



Protecting Clients. Conserving the Land.

Sunrise Ranch

6890 acres, Jeff Davis County, Texas

On the Fort Davis Scenic Loop



James King, Agent

432-386-2821 Cell

432-426-2024 Office

james@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

www.KingLandWater.com

Sunrise Ranch

6,830 +/- acres

Jeff Davis County, Texas

Adjacent to McDonald Observatory

James King, Agent

Office 432 426.2024

James@KingLandWater.com

Location

Sunrise Ranch is in the heart of the higher elevations of the David Mountains, adjacent to McDonald Observatory along Scenic Highway 118 just a few miles west of Fort Davis, Texas. The Davis Mountains are a southern outlier of the Rocky Mountains and are known for Ireland-green summers, mild winters, and overall one of the best climates in the country. This unique property is only six miles 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 area mountains and is just 40 minutes from Marfa or Alpine.

Acreage

6,830 acres in Jeff Davis County.

Description

Sunrise Ranch, located within a Sky Island of the Chihuahuan Desert, with elevations ranging from 5,200 feet to 6,575 feet, is a rare offering and one of the finest ranches on the market in Texas. 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 furnished homes. Nothing has been spared here, all improvements are top-notch with designer touches inside and out and excellent infrastructure, roads and fences throughout. The central feature on the ranch is Olds Creek which runs from its headwaters through the property, creating rolling hill country grassland, as well as tree-lined bottoms 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, Pine Peak, Blue Mountain, Miter Peak, Mount Ord, Limpia Canyon, and mountain ranges beyond Alpine and Marfa can all be seen from the ranch. 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 combination of gentle rolling open grasslands, wooded creeks and rugged forested mountains provided a diverse landscape for ranching, recreation, hunting, or just sitting back and star gazing. The night sky, the darkest skies in the continental US, where star-viewing is unparalleled, provides unlimited astronomical observation.

The ranch has recently-constructed roads, fences, and a water infrastructure into the high country providing excellent access for livestock/wildlife distribution. With more than 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, Graves oaks, alligator juniper, piñon pine, madrones, and Mexican walnut. Several large mountains create excellent topography and the views of the mountains are nothing short of breathtaking. Excellent grasses and other Chihuahuan Desert plants provide habitat for the native animals and livestock. The landscape here is rolling hills, large valleys, oak-lined creeks with piñon/juniper woodlands up the slopes into the mountains. Summer rains create running creeks, stirrup high green grasslands, amazing wildflowers, and productive rangelands.

Wildlife

Big mule deer, white-tail, elk, Aoudad and smaller animal and bird species of the high Chihuahuan Desert, javelina, fox, ringtail, and Montezuma quail abound in the mountains. Native trees, brush, forbs and grasses provide excellent habitat for these game and non-game animals. Wooded canyons and lush grasslands provide excellent habitat for migratory neotropical songbirds. The Davis Mountains is home to the Hummingbird Festival and is known for its many outdoor activities like birding, hiking, climbing, photography, mountain biking. This ranch is the perfect place for one to enjoy these and many more outdoor activities.

Improvements

There are extensive improvements on the property, all built within the last 10 years with high-quality construction and located on the eastern end of the ranch for convenience to town. Most of the custom furnishings are included in the sale and have been tastefully installed by a Houston interior decorator. The following is a simplified list of the various improvements:

- 18,000 square foot single-span indoor riding arena with attached apartment
- Nine-stall main stable with excellent horse cleaning facility, water system, bathroom, additional apartment, and central walkway.
- Six-stall visitor stables.
- 10,000 square foot barn, plus equipment shed, shop, and storage shed.
- Three-bedroom foreman's apartment and covered equipment storage.
- Landscaped outdoor riding arena.
- Custom built three-bedroom/three-bath bunkhouse with excellent new finishes.
- Custom two-story 1700 square foot log home with barn and extra apartment.
- Rainbow Adobe state-of-art 3000 square foot owners' home with 1700 square foot barn and apartment. Builder spent more than \$2M constructing this custom home which is in perfect condition!
- Free water tap-in to the McDonald Observatory water system with nine troughs and float valves
- 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.
- Excellent roads throughout the ranch.
- Numerous stock tanks and three springs, including one named Cherry Springs.

