

Aplomado Flats Ranch *2701.7 acres, Brewster County, Texas*



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Location

The ranch is located in the Marathon Basin 9 miles northeast of Marathon, the gateway to the Big Bend Country and home to the fabulous Gage Hotel and all its amenities. Aplomado Flats has 2.6 miles frontage on the west side of US Highway 385 with two gates and entrances. The Marathon Basin is a surprisingly little known pocket of lush grassland extending into the foothills of the Glass Mountains, located on the eastern edge of the Trans-Pecos, making this ranch convenient to Austin, San Antonio and Midland-Odessa, with its airport only two hours away.

Acreage

2701.7 acres in Brewster County.

Description

The Aplomado Flats Ranch is Texas cow country at its finest and represents some of the best grasslands in West Texas. The ranch is in a northeastern pocket of the Marathon Basin surrounded by mountains on three sides, producing an average of 14" of rainfall annually, one inch more than Marathon itself. It usually receives monsoon summer rains and has mild winters. Recent rainfall last summer and fall was excellent for creating some of the best grass production in three years.

The topography of the ranch is like its name, somewhat flat, ranging from 4,275 feet to 4,410 feet which makes it 100% accessible and an amazing working cattle and wildlife ranch. The wide open flats, gentle hills, and draws all have excellent views of the Glass Mountains, Cedar Mountain and Del Norte Mountains and, from a rise on the west line, you can see all the way to Santiago Peak to the south in the Big Bend region.

The range condition is extraordinary. Beginning with the grasses typical of this area – tobosa, alkali sacaton (salt grass), side oats grama, three awns and burro grass – the native grasses have gradually reappeared from seed long hidden under brush or dormant in the ground and have spread over almost the entire ranch, with the higher succession grasses coming in as the conditions improved. First came silver blue stem and buffalo grass, followed by black grama, blue grama, and sand dropseed. Vinemesquite is found in the draws and has carpeted some of them solidly to a width of 150 yards or more. Muhly grass and vast quantities of plains bristlegrass have taken hold.

There is an active black-tailed prairie dog town of approximately 575 acres on the property. This is an excellent place to see a variety of birds like red-tailed, Swainson's, Harris, and ferruginous hawks, as well as prairie falcons and, occasionally, Aplomado Falcons. This is predator-prey at its best which makes for a wildlife spectacle of burrowing owls, fox, coyotes, bobcats, hawks, and eagles all living together in this unique ecosystem.

Habitat

The landscape is wide-open grassland all the way to the sky, surrounded by rugged mountain ranges which can be seen from anywhere on the ranch. Classic "Cattle Country" of the Old West, the Marathon Basin has maintained much of the environment and appearance of times past. This ranch lies at an elevation that supports a mix of vegetation from the mid-high Chihuahuan Desert such as century plants, Spanish dagger, yucca and cholla with a dominant grassland with a few areas of brush. Native grasslands provide excellent forage for livestock as well as habitat for muledeer and, pronghorn antelope, native birds and mammals.

Wildlife

This is Chihuahuan Desert grassland at its very best. The grasses, forbs and brush provide excellent habitat for game and non-game animals and birds. Mule deer, pronghorn antelope, prairie dogs, coyotes, javelina, bobcats and badgers are all present. Blue (scaled) quail and mourning dove are the game birds. Raptors include golden eagles and wide variety of hawks. Neotropical migratory birds such as orioles, hummingbirds, warblers, flycatchers, and many others make for a wonderful birding experience.

Improvements

The ranch has excellent working facilities for livestock, including a great set of new pipe pens, pasture fences, extensive water system, and roads. Way off the highway near the west end of the ranch is a very nice Headquarters with a remodeled historic small one bedroom/one bath home that has been completely remodeled and refurbished. This home was moved on-site and a complete 360-degree porch wraps the house for some of the best area mountain views in the region.

A large barn for hay, feed, and equipment storage is just a short walk away and has electricity and serves as an important part of the ranch operation. The pump house is close by with a pressure pump, and valves, and protects the water system from freezing.

Water

Aplomado Flats Ranch has three wells, all with submersible or solar pumps. These are tied into a wide-ranging buried pipeline system and into a series of troughs scattered across most of the ranch. The wells are 150 feet deep and the aquifer is excellent with abundant water for any operation.

