



ESCONDIDO DRAW RANCH

Sheffield, Texas | 5650 ± ACRES

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THE RANCH

ESCONDIDO DRAW RANCH HAS UNDERGONE EXTENSIVE DUE DILIGENCE FOR A SOLAR PROJECT AND IS CURRENTLY IN THE ERCOT QUEUE FOR A 2026 PROJECT.

Nestled in Crockett County, spanning 5,650 acres and perched above the picturesque Pecos River Canyon, lies the Escondido Draw Ranch. A mere 30-minute drive southwest of Ozona, this expansive property shares its borders with the captivating Escondido Draw Recreation Area. Nearby attractions include the awe-inspiring Caverns of Sonora, the majestic Big Bend, the historic Fort Lancaster State Park, and the captivating Seminole Canyon State Park.



Bordering the Escondido Draw Ranch, The Escondido Draw Recreation Area encompassing 3,400 acres, is poised to emerge as one of the premier off-highway parks in the nation. It stands as a testament to innovative conservation efforts, largely supported by the National Recreational Trails Program grant process. Visitors to this idyllic retreat can enjoy top-notch amenities, including full shower and bath facilities, RV parking spaces equipped with full hookups, and primitive campsites.

The property boasts a meticulously marked trail system, adorned with discreet signage, inviting exploration and adventure. The ranch teems with diverse wildlife, including majestic white-tailed deer, elusive turkey, impressive hogs, and captivating exotics. Abundant water resources, including multiple water wells, livestock tanks, and ponds, dot the landscape, ensuring the flourishing of both flora and fauna. Moreover, the presence of power and water infrastructure further enhances the appeal and functionality of this remarkable property.





PROJECT DETAILS

There is an updated survey, and due diligence is still ongoing.

Completed Studies:

- Completed Injection studies
- Initial SSR check by third-party engineering firm
- ERCOT screening studies completed
- FIS underway

Solar and Battery Storage Project Notes:

The ERCOT queue numbers for Black Bear Solar and Black Bear Bess are:

- 26 INR 0365
- 26 INR 0366

The sellers are developing a 104 MW (135 MW DC) solar generation facility, "BLACK BEAR SOLAR," and a 51.52 MW storage facility, "BLACK BEAR BESS," in Crockett County, Texas.

The facilities are expected to come online by October 15, 2026.

In addition to these projects, the sellers are actively studying the feasibility of a large 100-200 MW mining operation.

Regarding Crypto:

Crypto potential is very much dependent on a few issues that the sellers are sorting out right now. However, the sellers believe it could potentially be worth \$10 million - \$15 million based on a crypto mining project of 100 MW - 200 MW.

DISCLAIMER

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WATER

There are 3 water wells on the property.



MINERALS

Negotiable



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RANCHES

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CONTACT

MASON SCHWARZ
ASSOCIATE
210.288.7751

West & Swope Ranches | info@westandswope ranches.com | 844-888-3384

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