

Edwards Draw Ranch
11,420 Acres
Crockett and Val Verde Counties, Ozona, Texas



James King, Agent

Office 432.426.2024

Cell 432.386.2821

James@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 109 State Street, Suite 1, Fort Davis, TX 79734
office 432.426.2024 fax 432.224.1110 kinglandwater.com

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"Turnkey Ranch" Sale

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Location

Edwards Draw Ranch is located 30 miles due south of Ozona accessed by easement from FM 1973 in both Crockett and Val Verde Counties. From I-10 turn south on paved highway 163 for 15 miles then turn right onto 1973 for 16 miles to end of payment where you drive east on a well maintained caliche road for five miles into the ranch. This Ranch is located on the Western edge of the Edwards Plateau, in the transition zone between the Trans-Pecos and the Hill Country.

The Edwards Draw Ranch was once part of the famous 200 section Bill West family ownership and was once owned and operated through a gift to the Holistic Management International (HMI) from 2002 to 2011. The location is remote yet very accessible by a 45 minute drive from Ozona and I-10 or from Del Rio and Lake Amistad an hour and a half drive to the south.

Acreage

11,420 Acres in Crockett and Val Verde Counties

Description

The Edwards Draw Ranch has undergone a major transformation from an abandoned cattle and limited recreation ranch with no grazing for 15 years to a vibrant planned grazing operation using the philosophy of Holistic Management Goals that focuses on enhancing natural resources on the land while increasing livestock and forage production. The overall format of the Holistic Management framework is: Plan, Implement, Monitor, Control (for minor adjustments) and/or Re-plan (for major corrections). The results of this rigorous focus on the whole from soil organisms to the wool, beef, deer and natural diversity produced is in contrast to most of the continuous grazing operations in the area. This management philosophy was implemented on the ranch and used as a tool for rangeland recreation. Today the ranch uses a larger 4 pasture rotation plan.

The Edwards Draw Ranch is dominated by native grasses and juniper typical of the Edwards Plateau as well as a diverse landscape of forbs, shrubs, and trees. Many range scientists have described this ranch after observing the implementation of Holistic Management Goals as "unique to the region" with outstanding range diversity.

The topography ranges from 1,968 to 2,200 feet with generally a rolling landscape with some steep canyons and big live oak and lacy oaks along the bottoms. The ranch has been divided into a number of smaller pastures to facilitate the high intensity short duration grazing systems. Water features at centralized locations allows for the livestock to be readily moved by merely opening and closing gates.

The headquarters of the ranch has been designed to facilitate enjoyment of the recreational and agricultural values that accommodates large groups of guest for entertaining, hunting, ranching, and continuing the stewardship practices of the past landowners.

Habitat

The transition zone between the Chihuahuan Desert and the Edwards Plateau provide an interesting mix of vegetation, habitat, and wildlife. From high hills to deep canyons and valleys there is a diverse mix of grasslands, shrubs and trees. With the last 23 years of deferment and planned grazing the property's browse and grasslands are in the best condition of any ranch in the region. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as whitetail deer, turkey, quail, and dove but also for non-game species such as Texas horned lizard, neo-tropical songbirds, Texas tortoise, Fox, Badger, and other animals. Current owners have cleared 236 acres in the deeper soils and with an attention to Juniper management in additional strategic places the ranch could have even higher potential for vegetation production and habitat improvement.

A plant list created by the NRCS is attached at the end of this description which was compiled through numerous visits to the ranch. There are also 14 biological monitoring transects located on the ranch which are used to show range trends and species diversity over time. Some interesting trends observed are as follows:

	<u>2002</u>	<u>2010</u>
Bare Soil	67.5%	40%
Litter 1	8.2%	26%
Mature Capping	70%	20%
Dead and Dying	49%	3%
Avg. Distance between Plants	5.6"	1.6"

Wildlife

The Edwards Draw Ranch and its excellent habitat and browse support a good population of Whitetail, Axis, and Fallow deer, Rio Grande turkey, and Mourning doves. With additional habitat improvement and a game management program this ranch could produce even larger deer.

