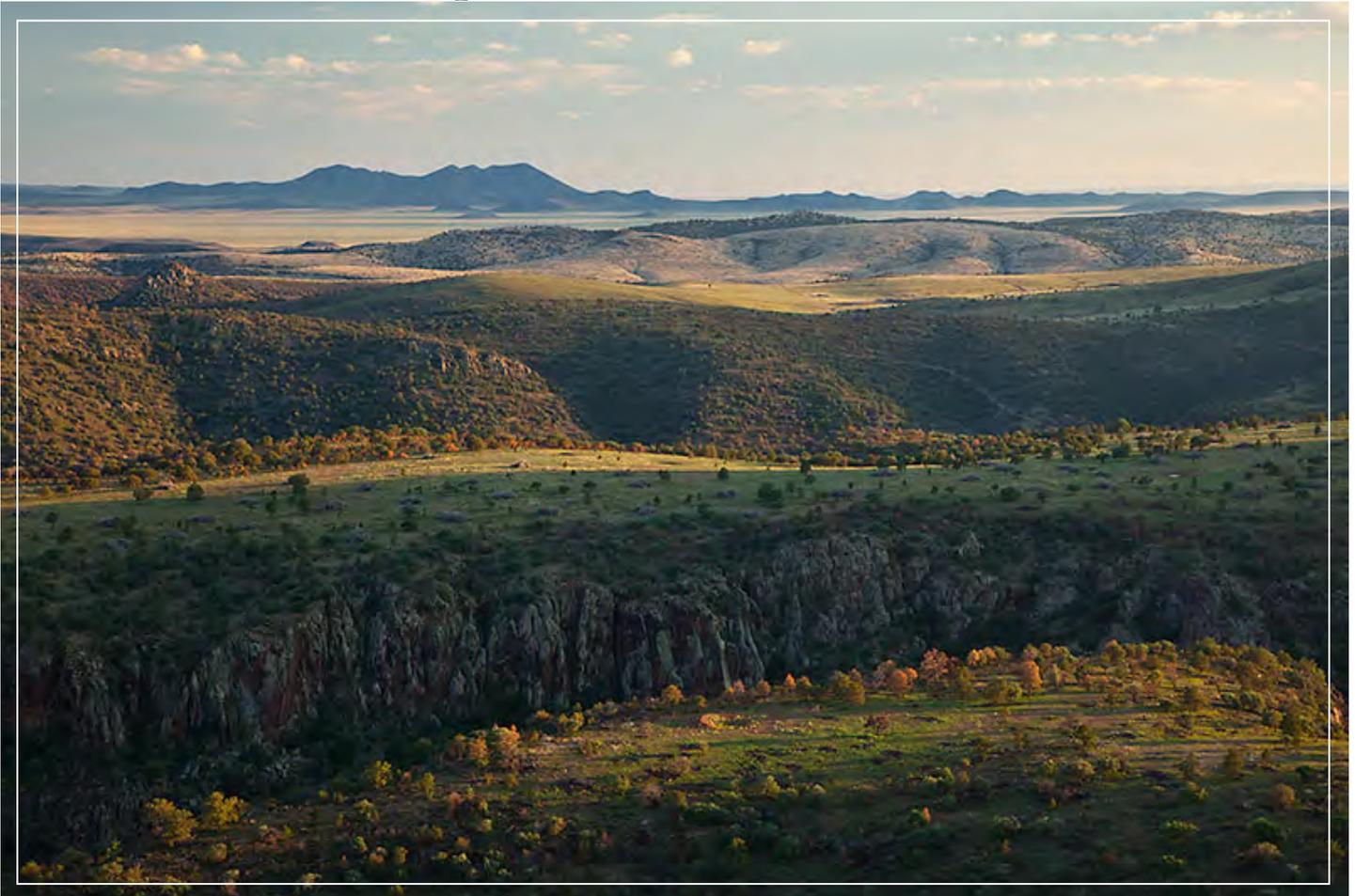




Protecting Clients. Conserving the Land.

