



Protecting Clients. Conserving the Land.

Stagecoach Ridge Ranch

1266 Acres, Alpine, Brewster County



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1266 +/- acres

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Location

Stagecoach Ridge Ranch is located within the unique gated ranch community of Sierra La Rana with its maintained roads, underground electricity, and other amenities, as well as the opportunity to run cattle, lease grazing rights, and take advantage of deer and bird hunting opportunities. The ranch is located just south of Alpine, the gateway into the Big Bend Country, with its more than 1,000,000 acres of parks and public lands and is just an hour's drive north of Lajitas and Terlingua and their outdoor adventures and amenities. There are two access gates into Sierra La Rana which provide security and privacy for this scenic property.

Acreage

1266 +/- acres in Brewster County.

Description

This is high Chihuahuan Desert grassland and mountain property studded with interesting outcrops of rocks and large trees, creating a scenic wonderland. The ranch has amazing vistas of the city of Alpine with views of the entire region, including the Davis and Glass Mountains. Elevations range from just over 5,000 feet to 4,400 feet, creating a landscape of rolling hills with high flats and steep canyons. Approaching Stagecoach Ridge Ranch from within Sierra La Rana is from well-maintained roads with buried electric service and an exceptionally beautiful maintained exclusive subdivision. There is a road that circles the ranch, taking you from the high country and down into valley floors and up canyons. There are many areas for new roads that will broaden the use and access for this scenic ranch.

Habitat

Stagecoach Ridge Ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Grama, and Sideoats Grama with rhyolite palisades mountains studded with Juniper and Emory and Grey Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. This is historic ranching country and represents some of the best cow/calf range in West Texas.

Wildlife

Because of the diverse habitat with native grasses, brush, boulders, trees, and mountains there is an abundance of game and non-game animals and wildlife on Stagecoach Ridge Ranch. This is big mule deer country with lots of blue quail and mourning dove, making this a hunter's paradise. There are also smaller animal and bird species found here like javelina, fox, ringtail, mountain lion, hawks, hummingbirds, Montezuma quail, and a variety of neotropical songbirds. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals.

Water

Stagecoach Ridge Ranch has an existing windmill and one surface tank. Several watering troughs come from within Sierra La Rana as well as the ranch's windmill to distribute water for wildlife and cattle.

Price

\$1800 per acre or \$2,278,800

Contact

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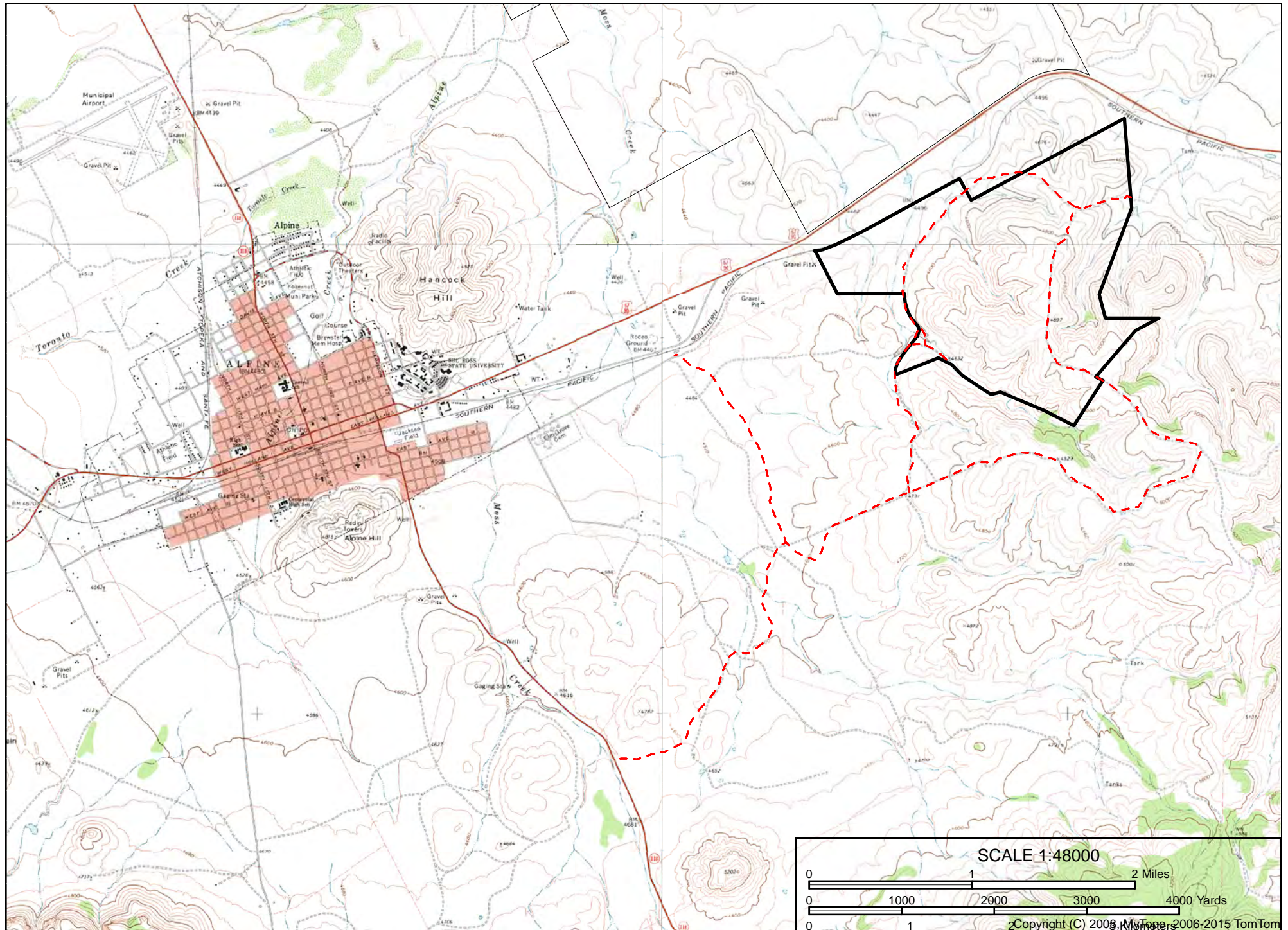
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Disclaimer

