

Cinco Verde Ranch

1,411± Acres

Bandera, Texas



Location

Cinco Verde Ranch is located 16 minutes from downtown Bandera on the Medina-Bandera County line with over 2 miles of common boundary with the Hill Country State Natural Area to the west. This is a conservation landscape with ranches on the north, east, and south all having Conservation Easements creating a protected ranch neighborhood. Just 13 miles SW of Bandera this ranch is accessed by paved RR 1077, which turn into Davenport Road through the State Natural Area to an electric gate that opens into Cinco Verde Ranch.

Ideally situated in the Texas Hill Country:

-45± mile to San Antonio

-17± Miles to Hondo

-13± miles to Bandera

-7± miles to Tarpley



Bandera, the Cowboy Capital of the World and home of the famous Arckey Blues Silver Dollar Saloon, has had a recent surge in growth and tourism and has many new shops, restaurants, live music venues, galleries, and amenities. Bandera is just 45 minutes to San Antoino and its international airport, riverwalk, medical center, and cultural features.

Cinco Verde Ranch

Texas, AC +/-



King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.





Acreage

1,411± acres near Bandera, Texas

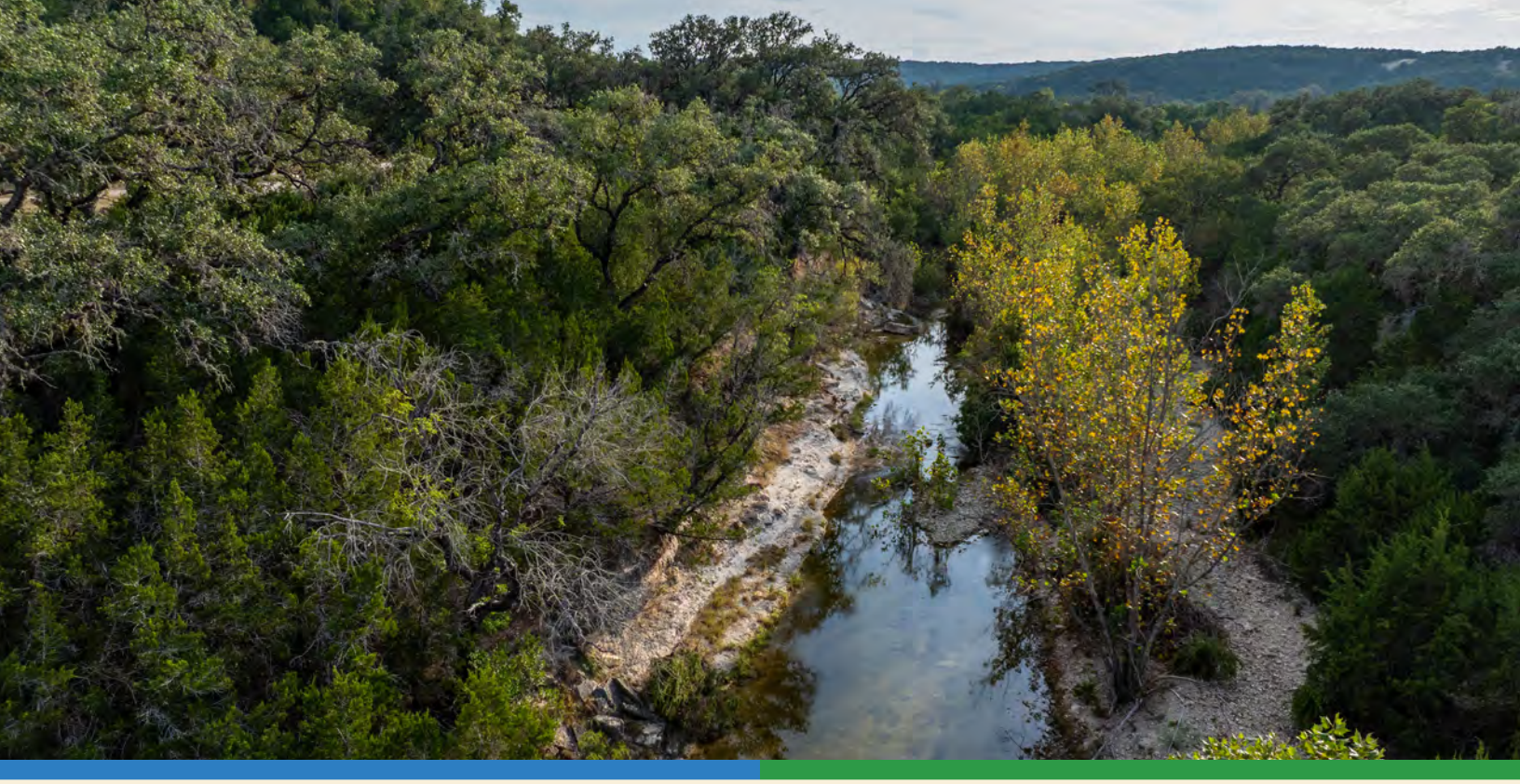
Description

Cinco Verde is the combination of the 378-ac Davenport Ranch and the 1,033-ac Nicholson Ranch, both heritage hill country ownerships that have recently undergone a huge investment in roads, clearing, low water crossings, and ranch clean up.