The Edwards Draw Ranch is also an incredible place to watch and photograph the great outdoors and its wildlife features such as the monarch butterfly migration, fox, ringtail cat, song birds and other native wildlife.

An area wide fire in 2011 that covered most of the ranch ended up being a blessing in disguise. It provided needed Juniper control but greatly enhanced the wildlife habitat, forage, grasslands and general ecological health of the ranch. The entire fence boundary of the ranch has been repaired or replaced as a result of the fire which makes managing the deer herd more effective.

Improvements

This is a "Turnkey" sale which includes tools, equipment, vehicles, Rangers, new home furnishings, and lots of personal property. It's a walk in and enjoy kind of place with a new furnished owners home, bunkhouse, and several outbuildings ready for entertainment.

The headquarters compound is unique for the area and designed for entertaining guests, and visitors. There are 28 pastures on the ranch varying in size to accommodate the planned grazing management. Net wire fencing and central good watering stations with gates provided easy livestock infrastructure. The headquarters has an excellent pipe and cedar corrals and scales for working cattle and sheep.

The buildings include:

- Headquarters Home- a three year old new 4br/3ba owners home was built next to the compound but on a hill with excellent views, private but close to main facilities. All furnishings, appliances, furniture included.
- Foreman Home- is a nicely landscaped 2br/1.5ba house with attached 50 ft x 80 ft huge very nice metal building. This is currently being used as the living quarters for the caretakers and is built of high quality construction with Pella windows, crown molding, and very nice finish on interior of home. Big Live Oak trees create shady front and back outdoor space.
- Casita- next to headquarters home is a freestanding block efficiency guest house with bath.
- Row House and Pavilion- this three separate bedroom, kitchen, shop, and men and women separate bathrooms all open onto a large shady Pavilion. Perfect setup for entertaining guest and having a big cookout with large rock built in BBQ area with multiple cooking surfaces and a chuck box. Excellent Shop with central air and walk-in cooler. Sleeps 12 people.
- Garden Home- block and frame home inside deer proof fence with huge garden and room for large orchard. Separate garden tool shed provides ideal place to store tools.
- Barn and Pens complex-this pipe corral and pens complex has cedar stays, scale, shed, water troughs, and head chute. Pens work with both Sheep and Cattle.
- Hunters campground- with electricity and water away from the Headquarters but convenient to caliche entrance road. There are 10 RV Hookups with water, electricity and septic ready to go.

Water

There are 6 wells with an average depth of 500 feet, three are windmills and three are submersible pumps. There are two new large metal storage tanks at the Headquarters and numerous water troughs in excellent condition around the ranch as water stations for livestock and wildlife.

Minerals

There are some state classified minerals being transferred with this ranch which are non-producing at this time. Seller does not own any of the fee minerals. Gas production is segregated into one area in the NW corner of the ranch with 13 wells producing on approximately 1,800 acres. There is very good surface protection language in the deed to the existing owner that provides setbacks and surface restoration for any new lease.

Price

Price \$485 per acre or \$5,538,700

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.



West Ranch – Checklist of Plants (Revised July, 2007)

Grasses

Arizona cottontop
 Barnyardgrass
 Bearded sprangletop
 Big bluestem
 Browntop panicum
 Buffalograss
 Burrograss
 Bush muhly
 Canada wildrye
 Cedar sedge
 Columbia needlegrass?
 Curlymesquite
 Fall witchgrass
 Flatsedge
 Green sprangletop
 Hairy grama
 Hall's panicum
 Hairy tridens
 K. R. bluestem
 Little bluestem
 Lovegrass tridens
 Low panicum
 Meadow dropseed
 Nealley grama
 Ozarkgrass
 Plains bristlegrass
 Plains lovegrass
 Poverty dropseed
 Red grama
 Rescuegrass
 Reverchon bristlegrass
 S W bristlegrass
 Sand dropseed
 Sandbur
 Sideoats grama
 Silver / Cane bluestem
 Six-weeks fescue
 Slim tridens
 Texas cupgrass
 Texas grama
 Texas wintergrass
 Threeawn
 Threeflower melic
 Tobosagrass
 Tumblegrass
 Vaseygrass
 Vine-mesquite
 White tridens
 Wolf tail
 Yellow bristlegrass

