



*Protecting Clients. Conserving the Land.*

# Barrel Springs Ranch

30,770 acres

Jeff Davis and Presidio Counties



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## Barrel Springs Ranches

*30,770 acres*

*Jeff Davis and Presidio Counties, Texas*

*Scenic Loop Davis Mountains*

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### Location

Barrel Springs, which still flows today, was the first stop from Fort Davis on the Overland Trail heading west to El Paso where stagecoaches and supply wagons watered and swapped for fresh horses. This is a historic ranch, first settled by the Medley Family in the late 1800's who still operate a working ranch next door. They originally built the amazing adobe Barrel Springs Ranch headquarters complex on the banks of spring-fed Medley Draw where the natural waters supply the majority of the water used on the ranch today. The Ranch is divided into two major properties: Barrel Springs Ranch and Lobo Farms. The Ranch is located on both sides of Scenic Highway 166 west of Fort Davis, running all the way to Highway 90 to the south and is comprised of 29,417 acres. The 1,353 acre Lobo Farm division, a fallow irrigated farm, is on Highway 90 just 13 miles west of Valentine and additionally fronts on Chispa Road or paved FM 2017.

Barrel Springs Ranch is located in Jeff Davis and Presidio Counties and is just 30 minutes from Fort Davis and 45 minutes from Marfa. The ranch is 1/4 Davis Mountains, and 3/4 Marfa Grasslands, creating a very scenic combination of ranching and recreational habitats and is centered in a large working ranch neighborhood. This is "mile high" Chihuahuan Desert grasslands and Davis Mountains foothills and some of the most scenic ranchland in Far West Texas. This is "cow country" at its best and today is operated as a mix of cow/calf and stocker operations and also as a family recreation and hunting paradise.

### Acreage

Barrel Springs Ranch 29,417 acres in Jeff Davis County and Presidio Counties.

Lobo Farms 1,353 Acres in Jeff Davis County

### Description

Barrel Springs Ranch had been well managed for more than half a century, with a focus on livestock production, wildlife habitat enhancement, and rangeland health improvement. There are 30 pastures on the ranch and an amazing water system of pipelines, elevated storage, and 96 water troughs that allow for creative grazing management options and almost 100% range access and utilization. The expansive road system ties all this together and even allows access into the very highest mountains on the ranch.

Elevations trend from north to south ranging from 6,000 feet to 4,700 feet allowing for water to be distributed by gravity from the headquarters all the way to Highway 90. Spring flow captured north of the Headquarters, coupled with 6 water wells, create one of the most well-watered ranches in the entire region. Additionally Medley Draw runs year round for more than a mile, from Highway 166 to the Headquarters. Water is pumped to huge storage

tanks at the top of some of the highest hills on the ranch and distributed by a buried pipe system all over the property.

The Headquarters is a world apart, shaded with lush century old pecans and oaks, all watered by nearby springs, and a complex of historic buildings has been remodeled into a comfortable modern working ranch headquarters. The signature white rock outcrops nearby, studded with Emory and Gray oaks, anchors the complex into the banks of Medley Draw with stunning views of mountains and grasslands all around. There is the main adobe two-story house with flagstone patios, fountains, and a large swimming pool next to three guest houses and several out buildings, as well as an orchard and gardens. One of the guest houses was the old Medley School house which is tastefully remodeled into a nice private guest casita with working original fireplace.

## Habitat

This Scenic Loop ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, Green Sprangletop, and Sideoats Gramma with diverse native trees of Emory Oaks, Gray Oaks, Juniper, Desert Willow, Soapberry, Hackberry, and Mexican Walnut. Numerous large mountains, bluffs, and hills create excellent topography and the views of the mountains are nothing short of breathtaking. Excellent grasses and Chihuahuan Desert plants provide habitat for native wildlife animals and livestock. This is an excellent cross-section of the various habitat types found in the higher elevation of west Texas, from rock outcrops to montane woodlands, to oak savannahs, to rolling yucca grasslands.

## Wildlife

This ranch has some of the best all-around hunting opportunities in the West Texas area as it combines the mountain habitats with the grassland habitats. Abundant mule deer, herds of pronghorn, white-tail deer, mountain lion, and occasional elk can all be found here. Smaller animal and bird species of the Davis Mountains and Marfa Grasslands include javelina, fox, ringtail cat, coyote, dove, Montezuma quail and many, many large coveys of blue or scaled quail. There are great hunting opportunities throughout the ranch but also excellent recreational wildlife viewing and photography for its non-game species. The live water near the headquarters creates a gallery of large oaks and hackberry trees which is a birder's paradise and a corridor for all kinds of wildlife, including the Monarch Butterflies during migration in October.

