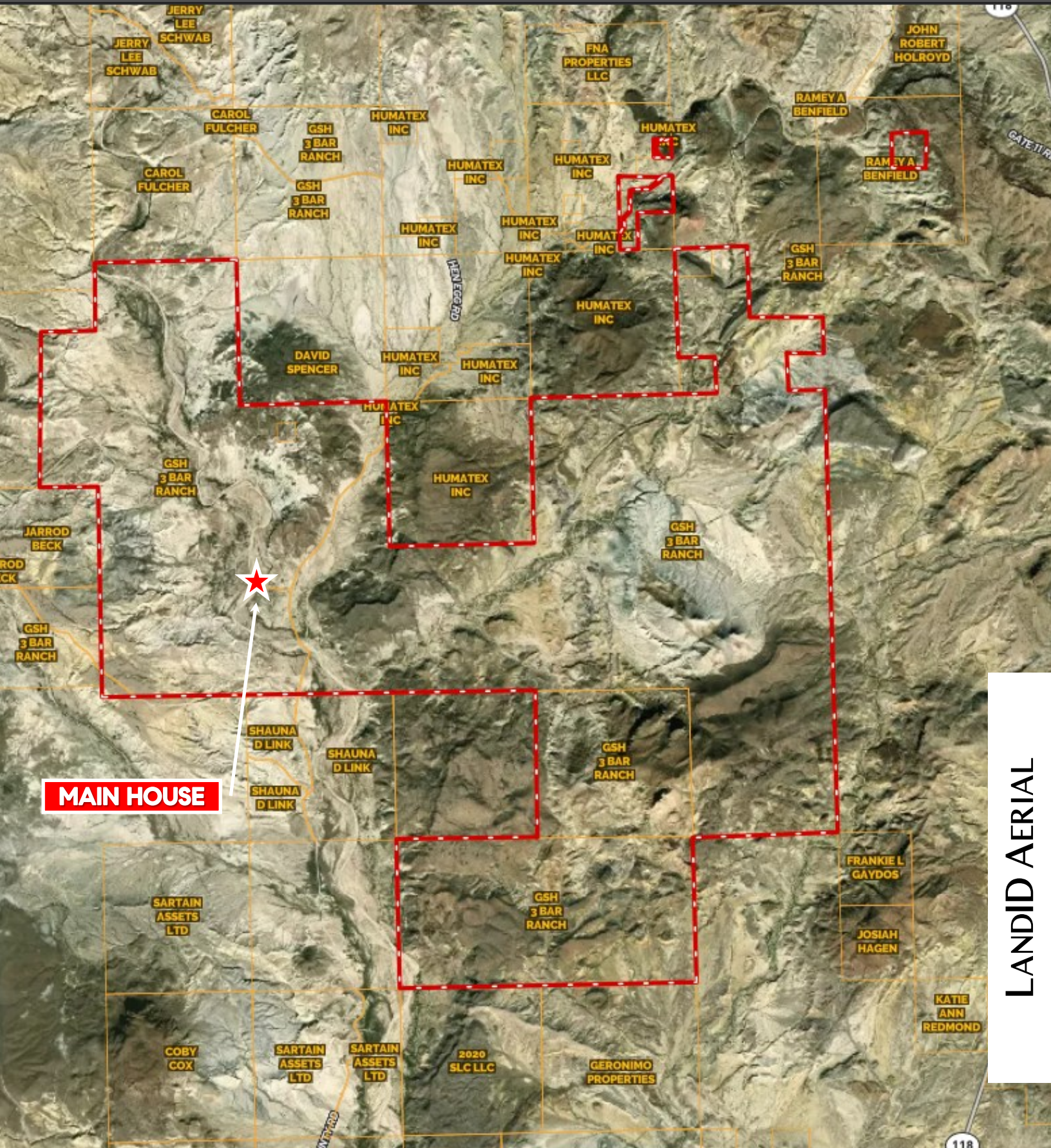
- Farm/Ranch House
- Guest House

Other Amenities

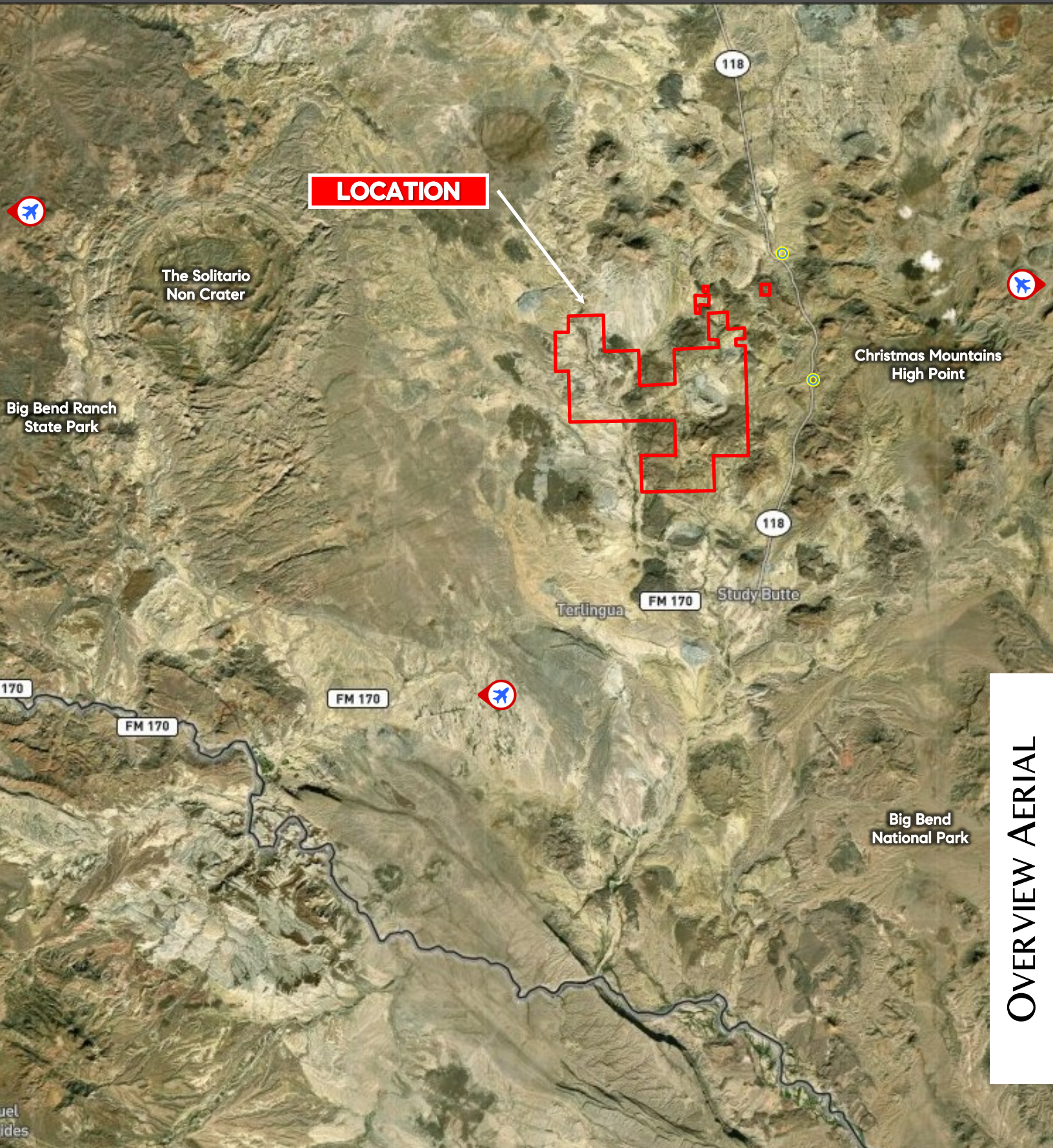
- Structures are often positioned to maximize views, natural ventilation, and shade management
- Water typically supplied via private well system, rainwater catchment, or hauled water storage systems
- On-site storage tanks and pressure systems commonly used for household distribution
- Waste systems typically include septic or alternative onsite wastewater treatment







LANDID AERIAL



OVER VIEW AERIAL