High Canyon Ranch

*1,424 Acres, Fort Davis,
Jeff Davis County, Texas
"Sproul Ranch" Since 1886*



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1,424 acres

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Location

High Canyon Ranch is comprised of 1,424 acres and is being offered for sale by the Timmons (Sproul) families who have owned the ranch since 1886. It is located off Highway 118 a historic Scenic Loop below McDonald Observatory in the Davis Mountains of West Texas. The property is only ten miles east of the 33,000 acre Davis Mountain Preserve and is adjacent to additional large stable private ranches some with conservation easements. It is part of a protected ranch neighborhood with unobstructed views of the observatory, canyons, and area mountains. High Canyon Ranch is very close to Fort Davis and its various amenities like the State Park and National Historic Site but it is also one of the most secluded ranches in the state of Texas. Access is off the County maintained Sproul Road which Intersects Highway 118 at Prude Ranch then by deeded easement past the main headquarters house five miles off the paved highway then up Into the mountains and canyons by deeded access.

Acreage

1,424 acres in Jeff Davis County.

Description

High Canyon Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 5,200 feet to 6,202 feet. Two major canyons bisect this high forested rangeland creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, and mountains in the region. This is Ponderosa and Pinion Pine country, huge Red Oaks, Big Tooth Maples, Madrone, and lush grasslands. The central geologic features on the ranch are Upper Short Canyon, and Dry Canyon magnificent vistas rivaling any national park in the country. There are over 7 tanks that naturally supply the wildlife and its habitat with ample water. Some of the creeks run most years and all of the creeks flow in the cool wet summers of the high Davis Mountains. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains. Livermore, Black, Haystacks, Blue, Star, and Limpia mountains can all be seen from overlooks on the ranch. Mountain ranges beyond Alpine and Marfa, the Glass and Chinati Mountains (30 to 50 miles distant) can be seen clearly on most days. This is part of the historic Sproul Ranch settled in the late 19th century and has been a working cattle and recreation ranch ever since.

The most amazing aspect of the ranch is the well designed road network that allows excellent access

throughout the ranch which can be used by vehicles or by horseback for scenic tours. These roads were designed by the Sproul family starting some 100 years ago for working cattle, building earth tanks, and accessing the amazing wildlife that this family has nurtured over the years.

Habitat

The Dallas Natural History Museum has studied the plants and animals in these canyons for decades and even described an endemic Juniper named after the Sproul family. Barton Warnock travelled throughout the ranch with the current owners ancestors in amazement of the diversity of trees, grasses and plants which were documented in his book on the Plants of the Davis Mountains.

This Davis Mountain ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma but the most amazing component are the trees. Stunning stands of native Emory, Gray, and Chisos Oaks, and with Alligator Juniper, Pinion, Ponderosa, Maples, and Mexican Walnut. The canyon and mountains create excellent topography and the views of the mountains are nothing short of breathtaking. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. The diversity of plants especially near and around the riparian areas are unequalled in the Davis Mountains.

Wildlife

Because of the diverse habitat with, creeks, boulders, trees, grasses and mountains there is an abundance of game and non-game animals and wildlife on High Canyon Ranch. This is big Mule Deer country and an expanding population of Rocky Mountain Elk make this a hunter's paradise. There are also smaller animal and bird species found here like Javelina, Fox, Ringtail, Mountain Lion, Zone Tail Hawk, Black Hawk, and Montezuma Quail. Native trees, brush and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds.

Improvements

There are two Adobe cabins that when remodeled would make great hunting or recreation facilities.

Water

The ranch is watered naturally by 7 dirt tanks and header dams and miles of creek courses during the summer and fall.

Price

\$1,500 per acre or \$2,136,000.