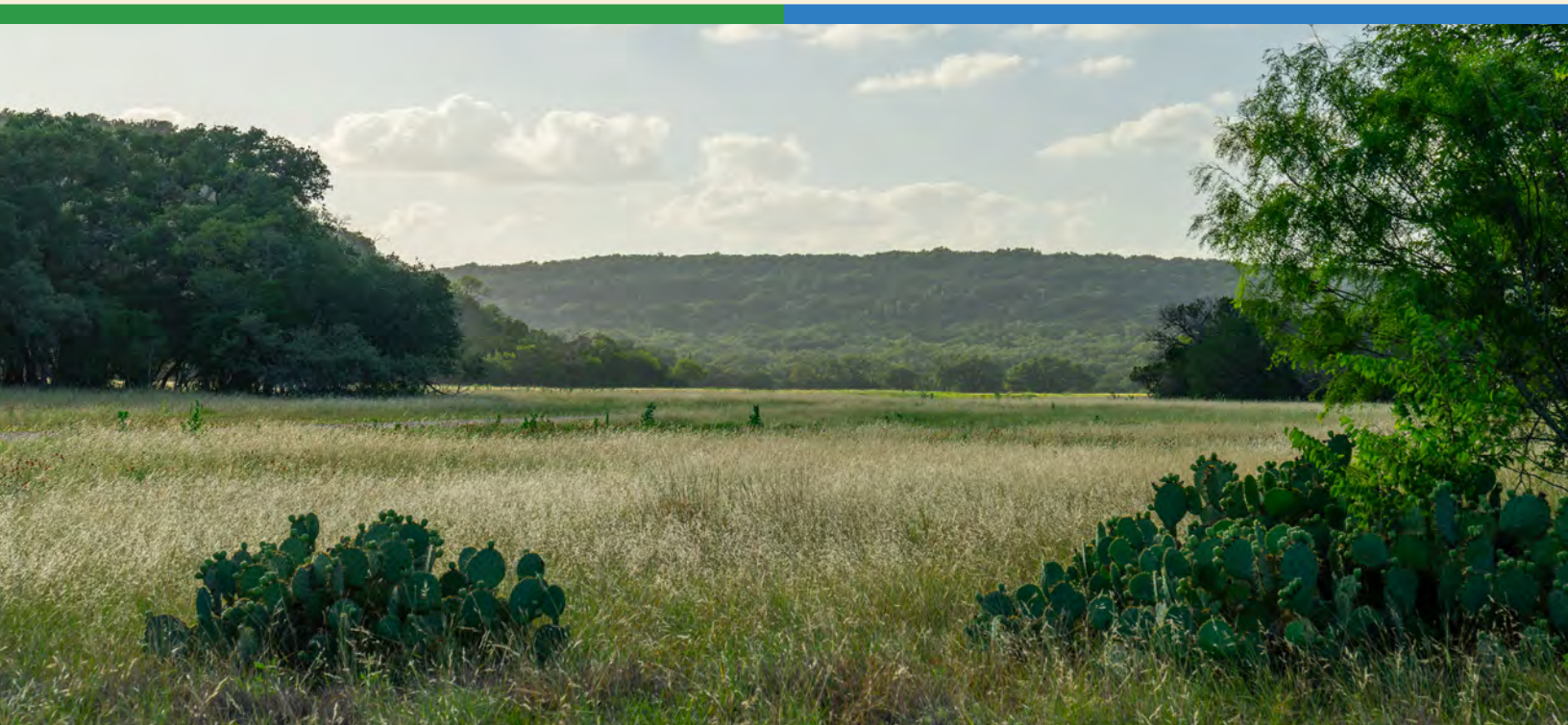


Davenport serves as the Headquarters today with a custom home of native limestone and metal construction with wide porches set on a perch above the spring fed West Verde Creek.

