



Protecting Clients. Conserving the Land.

Sunrise Ranch

*5340.3 Acres, Fort Davis,
Jeff Davis County, Texas*



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Sunrise Ranch

5,340 acres

Jeff Davis County, Texas

Adjacent to McDonald Observatory

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Location

Sunrise Ranch is comprised of 5,340 acres and is being offered from the second owner since being settled in the late 1800's. It is located Highway 118 on the historic Scenic Loop below McDonald Observatory in the Davis Mountains of West Texas. The property is only six miles as the raven flies from the 33,000 acre Davis Mountain Preserve and in proximity to additional private ranches covering 21,000 acres, all with conservation easements. It is part of a protected ranch neighborhood with unobstructed views of the Observatory and area mountains.

Acreage

5,340 acres in Jeff Davis County.

Description

Sunrise 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 6,575 feet. Sunrise Ranch is an acclaimed horse training and demonstration ranch with first class barns, stables, indoor and outdoor riding arenas, paved entrance off the scenic loop, and several homes. The central feature on the ranch is Olds Creek which runs from its headwaters through the property creating rolling hill country grassland with huge mountains rimming the property to the west, north and east. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains. Mount Livermore, Olds and Limpia can be seen from overlooks on the ranch, as well as Pine Peak, Blue Mountain, Miter Peak, Mount Ord, and Limpia Canyon, Mountain ranges beyond Alpine and Marfa, the Glass and Chinati Mountains (30 to 50 miles distant) can be seen clearly on most days. This was once part of the historic U up-U down Ranch settled by the G. S. Locke family in the late 19th century and has been a working cattle ranch ever since.

The ranch has recently constructed roads, fences and a water well into the high country providing excellent access for livestock/wildlife distribution. With over five miles of paved frontage on the Scenic Loop, the property is accessed through several entrances.

Habitat

This Scenic Loop ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, Alligator Juniper, and Mexican Walnut. Several large hills 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 and livestock.

Wildlife

Big mule deer, white-tail, elk, and smaller animal and bird species of the Davis Mountains, javelina fox, ringtail and Montezuma quail abound in the mountains. Blue quail, and dove populations are tremendous for great hunting opportunities. Native trees, brush and grasses provide excellent habitat for these game species and many native birds and other non-game animals. Wooded canyons and lush grasslands provide excellent habitat for migratory songbirds.

Improvements

There are extensive improvements on the property all built within the last 10 years with quality construction and located on the eastern end of the ranch for convenience to town. The following is a list of the various improvements:

- 18,000 square foot single span indoor riding arena with attached apartment, office, and viewing window.
- Nine stall main stable with excellent horse cleaning facility, water system, bathroom, apartment, and central walkway.
- Six stall visitor stable.
- 10,000 square foot barn, equipment shed, shop, and storage shed.
- Three bedroom foreman's apartment and covered equipment storage.
- Landscaped outdoor riding arena.
- Custom built 3br/3ba owners home with excellent finishes.
- Custom two story log home with barn and extra apartment.
- Free Water Tap off McDonald Observatory water system with nine troughs and float valves etc.
- Two livestock pens, with cattle facilities.
- Ten miles of new fence
- Two 21,000 gallon water storage tanks and one covered 50,000 gallon tank.

Water

There are four wells on the property, three submersible with pipeline system and one windmill, two 21,000 gallon storage tanks and five water troughs. Also there is a free tap and 50,000 gallon covered storage off the Observatory water system with an extensive separate pipeline system and nine custom troughs.

Conservation Easement

There are two conservation easements on the property allowing for one subdivision into two ranches. There are additional homes and buildings allowed within a 430 acre Building Area. There is also a 21 acre Facilities Area allowing further ranch improvements such as barns, corrals etc. as well as extensive recreation improvements allowed throughout the rest of the pastures.