Cactus and "Succulents"

Claret cup cactus
 Dog cactus
 Horse crippler cactus
 Lace cactus
 Lechuguilla
 Low mammalaria cactus
 Pitaya cactus
 Pricklypear
 Sacahuiste
 Sotol
 Tasajillo
 Yucca

Perennial Forbs

African rue
 Angel trumpet
 Antelopehorn milkweed
 Baccharis leaf penstemon
 Balsam gourd
 Bladderpod sida
 Bloodberry
 Blue-eyed grass
 Bluets
 Bushsunflower
 Carlowrightia
 Catclaw sensitivebriar
 Chickthief mentzelia
 Copperflower (2sp)
 Acalypha
 Cottonflower
 Dakota verbena
 Dayflower
 Dogweed
 Drummond wood sorrel
 Dutchman's britches
 Dutchman's pipe
 Dwarf dalea
 Dwarf senna
 Evolvulus
 False nightshade
 False ragweed
 Field ragweed
 Fleabane
 Four nerve daisy
 Gaura
 Globemallow
 Golden dalea
 Grassland croton
 Hairy tubetongue
 Horehound
 Indian mallow
 Knotweed leaf flower
 Larkspur
 Lazy daisy
 Leatherweed croton
 Linheimer morninglory
 Low wild mercury
 Mealycup sage
 Mecardonia
 Mexican sagewort
 Milkvine
 Milkwort
 Mistflower
 Narrowleaf puccoon
 Navaho tea
 Nodviolet
 Noseburn
 Orange zexmenia
 Paintbrush
 Passion flower
 Pennyroyal
 Perrezia runcinata
 Phlox
 Pointed spurge
 Ponyfoot
 Prairie cone flower
 Purple dalea
 Purple ground cherry
 Purple milkwort

Queen's delight
 Rain lilly
 Rat ear coldenia
 Rock daisy
 Rock flax
 Rock lettuce
 Rock penstemon
 Rock trumpet
 Ruellia
 Scarlet muskflower
 Showy menodora
 Silver dalea
 Silverleaf nightshade
 Skeletonplant
 Skullcap
 Slender verbena
 Spiderling
 Spikemoss
 Spiny happlopappus
 Spreading sida
 Sweet gaillardia
 Tetraclea
 Texas bindweed
 Texas nightshade
 Texas salvia
 Texas snoutbean
 Threadleaf groundsel
 Twinevine
 Twinleaf senna
 Velvet bundleflower
 Velvetleaf mallow
 Vine snapdragon
 Western primrose
 White heliotrope
 Whitlow wort
 Wild onion
 Windflower
 Yellow ground cherry
 Yellow wood sorrel