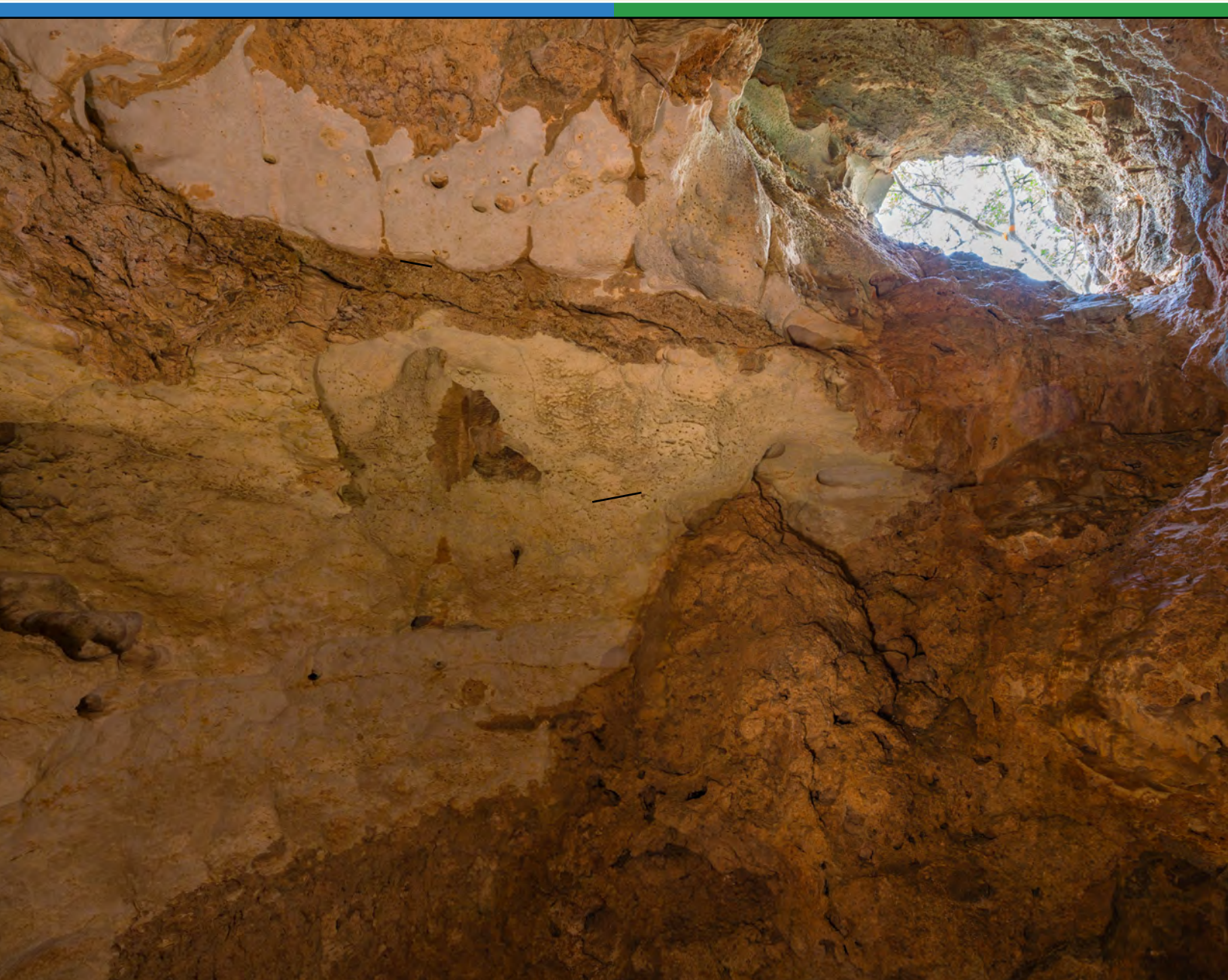
This improvement area with various outbuildings serves as the operational headquarters. The Nicholson next door has a huge heritage live oak forest where there at one time was a settler's headquarters on the sycamore tree lines banks of the Creek. This is the perfect place for a large new owner's compound where you are private, great views, close to live water, electricity, well, and central to the ranch.



The ranch is a combination of beautiful, lush meadows, rugged mountains, large oak and juniper woodlands, limestone outcrops, and both sides of a live water creek that runs through the ranch for 2.25 miles. There are two new large low water crossings that create stocked lakes with bluffs, trees, and limestone ledges. On Davenport there is a clear spring that pours out of the limestone rock into the creek. Several other springs feed the West Verde Creek as well. Even in the harshest part of the recent drought there were large segments of the creek and several springs that flowed water year-round.



Davenport Cave is located on the banks of the creek and has been mapped to 480 feet with many chambers, squeezes and rooms. The cave has been visited by many researchers and scientists who have mapped and inventoried the cave over the past 50 years. There are additional unmapped caves that are on Cinco Verde ready for the new owners to explore.