Contact

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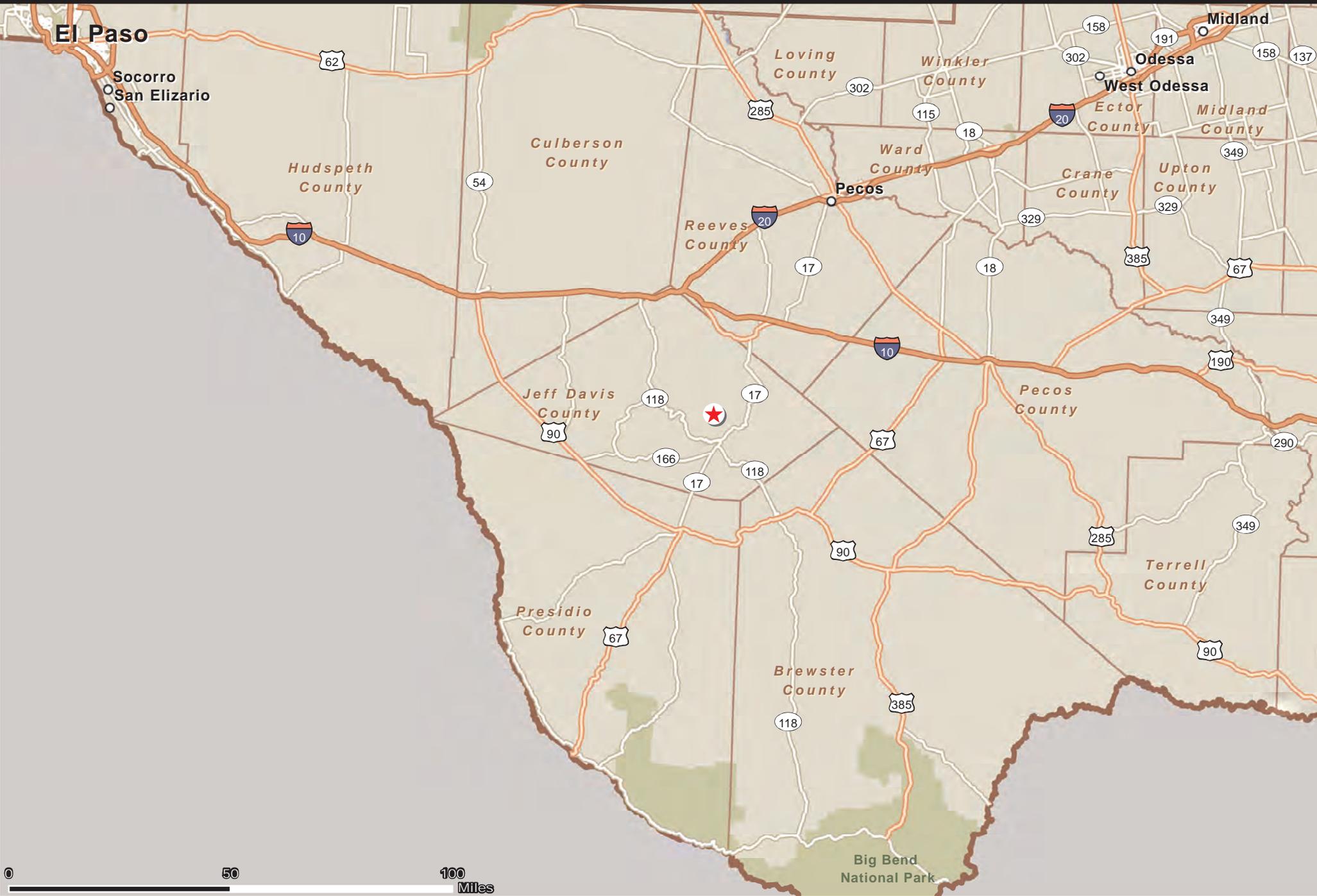
Disclaimer

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.