Annual Forbs

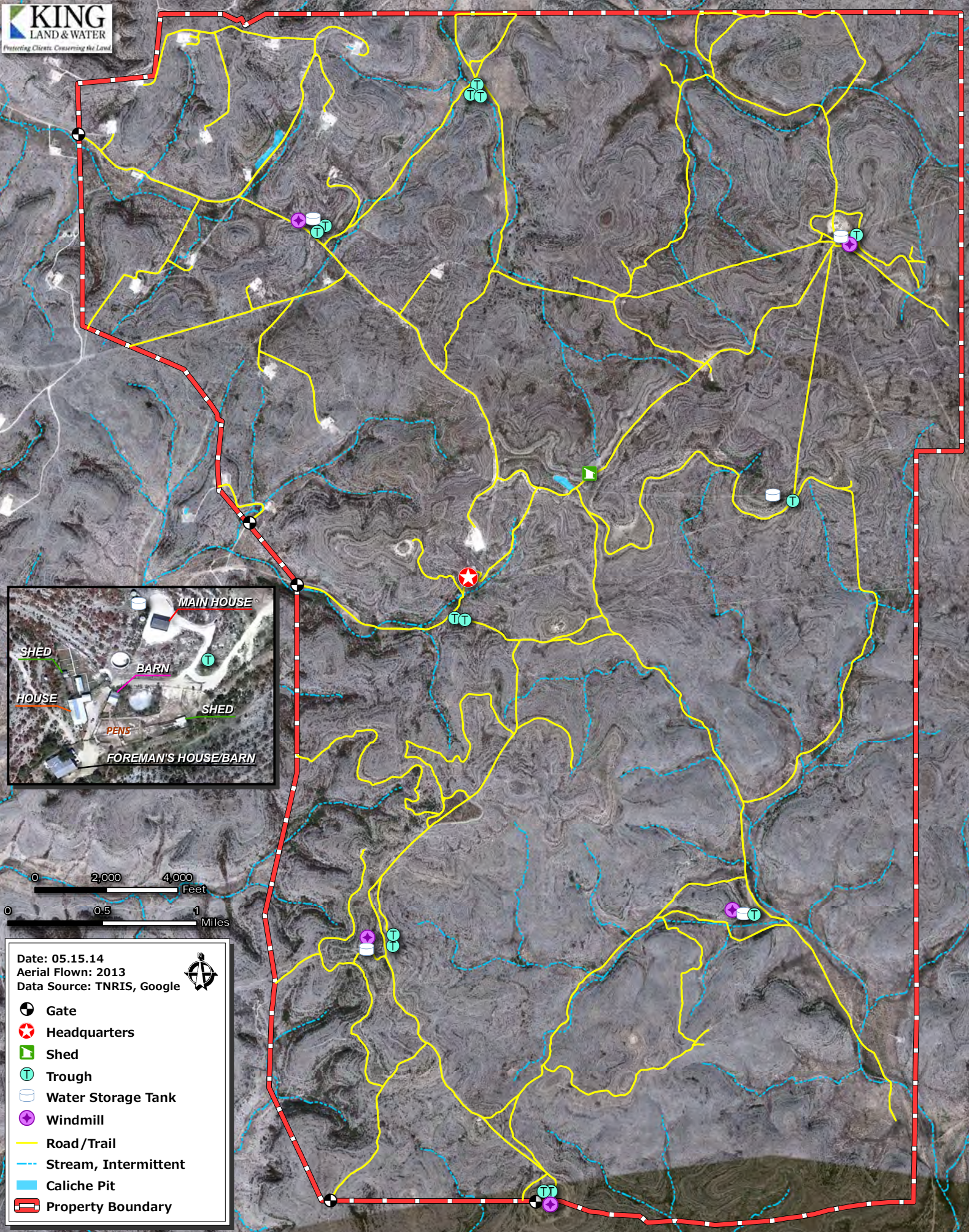
Bluebonnet
 Bluecurls
 Buffalobur
 Caltrop
 Clammyweed
 Cocklebur
 Common broomweed
 Common sunflower
 Distaff thistle
 Dodder
 Doveweed croton
 Eryngo
 Horsemint
 Indian blanket
 Lanceleaf sage
 Lazy daisy
 Least daisy
 Malta star thistle
 Mountain pink
 Nama
 Nuttall peavine
 Palafoxia
 Pellitory
 Pennyroyal
 Pepperweed
 Portulacca
 Pricklypoppy
 Prostrate pigweed
 Prostrate spurge
 Rabbit tobacco
 Slender tetraeneuris
 Smallhead sneezeweed
 Snake cotton
 Southwestern carrot
 Stiffstem flax
 Tallow weed (2 sp)
 Texas filaree
 Texas thistle
 Toothed spurge
 Venus lookingglass
 Vetch