Improvements

The Davenport Headquarters has been cleaned up extensively and today consists of a 1,920-sq-ft-rock and metal constructed home with 3 bedrooms and 2 ½ baths and modern kitchen, living, dining and office. The entire west and east sides have large, covered porches. A 1,800 sq ft metal shop with concrete floors, electricity, work benches/tables are ready for any hobby or ranch construction project. At one time in the history of Davenport some of the open meadows were cut for hay and there is a historic hay barn and shed for equipment. There is also steel pipe working pens with loading shoot.

A short drive away is a separate 2,432 sq ft doublewide hunting lodge with 3br/2ba with separate well in excellent condition. The floor plan has an open living, dining, and kitchen with a full length front covered porch.

Nicholson has the historic headquarters area on the banks of West Verde which today is immaculate, cleaned up, and ready for the new owners designed dream home. Excellent roads lead into and out of this location where you can easily access the creek, the lakes, the mountain and large cleared fields and meadows.



There is a electric well at this location and a hand dug well that naturally flows to the creek in wet times, probably an old spring. There are two other new electric service poles and meters pulled to the two dams for potential future improvements.

The road system is second to none with access now throughout the ranch from the mountains to the lowlands. Brush has been pushed, piled, burned, and bare soil reseeded and new road material made by an Iron Wolf milling machine creating a sharp well maintained perfect hill country ranch.











Wildlife and Habitat

This is Hill Country at its finest set in a large landscape of protected low-fence properties and the 5,400-ac State Natural Area next door. The Hill Country SNA has miles of trails used by hikers and campers, but also by equestrian users as one of its biggest user groups. The habitat and vegetation are Hill Country at its finest with trees dominated by live oak, ashe juniper, red oak, lacey oak, pecan, sycamore, and sugar hackberry. Shrubs and cacti include mountain laurel, mexican buckeye, prickly pear cactus, yucca, and agarita. Grass include sideoats grama, green sprangeltop, and little bluestem. In spring, wildflower meadows fill with Indian paintbrush, bluebonnets, firewheels, and gold daleas.

With the lake development and re-opening of the grass meadows from invasive junipers the wildlife has flourished. Whitetail deer, turkey and aoudad are found on the ranch in abundance. The ranch with its amazing water features also has populations of ducks and waterfowl in the winter. The combination of water resources and upland Hill Country habitat and game create a sportsman's paradise. Songbirds, hummingbirds, shorebirds, monarch butterflies, hawks, and ringtail cats capture the amazing wildlife diversity on the ranch.



