

# \$690,000 - 2343 Blue Sage East Rd, Del Rio

MLS® #1474265

## \$690,000

1 Bedroom, 1.00 Bathroom, 1,000 sqft  
Farm Ranch on 21 Acres

N/A, Del Rio, TX

A rare opportunity to own a one of a kind gorgeous 21.28 acre Devils River property. The beauty of the Devils River is legendary, and it is known as one of the cleanest most pristine rivers in America due to the quantity and quality of underground water supplying the river. With its remote location being 20 miles off the state highway, the river continues to this day to be a pristine natural habitat unlike the rivers located near cities throughout Texas that are overrun with tubers, kayakers, and people from the big city partying. Being in a remote location away from the major populations, this ranch subdivision is surrounded by large 5,000 acre plus ranches which has resulted in a utopian oasis that is still the same today as it was for past generations. Nothing can compare with the crystal clear waters of the Devils River, and the tranquility that this property offers is unmatched anywhere. There's only one location on the river where one can purchase a property that's less than thousands of acres and that's within the Blue Sage Ranch where this property is located. This particular property is located on the highly desirable East bank of the river where there are unmatched views of the river from nearly every location. This unique property is even further enhanced by being on a spot on the river that offers both deep holes and shallower faster moving water, along with an unobstructed and unimproved view of the hills on the other side of the river. With fast moving water, waterfalls, and deeper



pools the river offers year round enjoyment for kayaking, tubing, canoeing, fishing, bird watching, enjoying the wildlife, sunsets, and dark skies for star gazing at night. This location is designated as the First International Dark Sky Sanctuary in Texas, and sixth in the World. With a rating of a 2 on the Bortle Dark-Sky Scale, the Devils River's sky is dark enough to see the Milky Way and other astronomical clusters. The Bortle Dark-Sky Scale ranges from Class 1, the darkest skies available on Earth, through Class 9, inner city skies. It is without any doubt the ultimate get away spot, both beautiful and safely located away from the large populous of people and problems of the big city. Something that's now more than ever considering the current state of affairs affecting the large cities today. The home, which was hand built by a master craftsman, is a fabulous 1,000 square foot cottage with superb finish out and attention detail and has been meticulously maintained. The home, being located in a prime spot above the river, offers the most spectacular views found anywhere within the Blue Sage Ranch. With an estimated 50 gallon per minute water well producing sparkling clean water, underground electrical, additional covered parking, no expenses were spared in constructing this magnificent getaway. Having been a frequent visitor to the Devils River over the last 45 years, I can attest to the fact that it's extremely rare to see any of these Blue Sage properties come up for sale. Owners tend to keep these properties for life, and it may be many years before another property becomes available for sale. The seller has owned this gem for the last 33 years. If you love the outdoors and nature, the serenity of being in a remote location, being an owner on the most awe-inspiring river in America, and you are looking for a getaway far from the large populations and problems, this property could be just what you have been dreaming

about. Call us and we'll arrange a tour of this one of a kind getaway so you can experience for yourself just how awesome it is. You will need a 4 wheel drive vehicle to access this property. The ranch is located behind two locked gates and part of the road is 4 wheel drive only, which is the way the residents like it, private and without the masses of the non owners overtaking the river.

Built in 2013

### **Essential Information**

MLS® #	1474265
Price	\$690,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	21.28
Year Built	2013
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active Option

### **Community Information**

Address	2343 Blue Sage East Rd
Area	3100
Subdivision	N/A
City	Del Rio
County	Val Verde
State	TX
Zip Code	78840

### **Amenities**

Utilities	Electricity, High Speed Internet, Water
Is Waterfront	Yes

### **Exterior**

Lot Description	Hunting Permitted, Partially Wooded, Wooded, Waterfront
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Construction      Metal, Stucco

### **School Information**

District              San Felipe/Del Rio ISD

Elementary          Del Rio

Middle                Del Rio

High                    Del Rio

### **Additional Information**

Days on Market    119

### **Listing Details**

Listing Office        Koehler Real Estate LLC

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