Woody

Algerita
 Allthorn
 Blueberry juniper
 Bricklebush
 Broom snakeweed
 Bumelia
 Bush croton
 Catclaw acacia
 Catclaw mimosa
 Cenizo
 Damianita
 Ephedra
 Evergreen sumac
 Feather dalea
 Fourwing saltbush
 Fragrant mimosa
 Green condalia
 Guayacan
 Hackberry
 Hogplum
 Kidneywood
 Knifeleaf condalia
 Lindheimer indigo
 Littleleaf lead tree
 Littleleaf sumac
 Live oak
 Lotebush
 Mesquite
 Mexican buckeye
 Mountain laurel
 Narrowleaf forestiera
 Netleaf forestiera
 Ocotillo
 Old man's beard
 Persimmon
 Poison ivy
 Possum grape
 Pricklyash
 Redberry juniper
 Redbud
 Roemer acacia
 Seepwillow baccharis
 Skunkbush sumac
 Sticky seloia
 Texas baccharis
 Texas mulberry
 Vasey shin oak
 Wafer ash
 Western soapberry
 Whitebrush
 Wolfberry

EDWARDS DRAW RANCH
CROCKETT & VAL VERDE COUNTY, TX - 11,420 AC +/-



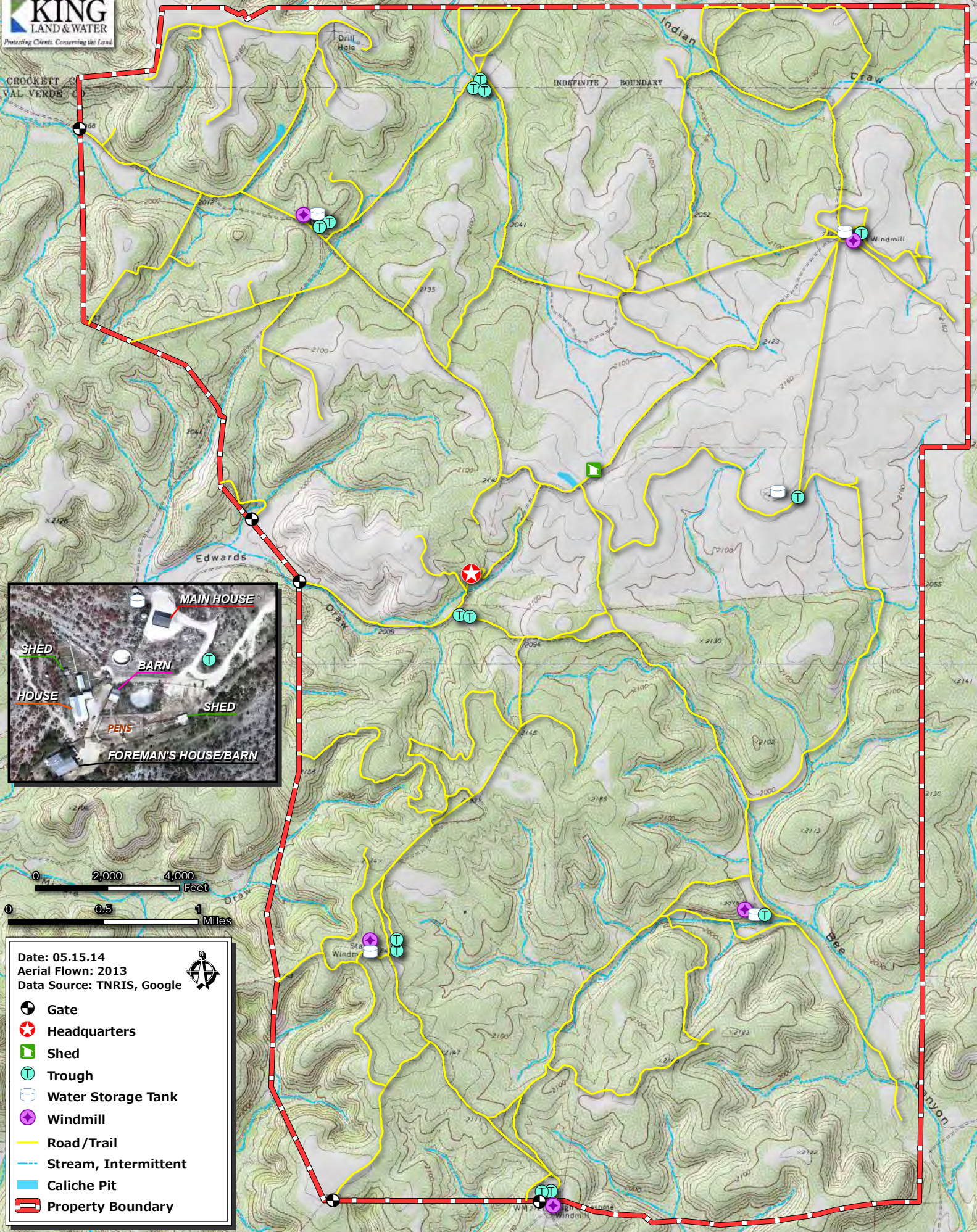


Date: 05.15.14
Aerial Flown: 2013
Data Source: TNRIS, Google



- Gate
- Headquarters
- Shed
- Trough
- Water Storage Tank
- Windmill
- Road/Trail
- Stream, Intermittent
- Caliche Pit
- Property Boundary





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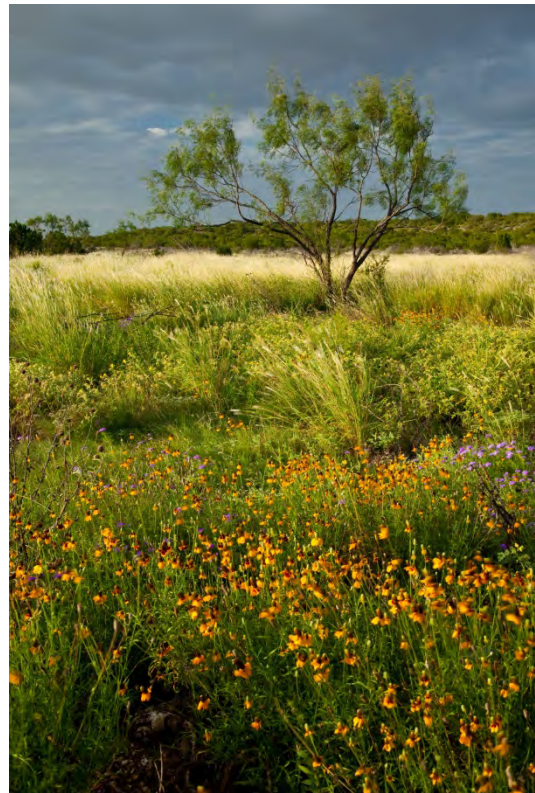
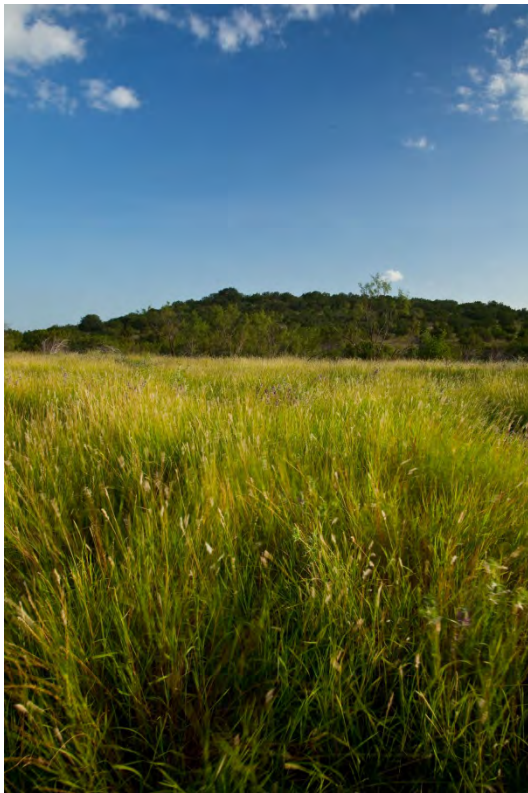
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