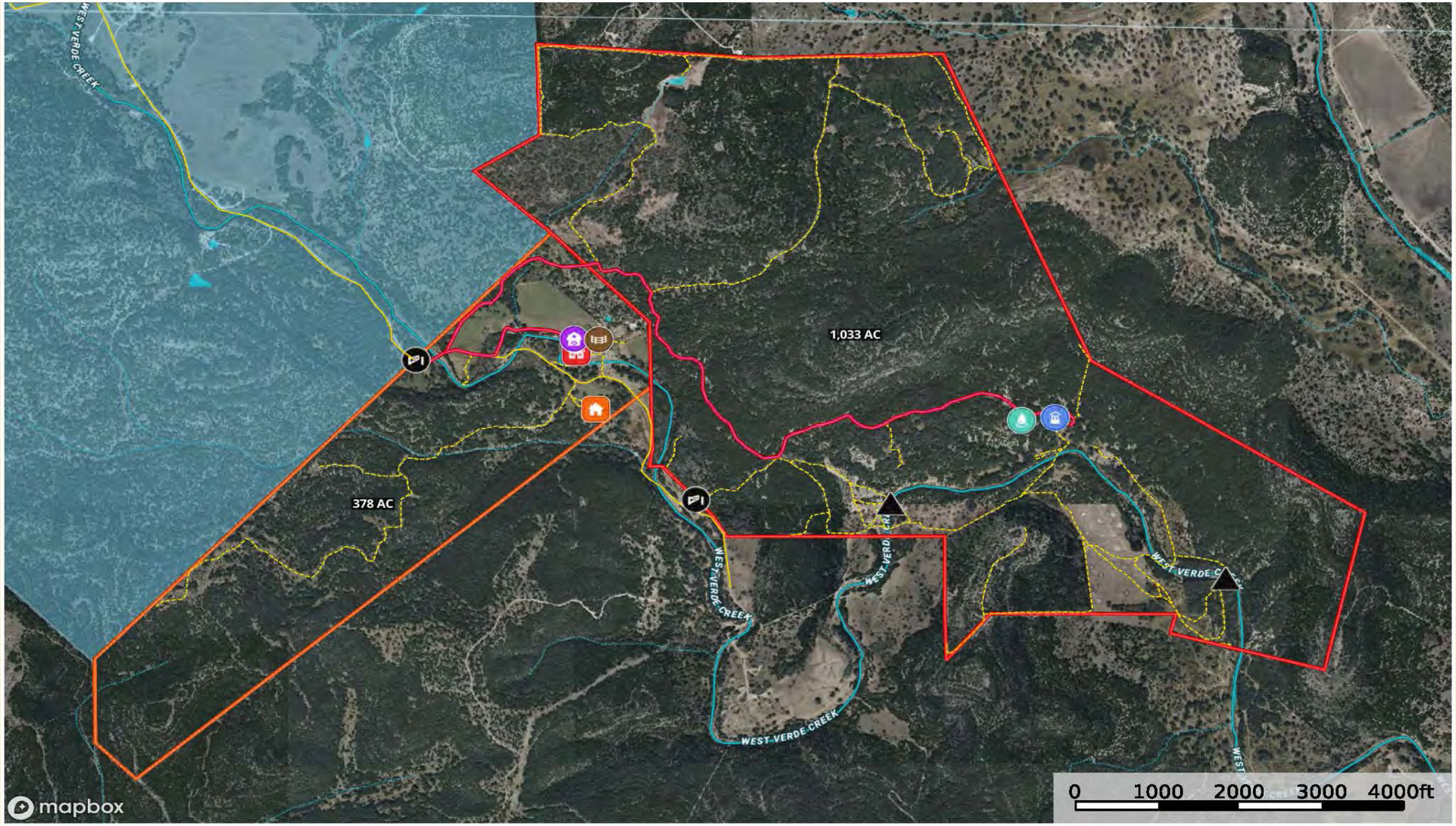






Cinco Verde Ranch

Texas, AC +/-



Pens · Gate · Barn · Main House · Well · Dam · House · Spring · Main Road 2 · Main Road 1 · Road / Trail · Primary Road · Boundary 1 1 · Davenport

Forest Service · State Land · Fish and Wildlife · National Park · Other · BLM · Local Government · Stream, Intermittent · River/Creek · Water Body

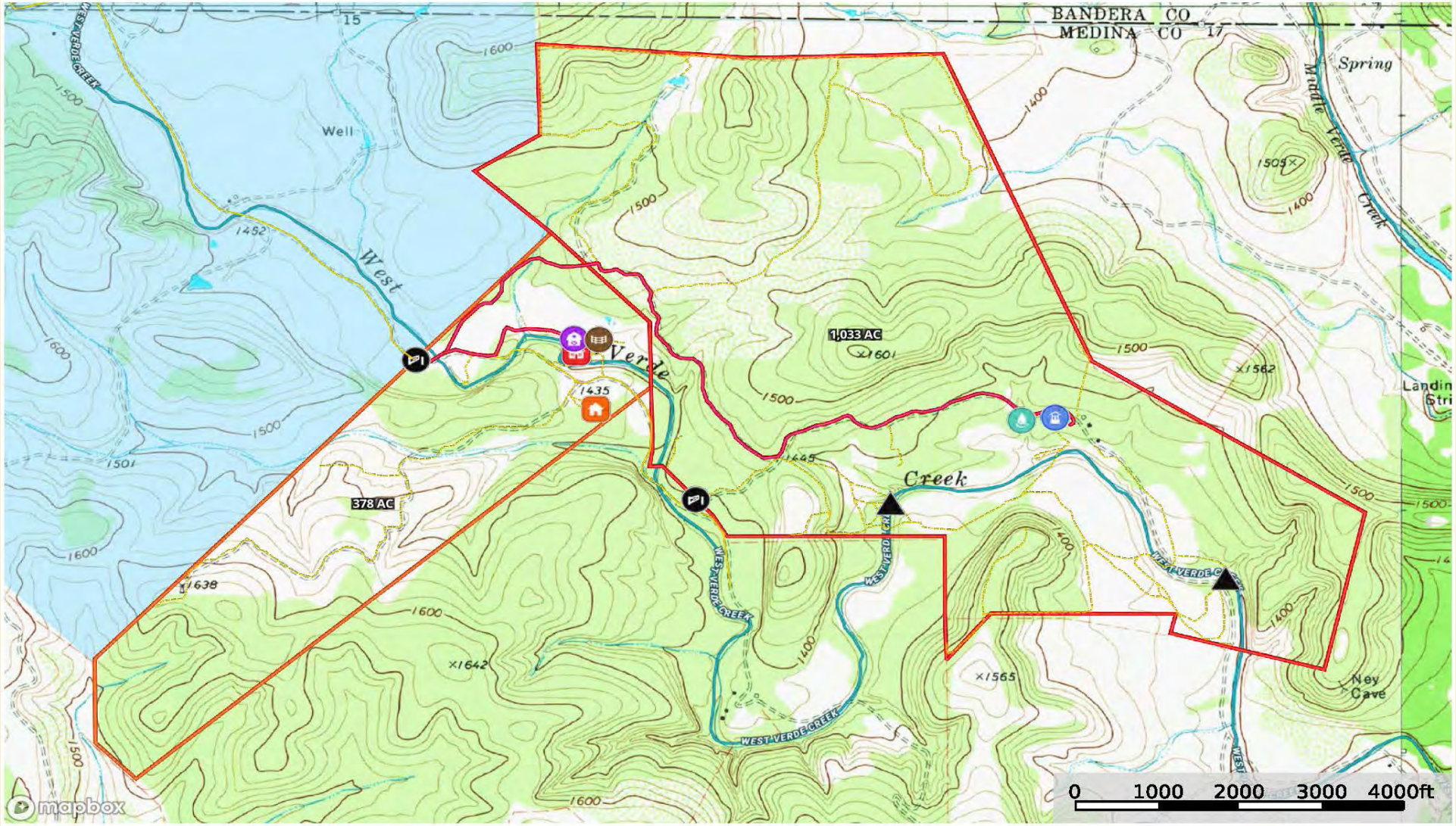
King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Cinco Verde Ranch

