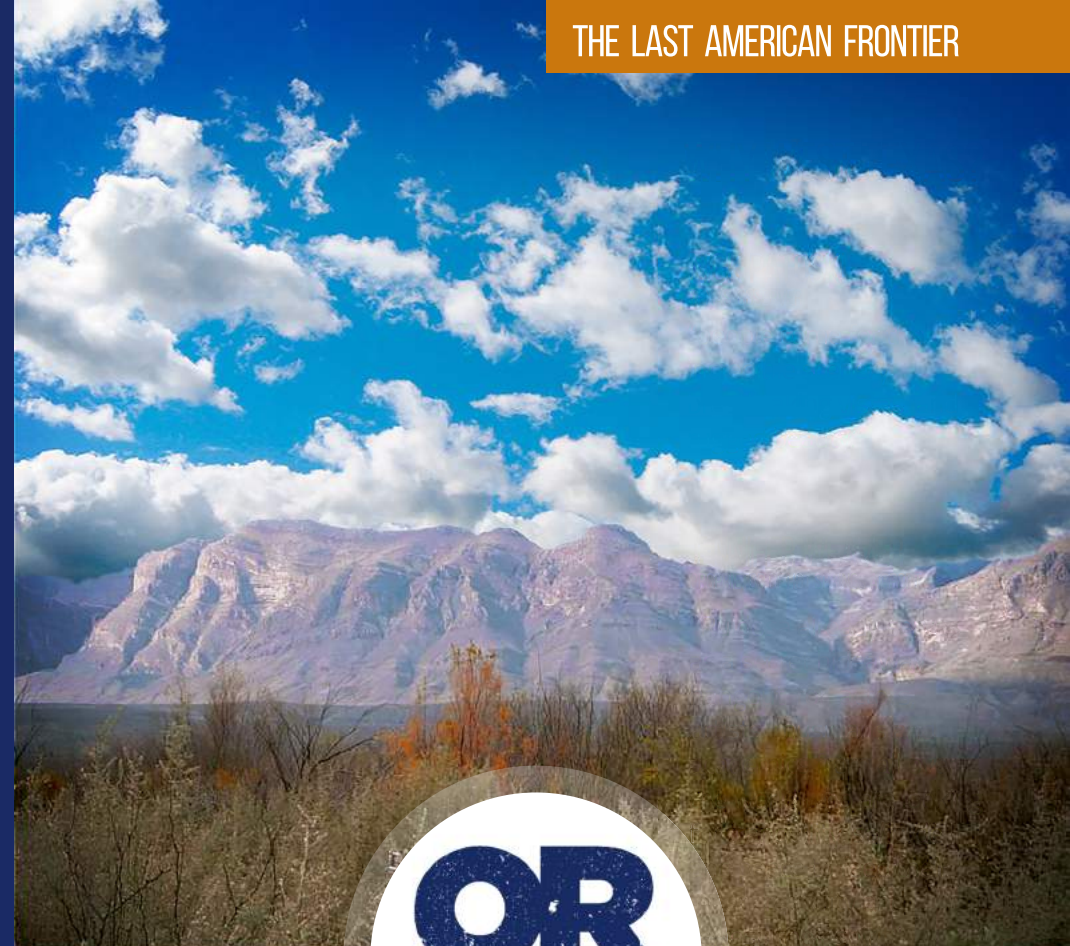


WHY RUIDOSA...

1. Very Safe - Close to non-existent crime rate in the neighborhood.
2. Very Remote - West of the Pecos
3. A Part of History - it was a staging area for Gen. Jack Pershing and Lt. Gen. George Patton in pursuit of Pancho Villa in the early 1900's.
4. Scenic Views - Over 7,000' Mountains on both sides of the Mexican U.S. Border (near zero crossings, illegals)
5. Great Value - Large Ranchers are buying up as much land as they can.
6. Great Opportunity - We have 600 acres on both sides of FM170 and a lease on 1,400 more acres of state owned land as well.
7. Private - Great place for a "Get the Hell Out of Dodge" Hideaway.



BE PART OF THE ADVENTURE

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OCOTILLO RANCH

Ruidosa Texas Land Grab

ABOUT THE PROPERTY

Big Bend's pristine, undeveloped, sparsely populated borderland stretches for miles along the Rio Grande with night skies seemingly bringing the Milky Way to the ground and at daybreak, vistas where one can see for miles and miles. The view only stops where the sky meets distant mountain tops of blue, green and panoply of colors.