Minerals

Seller will convey 20% of the mineral and royalty interests owned. This is an interest size that gives a buyer a seat at the table sufficient to protect his reasonable surface rights in any lease negotiation. There are no active leases or production and there have been six dry holes drilled in the last 10 years

on adjoining ranches. Additionally there is a small reservation of a royalty interest in the solar and wind rights that allow the landowner 100% of the decisions and executive rights in leasing. Given the lack of any transmission infrastructure it is highly unlikely any activity will occur in this area.

Price

\$965 per acre or \$2,607,140.50

Contact

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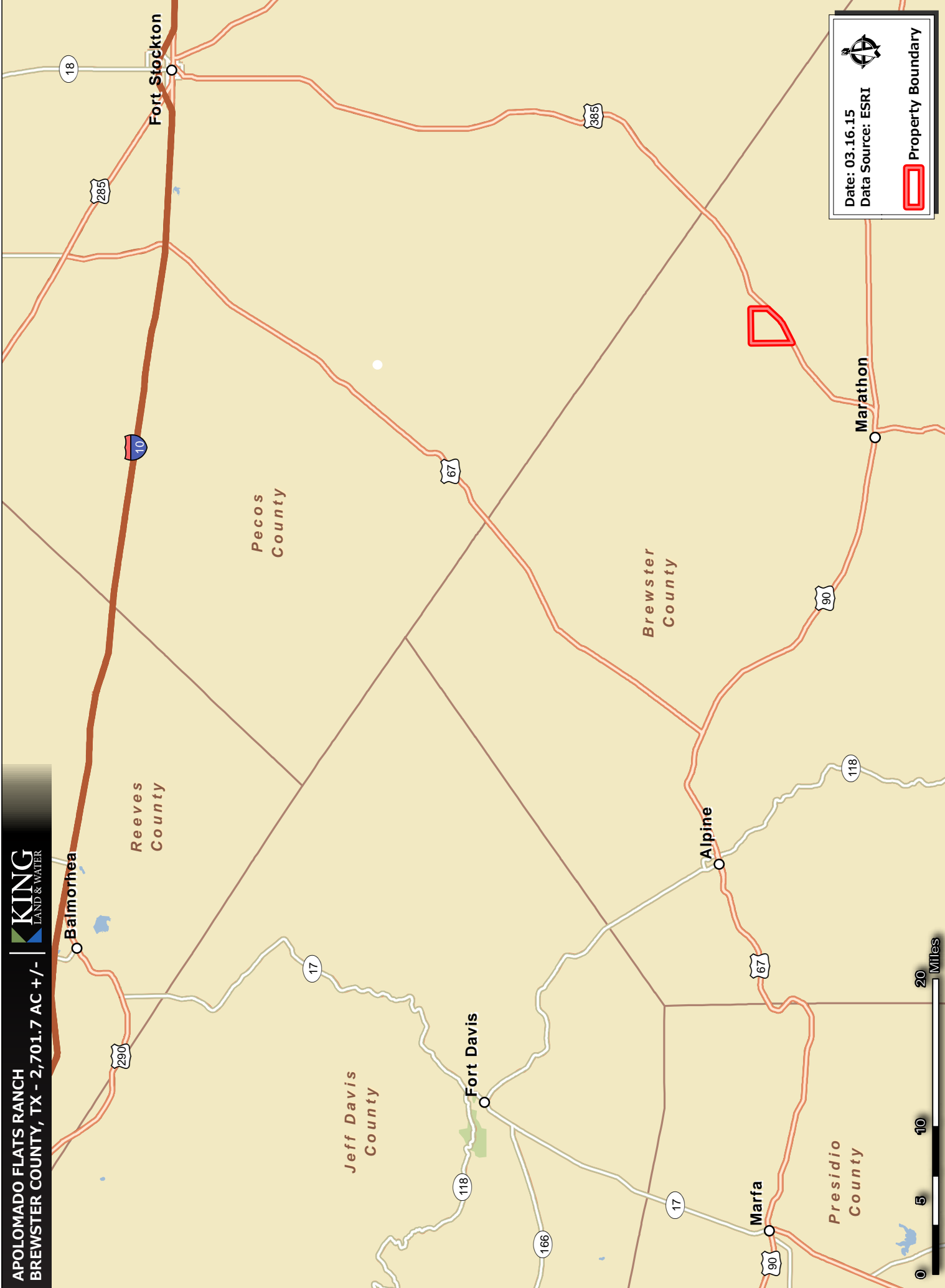
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Disclaimer

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.