Texas, AC +/-



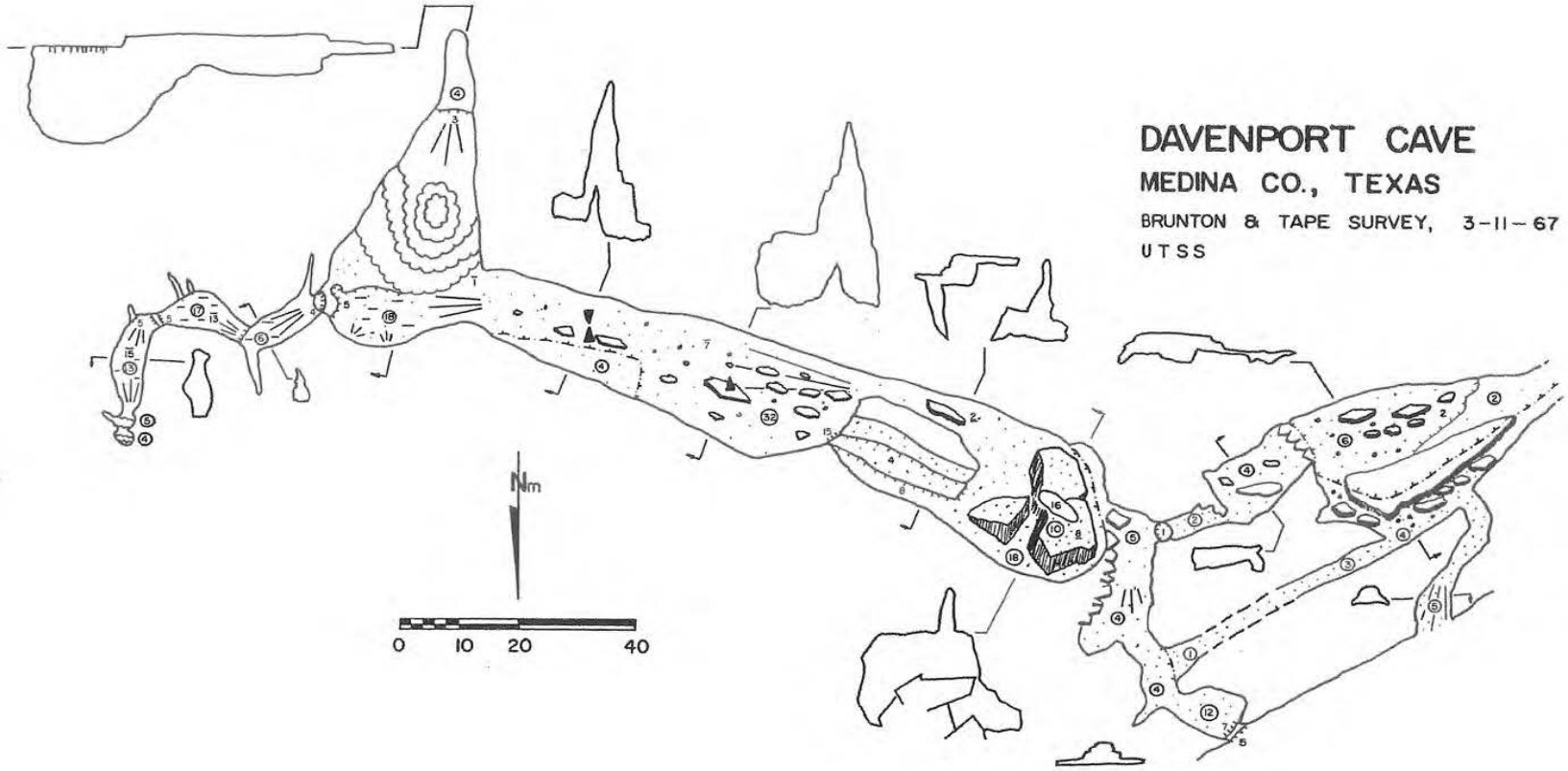
Pens · Gate · Barn · Main House · Well · Dam · House · Spring · Main Road 2 · Main Road 1 · Road / Trail · Primary Road · Boundary 1 1 · Davenport