The grassland and mountain setting of the Barrel Spring Ranch and associated vegetation provide ideal habitat for many species of raptors, hummingbirds, and migrating songbirds. From falcons, eagles, hawks, and warblers the trees and grassland combination provide one of the most diverse areas in the Chihuahuan Desert and home for all kinds of breeding and migratory birds.

## Improvements

- Main two-story Adobe home.
- Large custom heated swimming pool, hot tub, and rock patios.
- Two separate guest cabins with large porches near the pool.
- Old school house guest cabin.



- Large orchard with fruit trees and huge grafted pecans.
- Garage, barn, and main house.
- Hay and horse barn, stables, turnouts, and pens.
- Two foreman houses.
- Hunter's cabin.
- 3,500-foot paved airstrip with hangar.
- Large shipping pens near Highway 90.
- Several smaller working pens.
- Feedlot pens at HQ.
- Shop and smaller work sheds.
- Spring Box, 6 water wells, many large storage tanks, and 96 water troughs.

## Minerals

Seller will retain what minerals they own on the ranch. More than half of the minerals were retained by previous owners.

## Price

Until December 31, 2015, Seller will entertain a purchase offer related to the Barrel Springs Ranch and Lobo Farms at a minimum purchase price of \$30,000,000 for the 30,770 (+or-) acres.