Water

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

Conservation Easement

There is a conservation easement on the property, with provisions for subdivisions into three separate ranches. There are additional homes and buildings allowed within designed building areas. There is also a 21-acre facilities area for further ranch improvements such as barns, corrals etc., as well as extensive recreation improvements allowed throughout the rest of the pastures. In all, the ranch has tremendous existing improvements and the ability to add more.

Price

\$2,189 per acre or \$14,950,000

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

James@KingLandWater.com

Disclaimer

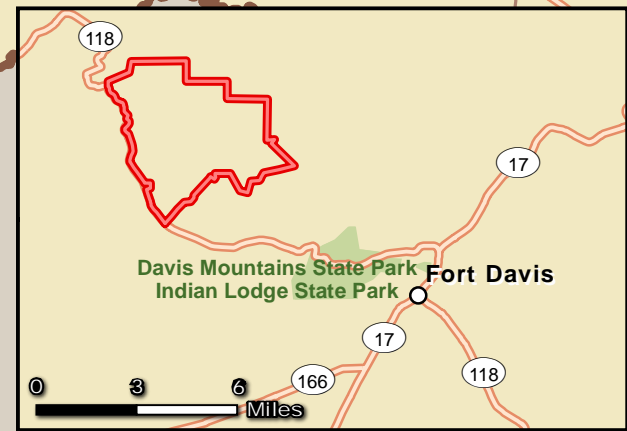
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