Forest Service · State Land · Fish and Wildlife · National Park · Other · BLM · Local Government · Stream, Intermittent · River/Creek · Water Body

King Land & Water LLC

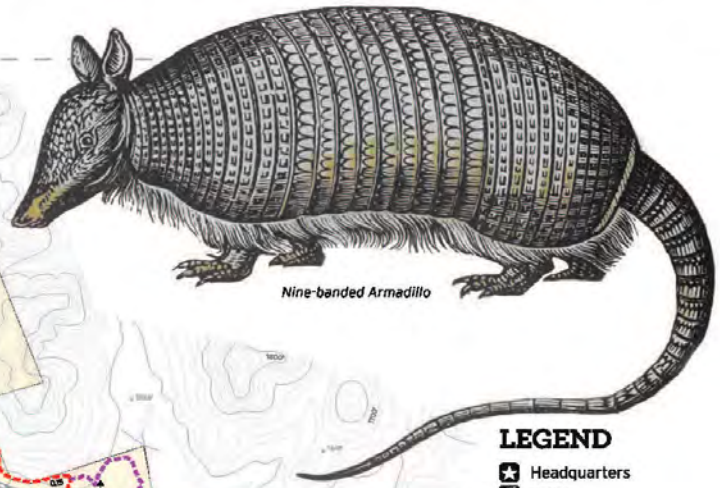
P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.


DAVENPORT CAVE
MEDINA CO., TEXAS
BRUNTON & TAPE SURVEY, 3-11-67
UTSS
Nm
0 10 20 40

Hill Country State Natural Area
Trails Map

10600 Bandera Creek Road
Bandera, TX 78003
(830) 796-4413
www.texasstateparks.org



Nine-banded Armadillo

LEGEND

- Headquarters
- Toilet
- Parking
- Restroom
- Wheelchair Accessible
- Campground
- Equestrian Campsites
- Group Lodge
- Group Camp
- Scenic Overlook
- Wildlife Viewing

POINTS OF INTEREST

(GPS coordinates shown in decimal degrees)

1. **SCENIC OVERLOOK** 29.6344° -99.1969°
   Enjoy panoramic views from a resting bench after ascending to one of the highest peaks of the natural area.
2. **HISTORIC SPRING BARN** 29.6287° -99.1771°
   Spring Barn's distinctive gambrel roof is typically associated with dairy farming and hay storage.
3. **HERITAGE GARDEN** 29.6277° -99.1810°
   Discover a collection of agricultural implements that will remind us of ranching heritage.
4. **COMANCHE BLUFF** 29.6169° -99.1714°
   Enjoy the view of West Verde Creek from atop this limestone bluff.

SCALE 0 0.5 1 Mile

Equine must have proof of negative EIA (Coggins) test within the past 12 months. The form VS 10-11 is proof of testing.

All trails are shared-use for hiking, biking and horseback riding.
Contour intervals are 20 feet. Trail lengths are in miles. Elevation levels are in feet.

No claims are made to the accuracy of the data or to its suitability to a particular use.

Map compiled by Texas State Parks staff.