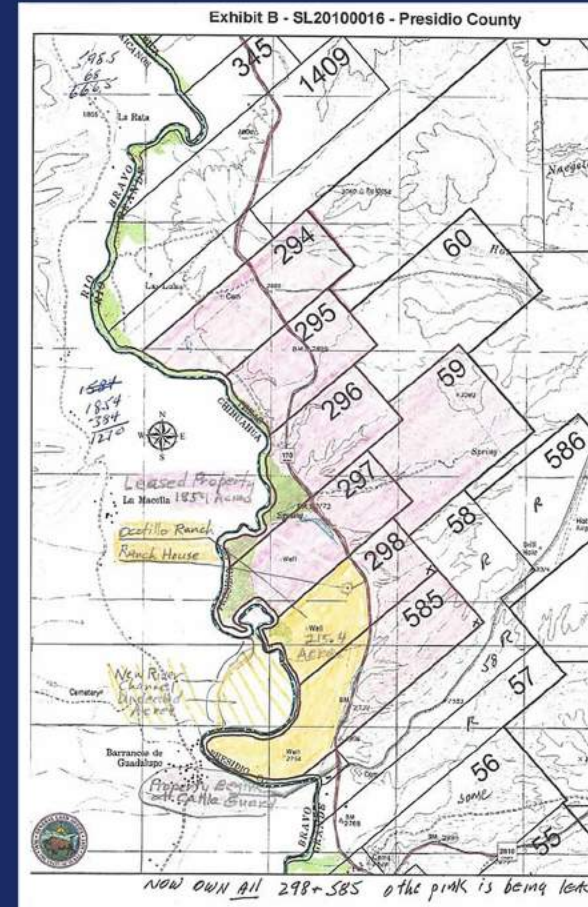
Ruidosa is 12 miles (22 minutes) from Candelaria, the end of FM 170. There is a general store called the Hot Springs Airport, a few hearty souls inhabiting the 3 or 4 homes in the area, and an old Mission (Sacred Heart Church) in need of preservation. Water and electricity are readily available. There are even a few buildings making up the town which, last time I checked, were for sale.

What makes this area so interesting is the 100 year old history American and Mexican people created in the 20th Century's teens. Border skirmishes between Pancho Villa and Gen. John J. Pershing along with the famous Texas Rangers made life safer for some and deadly for others. "In response to a deadly 1916 raid by Pancho Villa in Columbus, New Mexico, President Woodrow Wilson ordered American troops across the Mexican border to capture or kill the Mexican revolutionary. Patton served as aide-de-camp to the mission's commander, General John J. Pershing, and participated in the first motorized attack in the history of American warfare on May 14, 1916, in which Villa's second-in-command and two of his guards were killed."
<http://www.history.com/news/10-things-you-may-not-know-about-george-patton> Other border skirmishes at other near dates also occurred in the area.

Ray Allen says, "There is a 50/50 chance Cabeza de Vaca walked on Ocotillo Ranch during his 1535 trek."



Accessibility to Ocotillo Ranch by small plane 3 miles away via well maintained runway 3TE4.



WHY WEST TEXAS?

NICK PATOSKI
TEXAS OBSERVER

"people come for the incredible scenery, breathtaking vistas, and rugged beauty."

JENNIFER WEAVER
PROPRIETOR OF HOT SPRINGS AIRPORT

"Ruidosa already serves as a secret hideaway hangout for actors, artists, musicians and academics from all over the world who are looking for tranquility, solitude and peace to feed their inner creativity and refresh their spirit."

YOUR OPPORTUNITY

This property and location is a jewel in the rough. As life gets more crowded, noisy and contentious, here is a place untouched by these maladies and ready to be made into an authentic Old West place of rest and relaxation.

Shopping for food and drink, if not available at Hot Springs Airport General Store, is as close as the town of Presidio, 37.5 miles and 1 hour 10 minutes away via FM 170.

We invite your thoughts and inquiries, please contact Don Peters 316-650-5138



PROPOSED AMENITIES

In the nearby hills views will take one's breath away and on a cloudy day the picture painted changes as the wind blows shadows and colors all around the scenery. Flora and fauna aplenty are seen with trees mostly confined in the lowest places, particularly around the Rio Grande River which meanders through the area.

Our 600 acres, including part of what was called La Palomas Wildlife Management Area, could be developed into a series of comfortable but rustic Old West cabins with electricity, water, telephone, and internet, a horse corral built for those wishing to ride and a large fire pit for evenings under the stars with covered porches for protection from the sun during the day. Our land is situated on both sides of FM 170 and is otherwise identified by The Texas General Land Office as Presidio County parcels 298 & 585. Land & Lease Mapping Viewer at <http://www.glo.texas.gov/land/land-management/gis/index.html>
Adding to the 600 acres owned, we lease an additional 1,400 acres from the State of Texas.



ON THE MAP

As mentioned in Texas Monthly and Texas Observer, two major land preserves have been established in the area north and east of Ruidosa containing tens of thousands of pristine, untouched acres. One ranch has the Pinto Canyon Road (FM2810) run through it (the shortcut to Marfa). This drive is a must see for those visiting the area.

First starting out along this road is the Chinati Hot Springs, another enjoyable place for peace, quiet and relaxation.

There are big buyers of large parcels when they become available. One rancher we've met is Gene Lyda whose La Escalera Ranch stretches for miles between Marathon and Big Bend along Highway 67.

Like Joe Nick Patoski said in Texas Observer about why people come to West Texas, "people come for the incredible scenery, breathtaking vistas, and rugged beauty."

