



Protecting Clients. Conserving the Land.

Highway 2400 Ranch

10,665 acres, Terrell County, Texas



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

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Location

Highway 2400 Ranch is divided by FM 2400 northeast of Sanderson Texas. This ranch is 10 miles east of highway 285 between Sanderson and Fort Stockton and is located in the Big Canyon drainages, surrounded by high limestone hills with excellent grass and brush cover.

Acreage

10,665 +/- Acres in Terrell County

Description

The ranch is situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state. This is not flat plateau country with dissected canyons, but rather an extensive landscape of rolling hills, valleys and long canyons creating very scenic and amazingly beautiful views. North of Highway 2400, representing about a quarter of the land size, are the broad drainages of Big Canyon with excellent thick mesquite and hackberry draws. The Southern three quarters of the ranch is a series of juniper, mesquite and persimmon-covered hills and wooded canyon valleys. Excellent access, good internal roads, and remarkable range condition makes this one of the best hunting, grazing, and recreation ranches on the market in the area.

There is a very nice well-maintained hunter's camp with barn, pens, and entertainment lodge. With topography ranging from just below 2,700 to more than 3,030 feet, there are many other potential building sites with distant views or vistas of sheer wall canyons. High on the top of a hill overlooking the headquarters is a huge rock water tank with a new concrete lining which doubles as an excellent swimming pool with majestic views in all directions: the perfect end to a day of adventure on the ranch.

Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of the Highway 2400 Ranch. From ocotillo and sotol, to mesquite draws and woodlands, to persimmon and juniper hills, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition with excellent grass and browse cover resulting as the ranch has evolved from a historic sheep and goat ranch into today's recreational uses of hunting, hiking, and enjoying the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other mammals.

Recent use and management has been focused improving and growing both mule deer and whitetail deer populations which are tremendous. The population is about 50/50 for these two deer types and with the steep terrain along the canyons, one can also find Aoudad sheep.

Water

The groundwater under highway 2400 is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There are five wells, with 2 being solar wells, 2 windmills, and one large submersible electric well. Water troughs and storage throughout create a well-watered ranch. Drought insurance has provided significant ranch income over the past 10 years.

Minerals

Approximately 5 sections are mineral-classified sections owned by the Texas General Land Office, where the surface owner shares in 50% of all bonuses and royalties and negotiates terms of any mineral lease. All fee minerals owned by the seller will be reserved.

Price

\$450/acre or \$4,799,250

Contact

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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.



