



BIG CAT Ranch

10,230 ± Acres

Jeff Davis County

Balmorhea, Texas

Big Cat Ranch is located north of Fort Davis, Texas in Jeff Davis County. It is 12 miles northwest of the famous McDonald Observatory in the beautiful Davis Mountains of Far West Texas. Nearby airports and cities are Marfa, Alpine, Fort Stockton, and Pecos.

Water

- ◆ **Three (3) water wells serve Big Cat Ranch along with several year-round earthen tanks.**
- ◆ **Two (2) live year-round springs feed troughs in the plains and canyon vegetation.**
- ◆ **For essential, consistent wildlife water and livestock water, Big Cat Ranch distributes water with approximately 8 miles of pipeline to water troughs and surface reservoirs.**



Topography

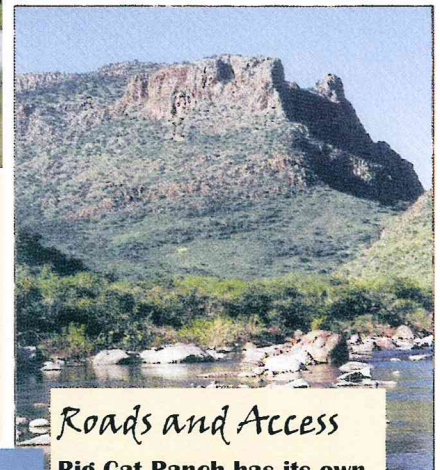
Inner ranch views are spectacular with canyon and mountain meadows full of lush vegetation with Madrone, Pinon Pines, Cedars, Oaks, Cottonwoods, shrubs, and Sideoats Grama, and Bristle-grasses. Outer views of undulating rolling brush country across to Balmorhea Lake with distances of 18 miles or more on a clear day. Views from major geographical makers like Kaiser Peak at 4,300 feet elevation. Interesting views of exposed geology are throughout the ranch.

Mineral Interests

15% Mineral Interest in Sections 45, 46, and 47 will convey in sale.

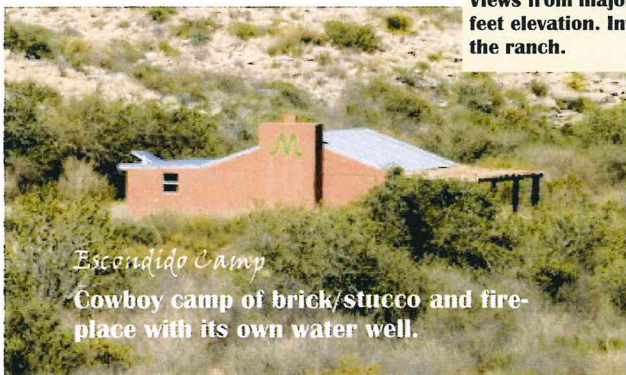
20% Mineral Interest in Section 44 will convey in sale.

Mineral interest sections are located within a mile from exploration well in the Barnett and Woodford formations of West Texas.



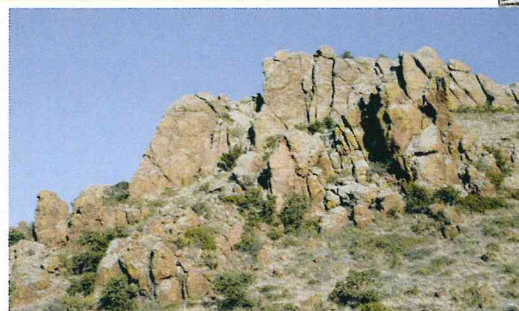
Roads and Access

Big Cat Ranch has its own private entry just 15 minutes from Balmorhea and direct from an all-weather private road. An interior network of well-maintained roads gives great access to the high mountain country and across the rolling low country.



Escanido Camp

Cowboy camp of brick/stucco and fire-place with its own water well.