Price

\$1,850 per acre or \$9,879,000 **Price Reduced as of February 1, 2010 to \$1756.00/acre or \$9,379,000.00.**

Contact

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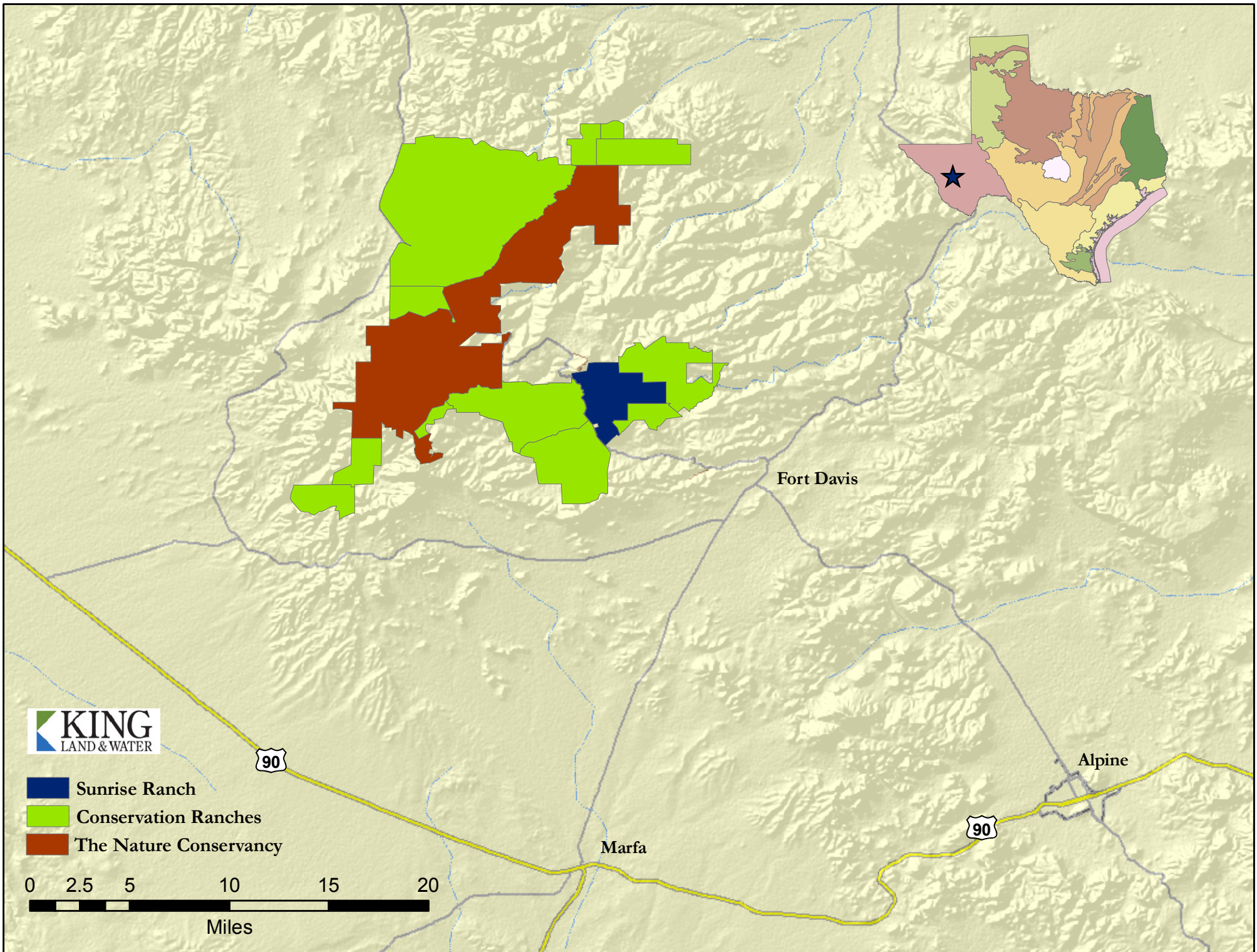
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Disclaimer

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.