JEFF DAVIS COUNTY, TX - HIGH CANYON RANCH 1,424 AC

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Date: August 20, 2012
Scale: 1: 1,750,000
Data Source: ESRI

 High Canyon Ranch

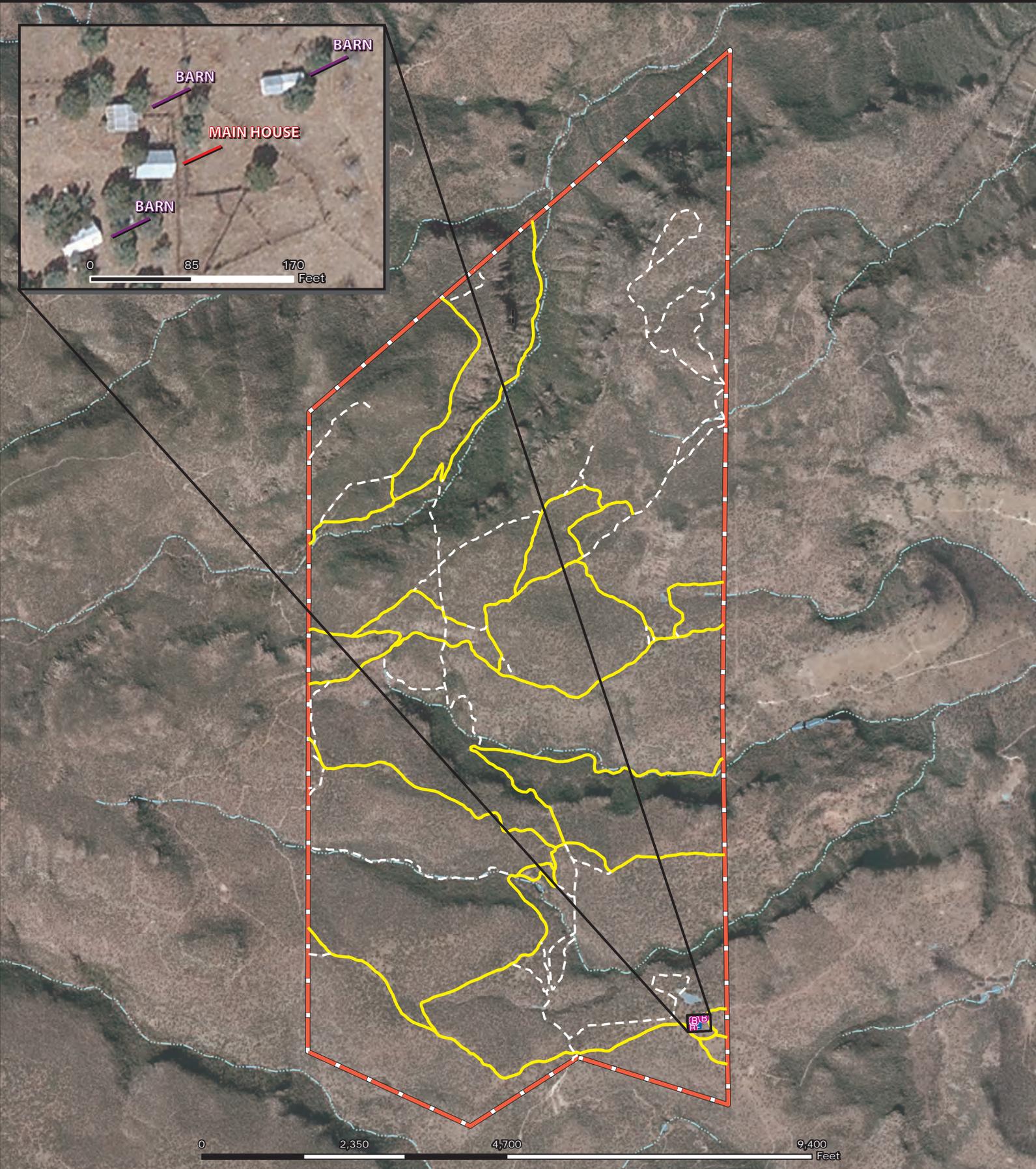
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0 2,350 4,700 9,400 Feet



Date: August 24, 2012
Scale: 1: 23,000
Data Source: TNRIS
Aerial Flown: 2010

-  House
-  Barn
-  Primary Road
-  Secondary Road/Trail
-  Stream
-  Pond/Tank
-  Boundary