SUNRISE RANCH - 6,829.49 AC +/-
JEFF DAVIS COUNTY, TEXAS



Date: 09.19.17
Data Source: ESRI

- Property
- Property Boundary

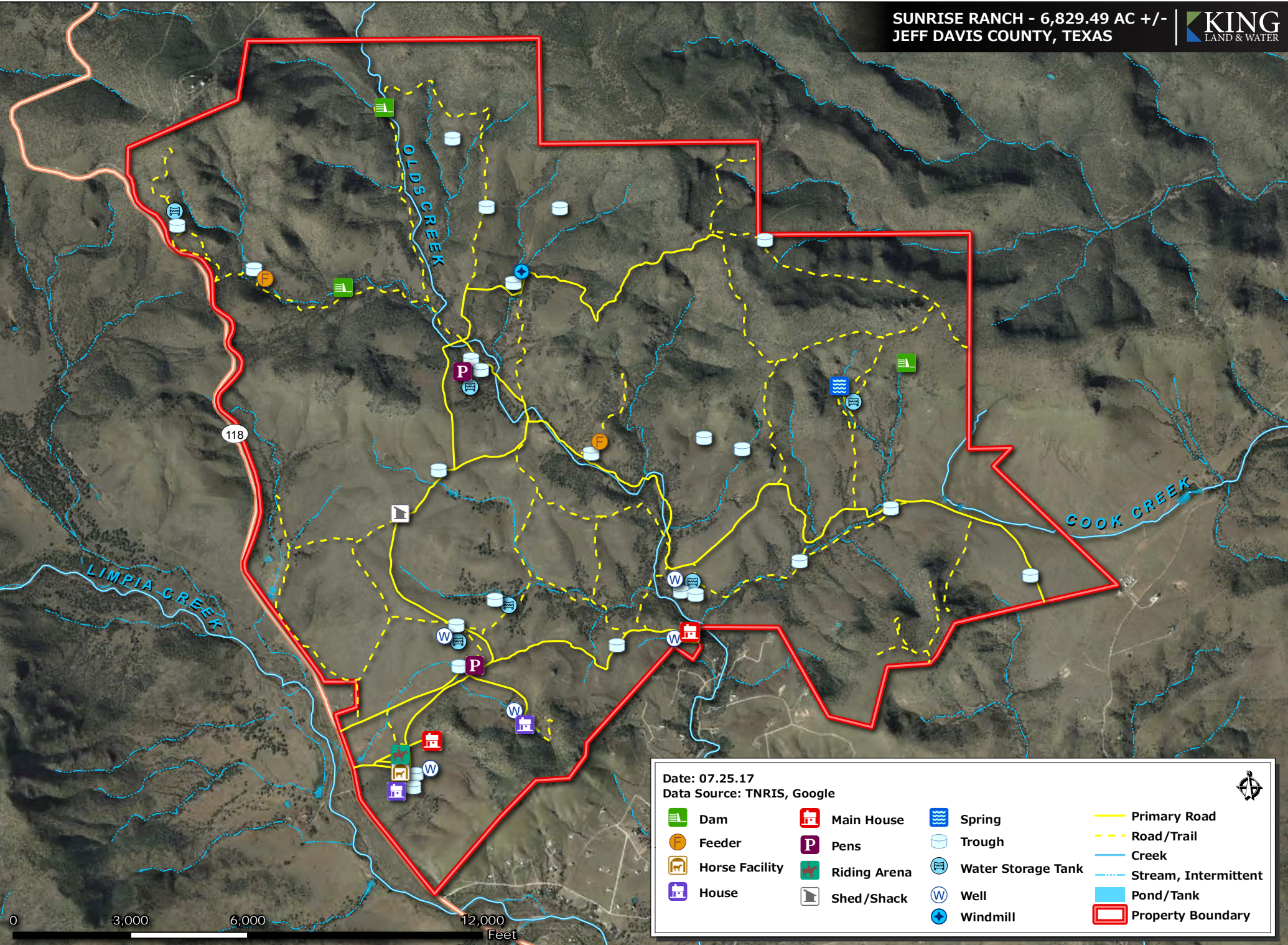


James King
600 North State Street PO Box 109 Fort Davis, TX 79734

P: (432) 426-2024

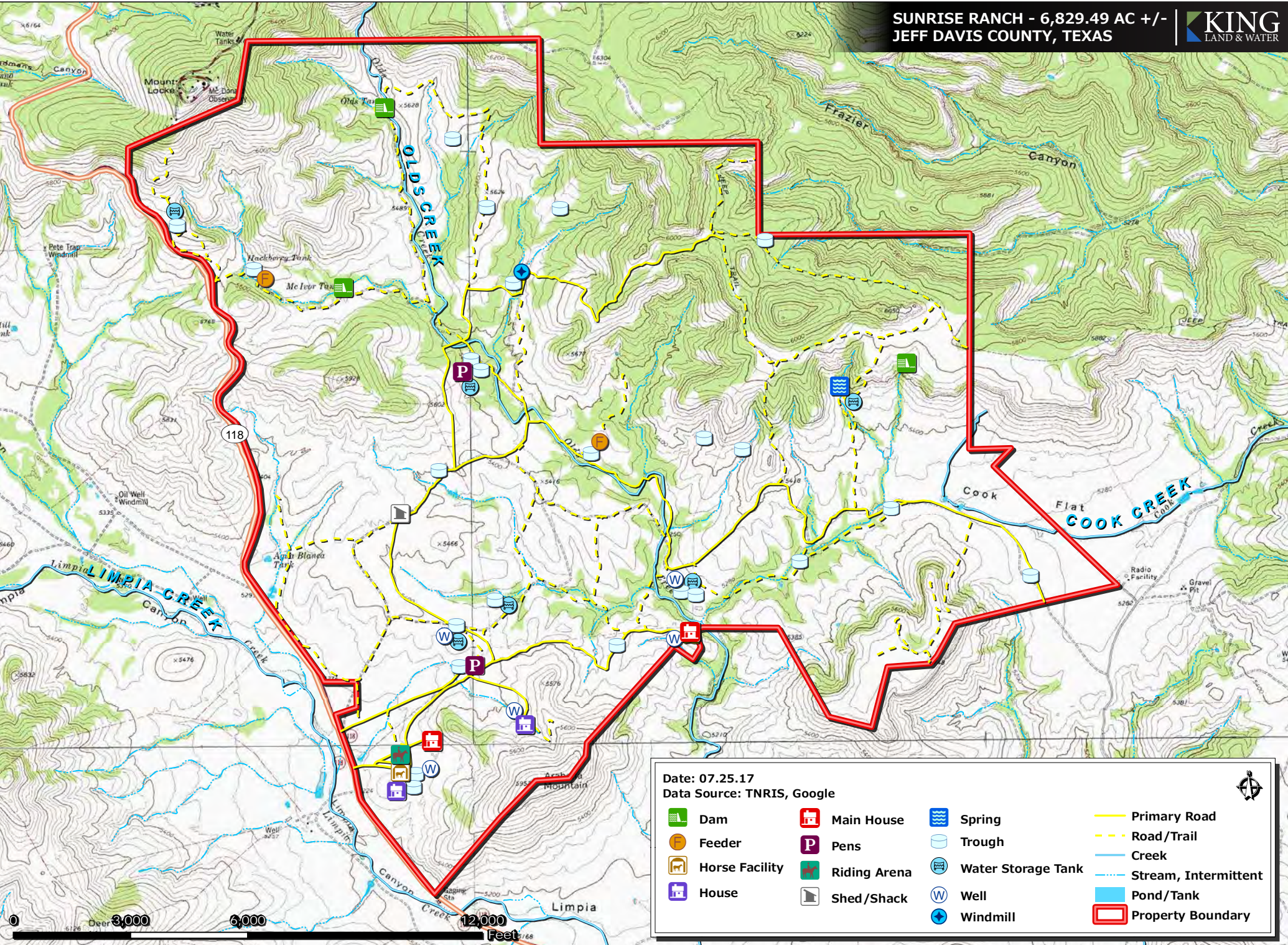
kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 www.mapright.com



Date: 07.25.17
Data Source: TNRIS, Google

- | | | | |
|----------------|--------------|--------------------|----------------------|
| Dam | Main House | Spring | Primary Road |
| Feeder | Pens | Trough | Road/Trail |
| Horse Facility | Riding Arena | Water Storage Tank | Creek |
| House | Shed/Shack | Well | Stream, Intermittent |
| | | Windmill | Pond/Tank |
| | | | Property Boundary |



Date: 07.25.17
Data Source: TNRIS, Google

- | | | | |
|----------------|--------------|--------------------|----------------------|
| Dam | Main House | Spring | Primary Road |
| Feeder | Pens | Trough | Road/Trail |
| Horse Facility | Riding Arena | Water Storage Tank | Creek |
| House | Shed/Shack | Well | Stream, Intermittent |
| | | Windmill | Pond/Tank |
| | | | Property Boundary |



More than four miles of frontage on both sides of Olds Creek



High Country on the ranch, with vistas in all directions



Enjoy the same dark skies that are appreciated at McDonald Observatory



Davis Mountains high elevation grasslands



The Davis Mountains offer some of the best sunsets anywhere



Natural cut stone surrounds Cherry Spring



Some of the best views in Texas are in the Davis Mountains



Stunning blue skies are a near daily feature



A private and natural place to escape



The Fort Davis Scenic Loop offers some of the best of Texas sights



Rock features add to the recreational activities



A custom high-end adobe home is one of four residences on the property



High-end finishes and details make this an exclusive home



A log guest home is also located on the property



Warm, comfortable surroundings make this home
a great place from which to view the sights



The barn complex has two separate stable areas



This world-class horse facility includes both indoor and outdoor arenas, as well as office space



This ranch offers much for the horse enthusiast



The skies always add to the natural beauty