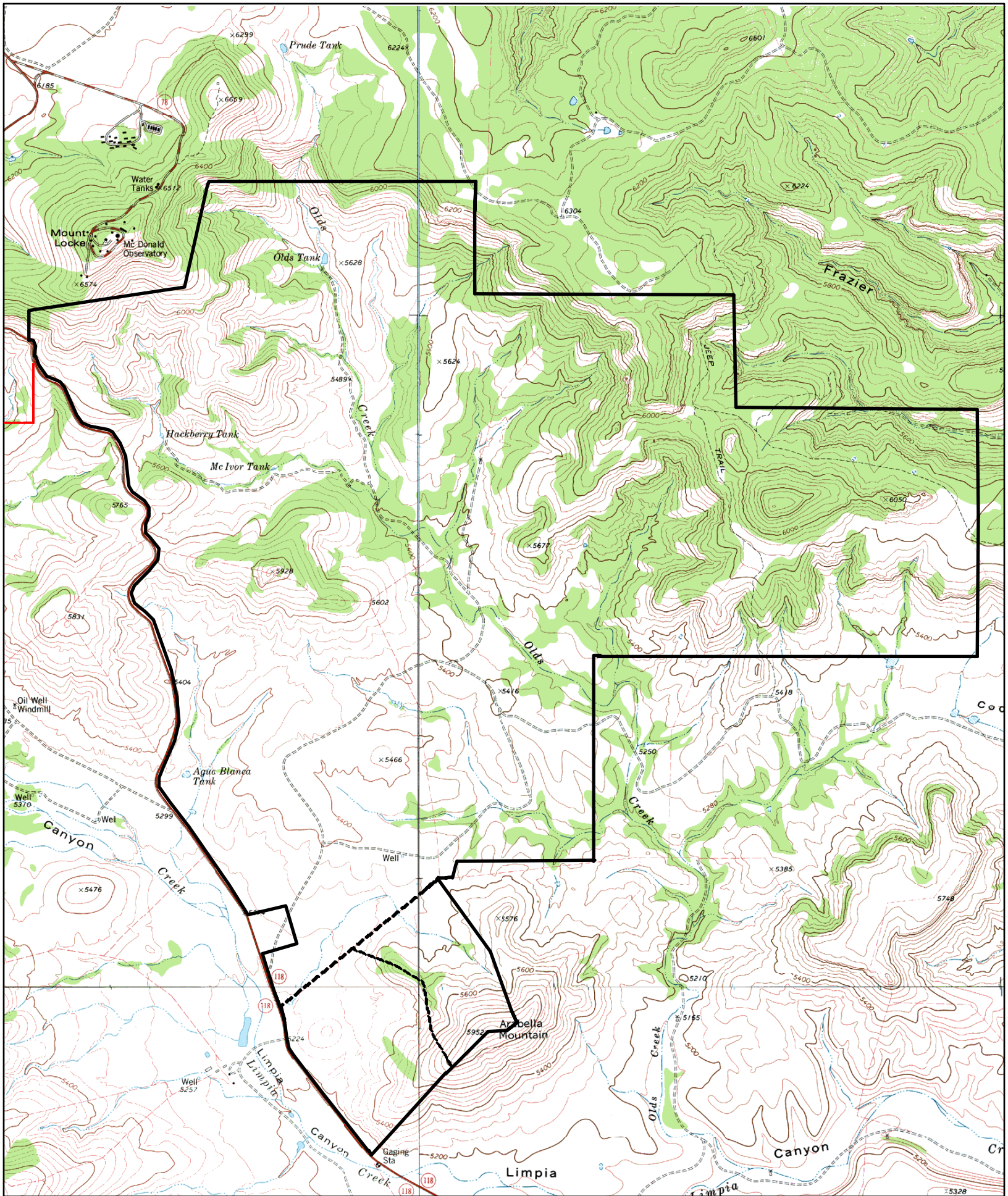
Sunrise Ranch



Sunrise Ranch

Conservation Ranches





Name: CASKET MT
Date: 10/22/2009
Scale: 1 inch equals 2667 feet

Location: 030° 38' 56.45" N 103° 59' 37.85" W NAD27
Caption: Sunrise Ranch
5,340 Acres
King Land and Water



Views of Sunrise Ranch Property



More Property Views