

BIG BEND REALTY

23278 FM 170 (100 Easter Egg Valley Rd inside the Chisos Mining Co Motel, 3/4 mile west of HWY 118)

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- NEW LISTING CMCM** Well known and long established commercial lodging enterprise. Location: 23280 FM 170, Terlingua, TX. .7 miles from junction of 118 and 170 at Study Butte. Multiple types of accommodations – single motel rooms, double motel rooms, efficiency cabins, & vacation homes. Solid & consistent income producer. Additional acreage for development and expansion. Call for more info.
- BBLTAS 50+, 14, 13**, 5 ac. parcels, Hwy. 118 frontage, good locations 1 mi. No. of the "Y" w/Hwy 170 to 6 mi. No., power/phone accessible, nice views, financing available **STUDY BUTTE/TERLINGUA** and GATE 4, 20 & 40 ac lots
- GATE 4, TR 1826**, apx 1 mile off Hwy 118, 20 ac, all weather access, near power, water potential very good, surrounded by mountains, financing available with good credit and down payment.
- NEW LISTING BrMoGDL** – 8 commercial acres, highway access, power available. Large unfinished building, Office building, two storage buildings. Quick access to Terlingua Ranch Rd. Call for more info.
- 320+/- ACRES, MOUNTAIN VALLEY**, 7 mi off Hwy 118, not far off pavement, Terlingua Ranch NC area, power accessible, phone dsl, good hunting, might divide, possible financing.
- LEsGar2197**, 15 min. from Ghost Town, Great hunting, beautiful views, off-grid, quiet surroundings. not far from creek crossings. **\$40,000**
- TR6905/6901** Beautiful 20 acres with great views. Power available for these tracts. In the Cedar Springs area. Serene area, great view of Black Peak. Easy access. **\$950/acre.**
- CE HP 329+/- AC**: Rugged mountain area with valley. Good hunting, creek access, scenic views. No power access, phone and internet available. **\$950/ac cash sale.**
- LRICKLIE**: TR 67, 80 ac. Base of Little Xmas Mtn, Gate 4 - 2 area, Great views, terrain, hunting, negotiable. **REDUCED! \$850 per acre.**
- LSTAT 20 acres** Close to BBR State Park. Beautiful Canyon. A special property with a wonderful view. Call for info.
- TR#0997 LSMIDON** 20 ac just off Ament Lake Rd, scenic mountain views, hunting, good access, 4 mi to TR Lodge, CALL!
- LJ&K2043 Terlingua Ghostown**, 30 acres, RV Park, 5 hookups, Full Electric/Water, 4 Under roof, 10K gal. Water Catchment w/pressure & filtration system, 1K Septic, 4 camera security system, fiber optic internet, 5G cell service, 20' cargo container w/3' metal door, GREAT SCENERY, 1/4 mi off pavement from GT entries, near Chili Cookoff site. Call for info.
- TLS2957**, 20+/- ac Unique combo views of hills, canyons, arillos. Beautiful landscape. **\$1250/AC CASH SALE.**
- LARGER ACREAGE PARCELS INVESTMENT PROPERTIES**, most as is, 160 ac up to 1+ Sections some may consider subdividing, some with potential owner financing, different areas in south county, Terlingua Ranch areas. Email or Contact with your needs for more information.
- LMIKDAV TR#1150**, 24 ac, elevated open view, topography, decent access, not far from pavement and Terlingua Lodge, **CALL & COME SEE!**
- LTR2781**, Great Solitario area tract. There are canyons on the property, located close to Big Draw. 20 acres with gorgeous views. **\$1000/acre.**
- BASMITH. TR23**. Double creek access, great mountain views. Great desert fauna, good hunting area. **\$49,900.**



#1



#12



#4

Many Small to Large Acreage parcels scattered over Terlingua Ranch and South Brewster County.

Amenities available with some. Most are undeveloped.

CALL WITH YOUR WISH LIST and LOCATION PREFERENCE!

3.5 HOURS
TO ODESSA!

TERLINGUA RANCH PROPERTIES

4 HOURS
TO MIDLAND

OFFERED BY TERLINGUA LAND SALES 2000+ ACRES in 5-10-20-40 ACRE PARCELS LOCATED IN ALL AREAS!!

TERLINGUA RANCH Subdivision OFFERS: 1500 miles of PRIVATE BACKROADS accessing 170,000+ acres, 265 sq miles, over 8000 parcels. AMENITIES are: Cafe, Motel, Campground, Shower House, POOL, Water Sales to owners, **CAMPSITES, HOMESITES, RECREATION** and hiking with additional access to 9000 ac in Christmas Mountains, Hunting on your own property, ATV/UV, duel sport, mtn. bike, 4WHD on PRIVATE ROADS, and **PHOTOGRAPHY** of Great Views, wildlife, plants, etc, **EXTRA BENEFIT:** access to 2 major Park areas and Rio Grande River, **STUDY BUTTE/TERLINGUA** Offers Community Activities, Amenities, and Services, **ALL MINUTES AWAY.**

GREAT PRICES!

CASH DISCOUNTS!

FINANCING AVAILABLE!

CALL OR COME BY - BRING YOUR WISH LIST FOR THE PERFECT PROPERTY • BRING YOUR GPS TO HAVE FUN DOING YOUR OWN PROPERTY SEARCH

PLEASE BE PATIENT - BE PERSISTENT - IT'S WORTH IT! WE ARE A TWO PERSON OFFICE.