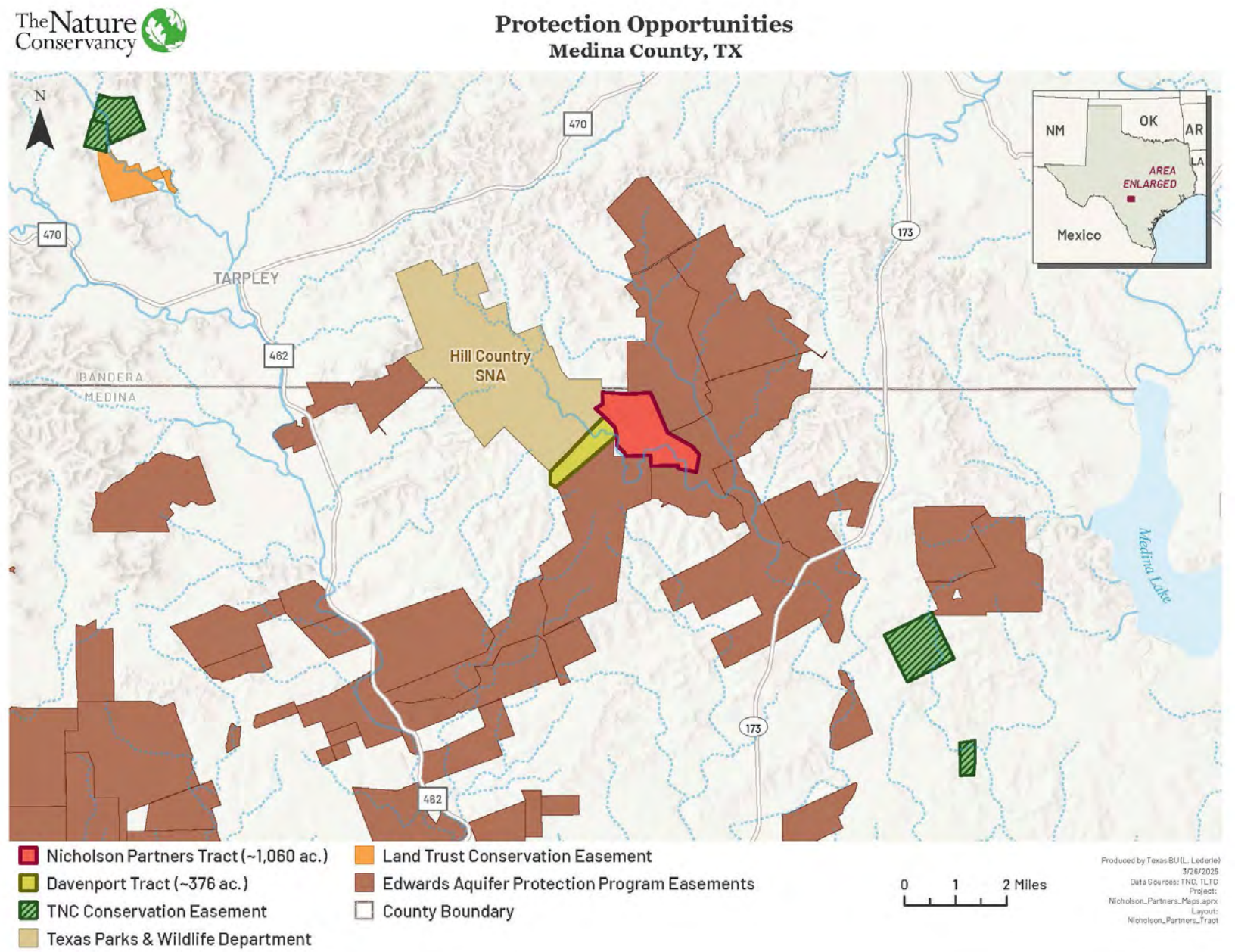
This publication can be found at tpwd.texas.gov/spdest/parkinfo/maps/park_maps

© 2024 Texas Parks and Wildlife Department PWD MP P4507-0115G (7/24)

TPWD receives funds from DHS and USFWS. TPWD prohibits discrimination based on race, color, religion, national origin (including limited English proficiency), disability, age, and gender, pursuant to state and federal law. If you believe you have been discriminated against by TPWD, visit tpwd.texas.gov/nondiscrimination or call (512) 389-4800 for information on filing a complaint. To obtain information in an alternative format, contact TPWD through Relay Texas at 711 or (800) 735-2989, or by email at accessibility@tpwd.texas.gov. If you speak a language other than English and need assistance, email lep@tpwd.texas.gov. You can also contact: Department of the Interior Office of Diversity, Inclusion, and Civil Rights, 1849 C Street, NW, Washington, D.C. 20240, and/or U.S. Department of Homeland Security Office for Civil Rights and Civil Liberties (CRCL), Mail Stop 410190 2707, Martin Luther King, Jr. Ave., S.E. Washington, D.C. 20528.

Conservation Easement Opportunity

Cinco Verde not only is adjacent to the Hill Country State Natural Area, but it is surrounded on three sides by Conservation Easements funded by the City of San Antonio Aquifer Protection Program. The Program in October 2026 approved moving forward with a purchase of a Conservation Easement on this ranch by paying 85% of the Easements Fair Market Value or $6.5M. This opportunity would close in late 2027 if the new Buyer is interested and would greatly reduce the purchase price. Basic details are four building envelopes and the potential to be divided into three future ranches.





$21,517,750

Cinco Verde Ranch
1,411± Acres

James King, Agent
King Land and Water, LLC
432-426-2024 Office
432-386-2821 Cell
James@KingLandWater.com

Harrison King, Agent
King Land and Water, LLC
432-426-2024 Office
432-386-7102 Cell
Harrison@KingLandWater.com

Disclaimer: This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



KING
LAND & WATER

Protecting Clients. Conserving the Land.

King Land & Water LLC
600 N. State Street
Fort Davis, TX 79734

432-426-2024
www.KingLandWater.com