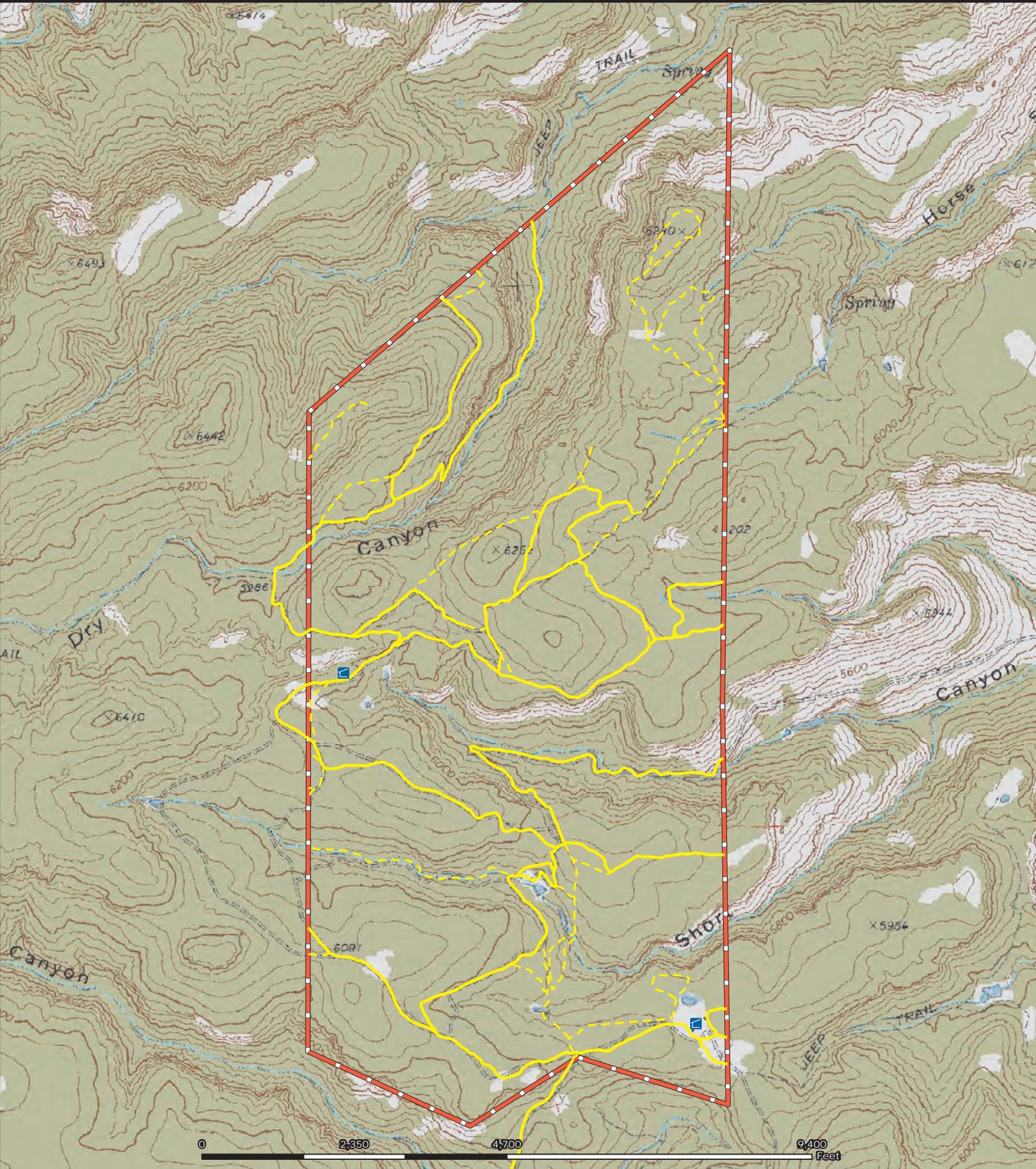
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Date: August 24, 2012
Scale: 1: 23,000
Data Source: TNRIS, USGS

- Adobe Cabin
- Secondary Road/Trail
- Pond/Tank
- Primary Road
- Stream
- Boundary



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