## Contact

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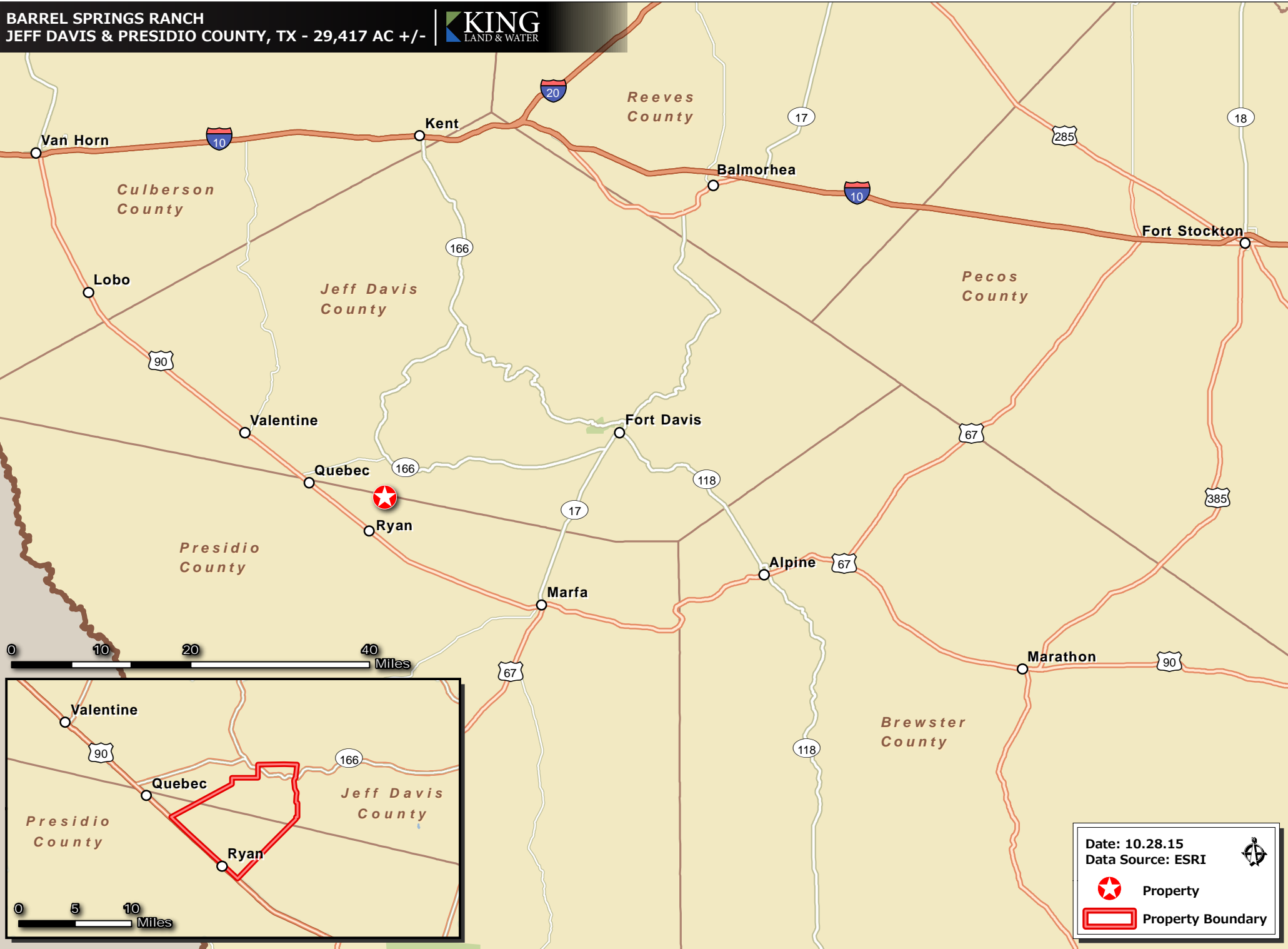
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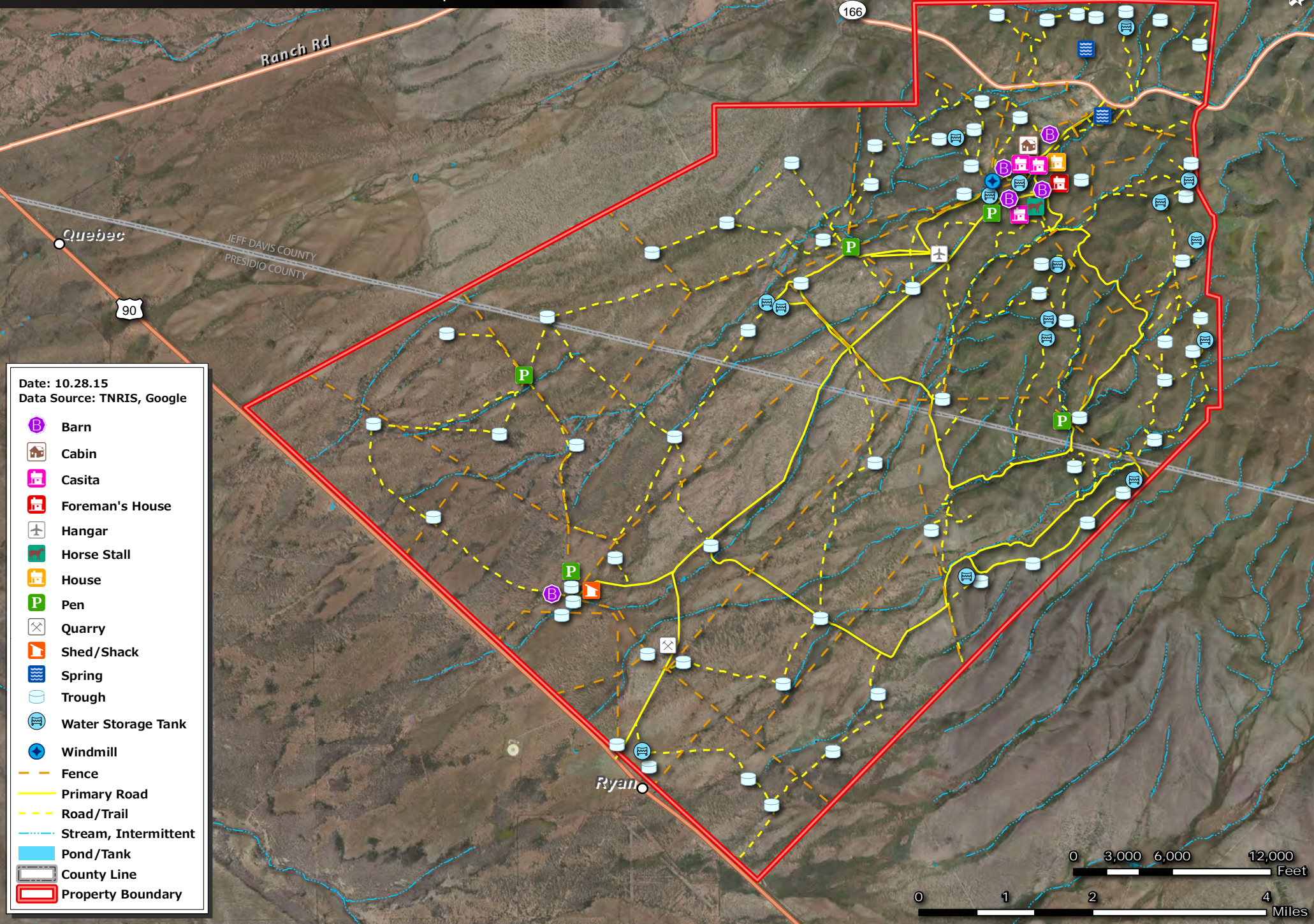
## Disclaimer

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.