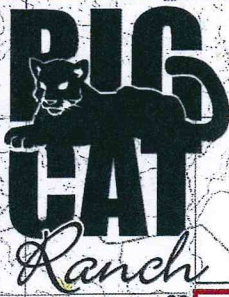


Wildlife and useable Habitat

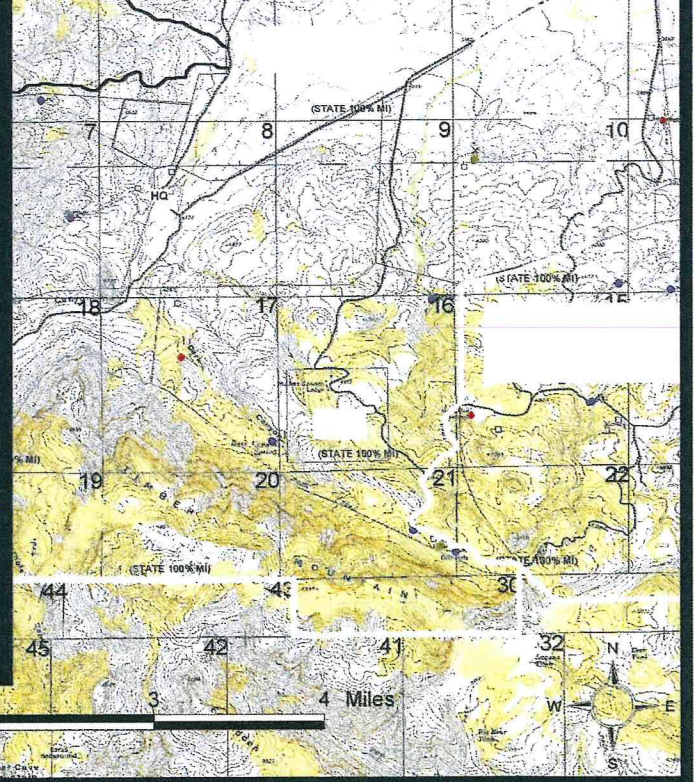
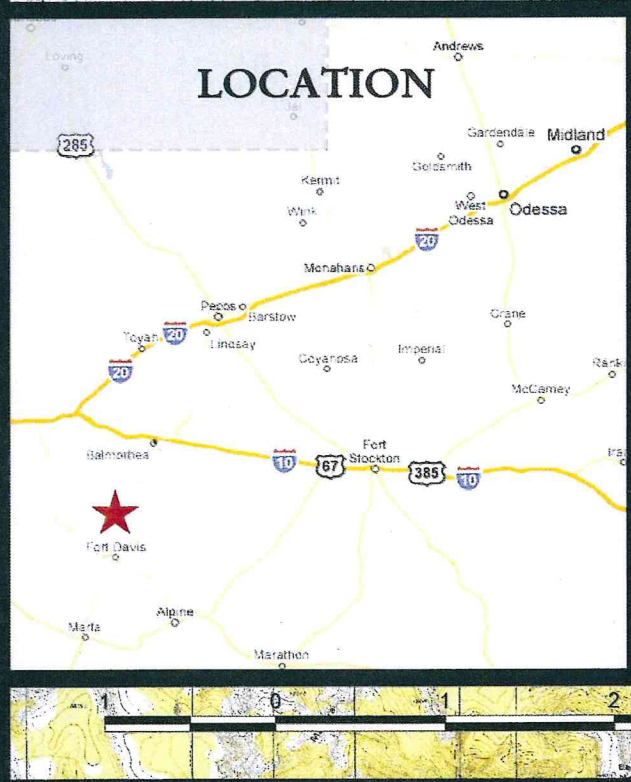
A variety of wildlife call Big Cat Ranch home: Grand Texas Mule Deer, Scaled/Blue Quail, Aoudad sheep, Foxes, Wild Hogs, Mountain Lions, Bobcats, Elk, and Pronghorn Antelope.

- ◆ Large Acreage of rolling plains are utilized by this large variety of wildlife of good number and genetic quality, having gravest of 180-class deer and gold level Aoudad, among family hunts and hiking.
- ◆ Elevation of Big Cat Ranch offers 40% more surface area for more habitat acreage for wildlife use. The habitat acreage to purchase acreage ratio for Big Cat Ranch is approximately 1.4.
- ◆ Habitat of brushy low country for shelter, cover, forage with usable density and height of Acacia, Sumac, Cedar, and Oaks, Grama grasses, Bristle-grasses, and others. Distribution of brush cover and grass cover is conducive for quail, deer, and others with good range management according to guidelines from Caesar Kleberg Wildlife Research Institute, Texas Agrilife Extension, and Natural Resources Conservation Service.





10,230 ± Acres
Davis Mountains · Jeff Davis Co., Texas
\$850/Acre



Caleb Matott Farm & Ranch Specialist

Legacy Real Estate

Cell: 432-349-3330

Office: 432-687-6500

bigdogranchsales@mac.com

Farmandranchoftexas.com

4400 N Big Spring Ste 101 Midland, TX 79705

Main: 432.687.6500 Fax: 432.618.0675 LegacyRealEstate.com



Information Herein Deemed Reliable but Not Guaranteed
Do not rely on this information without conformation or verification