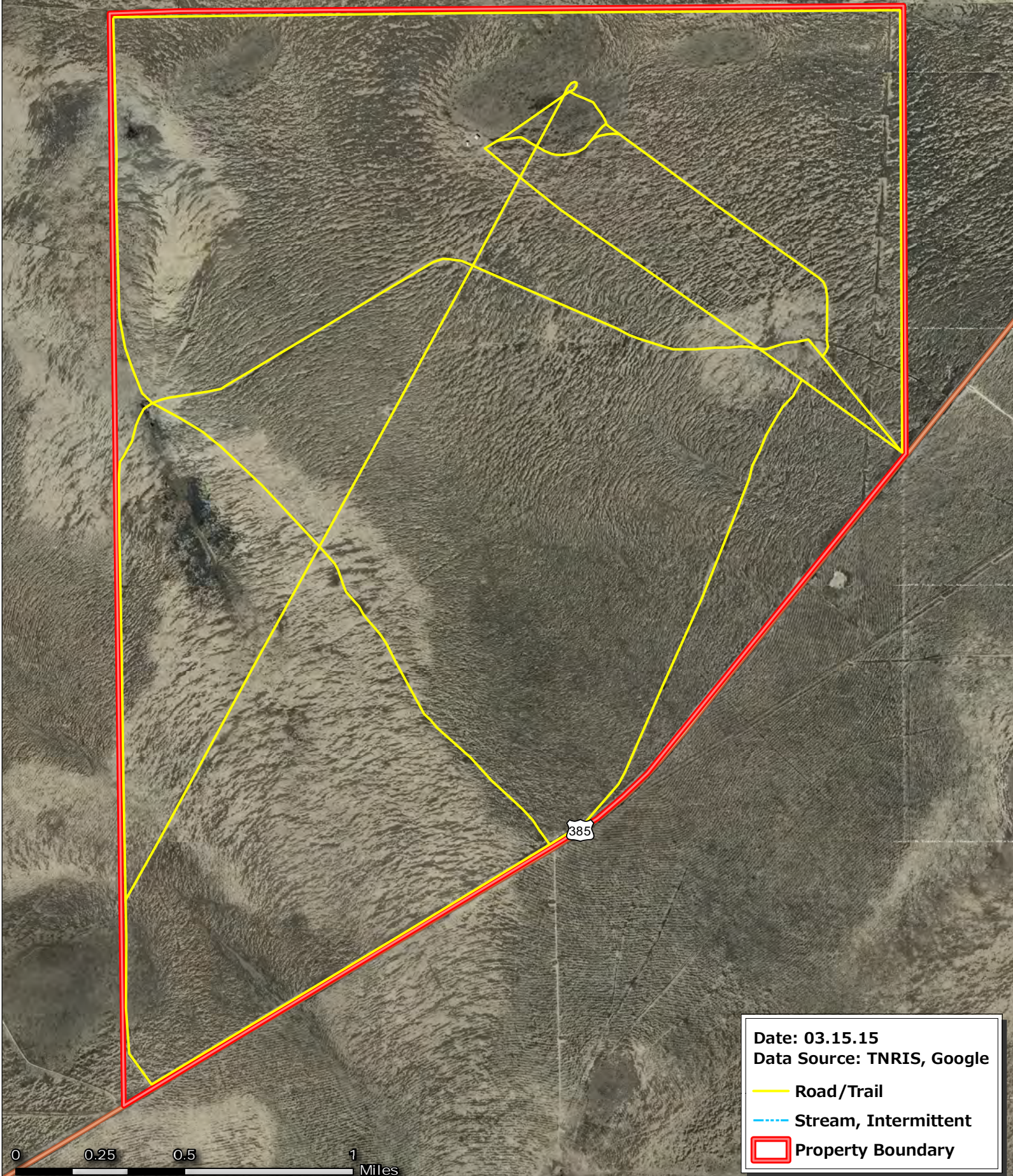




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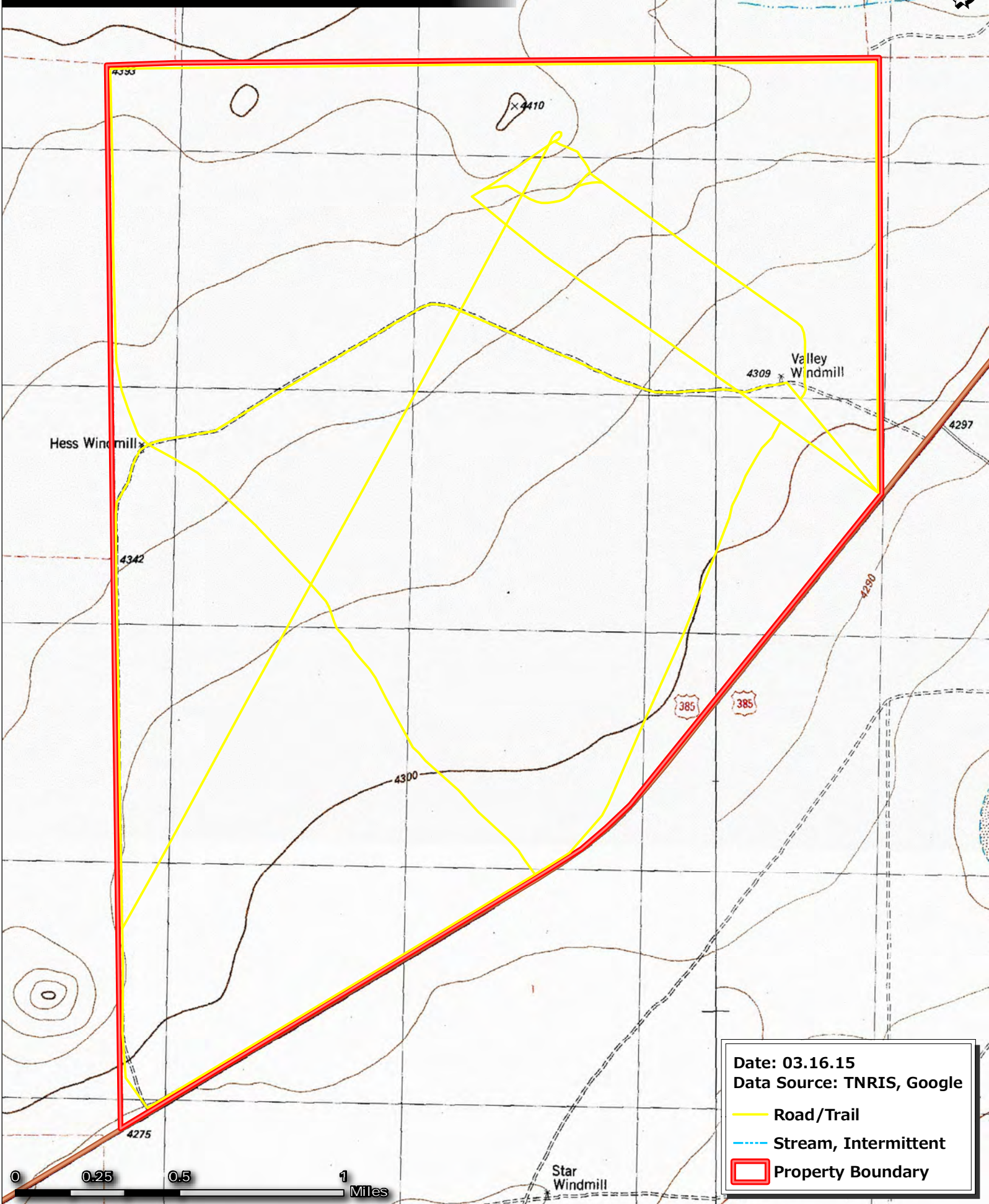
Property Boundary





Date: 03.15.15
Data Source: TNRIS, Google

— Road/Trail
- - - Stream, Intermittent
□ Property Boundary



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Data Source: TNRIS, Google



