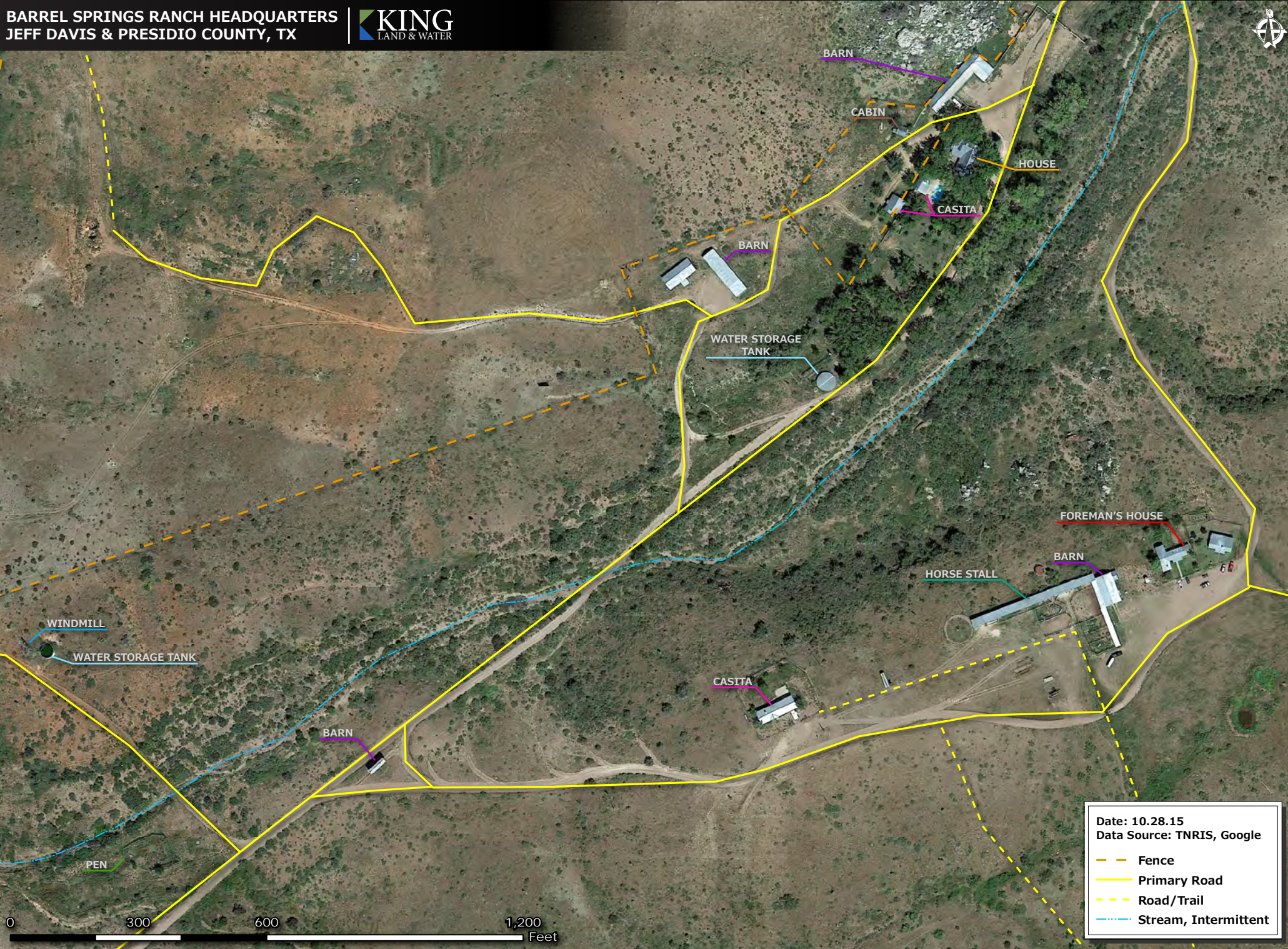












Date: 10.28.15  
Data Source: TNRIS, Google

- Fence
- Primary Road
- - - Road/Trail
- Stream, Intermittent