Date: 02.23.16

Data Source: ESRI

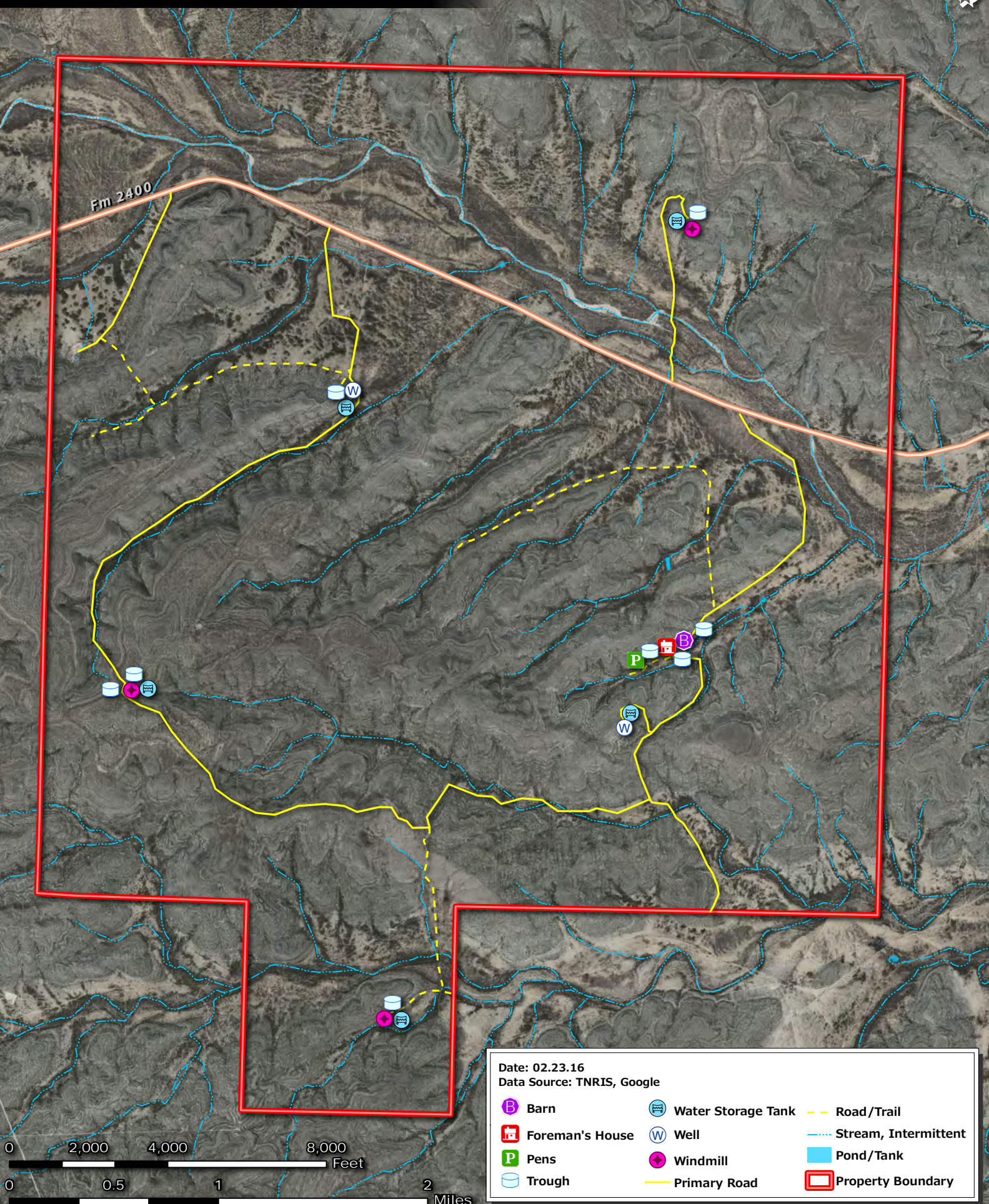


Property



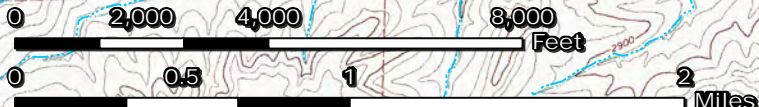
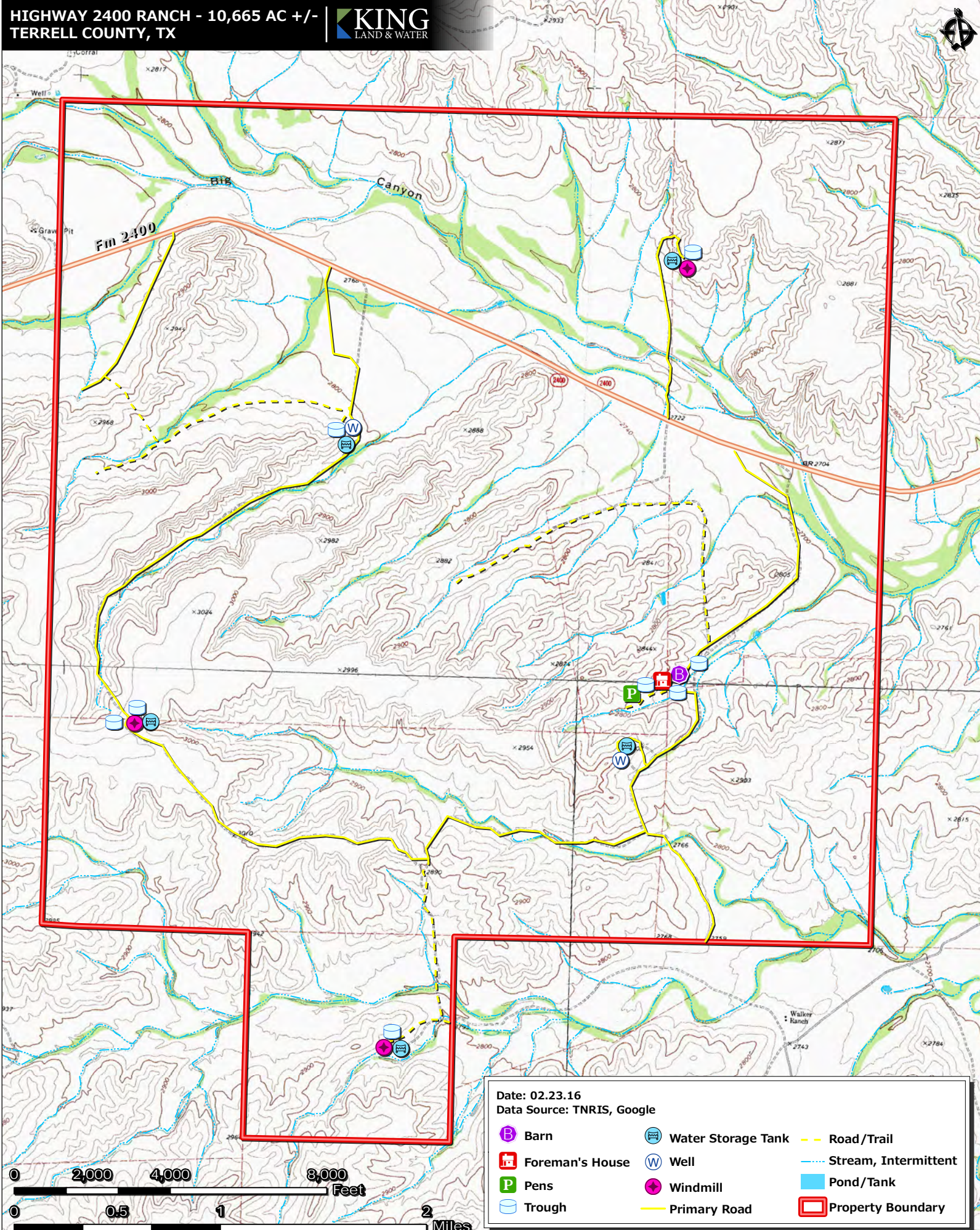
Property Boundary





Date: 02.23.16
Data Source: TNRIS, Google

- | | | |
|-----------------|--------------------|----------------------|
| Barn | Water Storage Tank | Road/Trail |
| Foreman's House | Well | Stream, Intermittent |
| Pens | Windmill | Pond/Tank |
| Trough | Primary Road | Property Boundary |



Date: 02.23.16
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Barn	Water Storage Tank	Road/Trail
Foreman's House	Well	Stream, Intermittent
Pens	Windmill	Pond/Tank
Trough	Primary Road	Property Boundary





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