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.

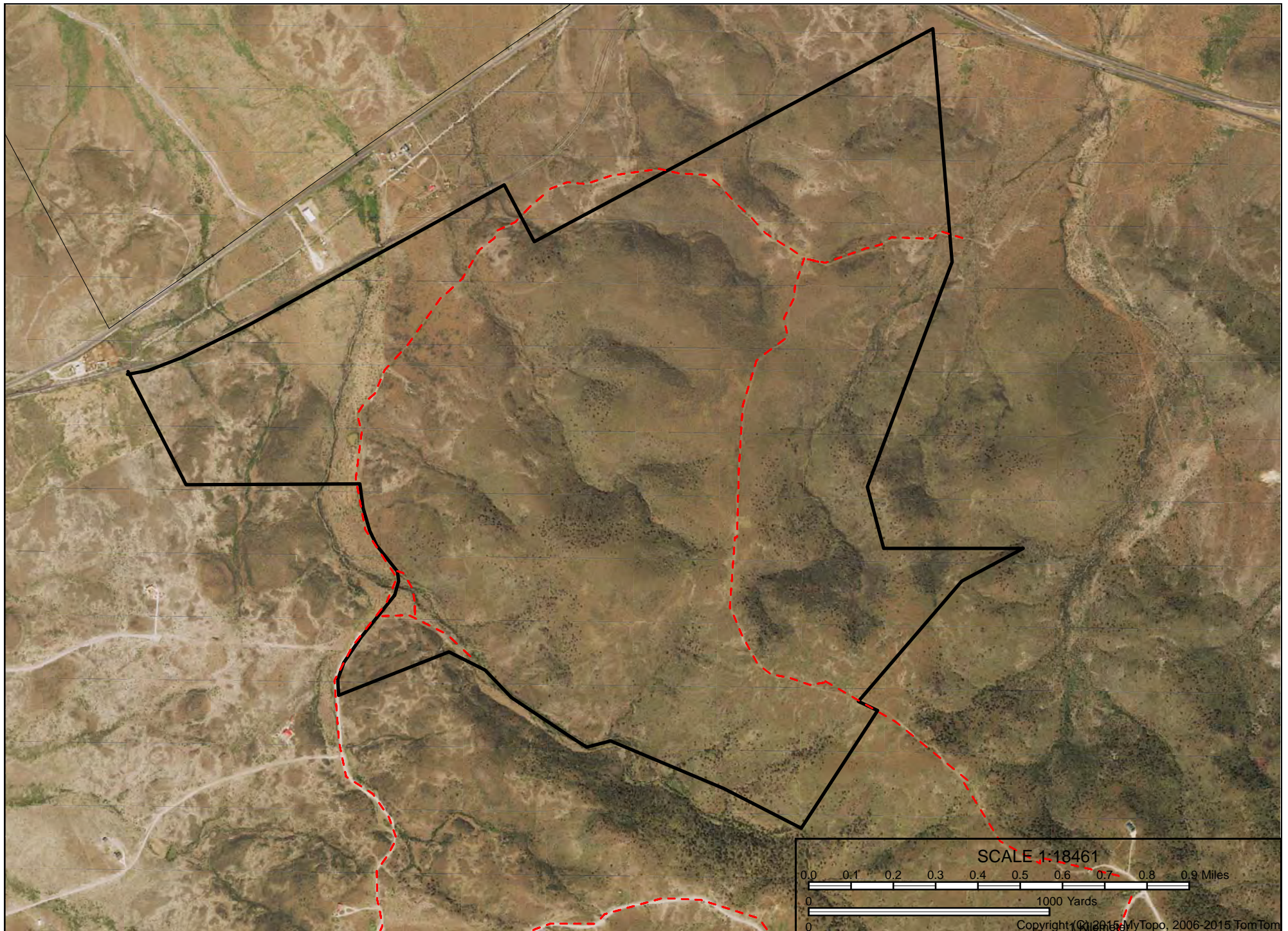




Stagecoach Ridge Ranch
1,266 Acres
Alpine, Texas



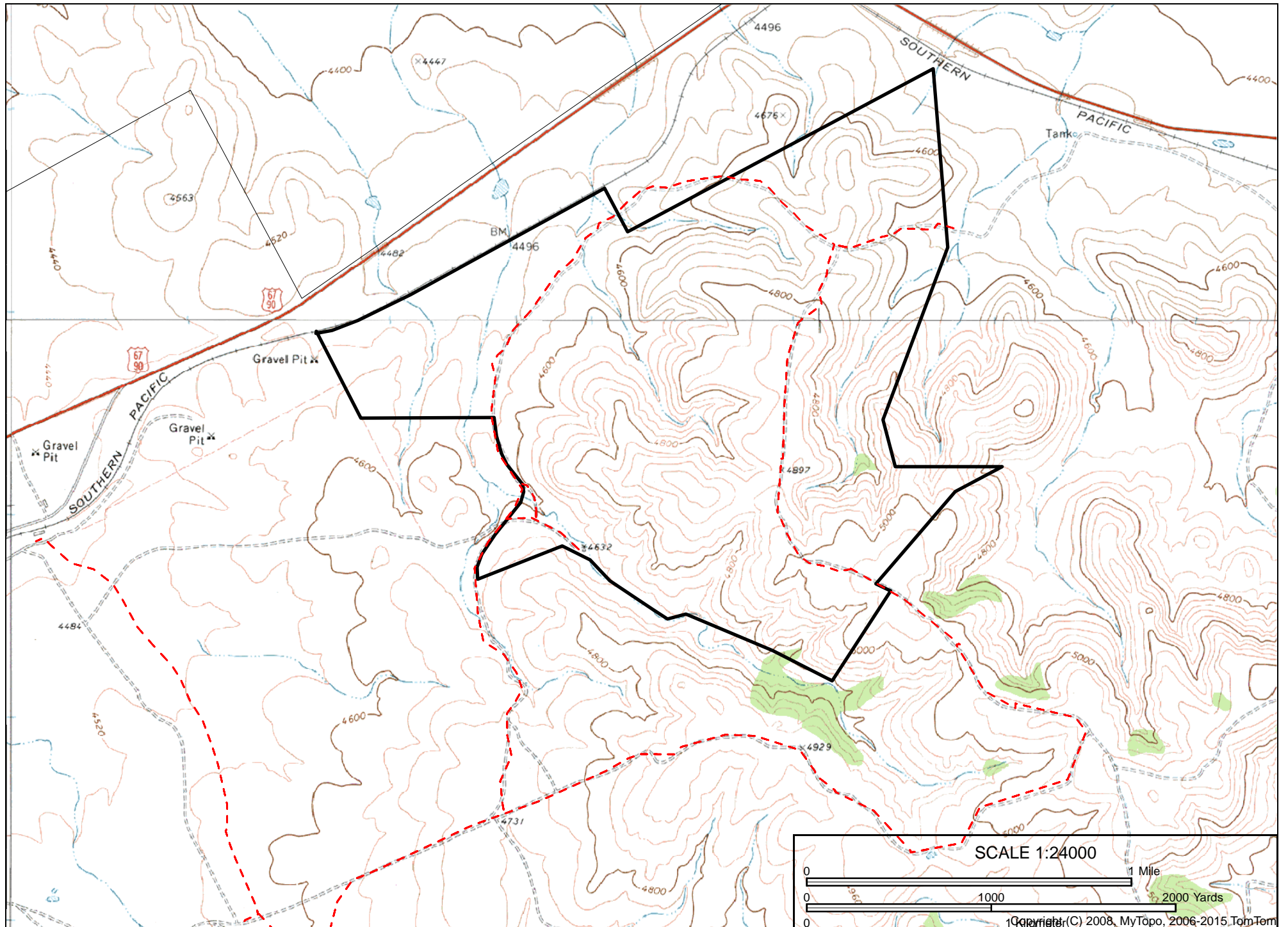
Location: 030° 21' 18.7308" N, 103° 37' 36.9079" W



Stagecoach Ridge Ranch
1,266 Acres
Alpine, Texas



Location: 030° 22' 16.3981" N, 103° 35' 20.0687" W



Stagecoach Ridge Ranch
1,266 Acres
Alpine, Texas



Location: 030° 22' 06.6309" N, 103° 35' 32.9330" W

SITE PLAN
DECEMBER 1, 2013

SIERRA la RANA

A C RANCH PROPERTY
ELEVATION
4,500-5,700 FT.

★ SOLD LOT
■ EXISTING HOME SITE

CITY OF
ALPINE

BACK
GATE

QUAIL RIDGE

ANTELOPE HEIGHTS

TRACT 77 PACKAGE
1265.281 ACRES

DEER RUN

HIGH SIERRA

ASTRONOMY VILLAGE

SH 118

FRONT
GATE

SIERRA LA RANA DRIVE

QUAIL RIDGE CT

DEER RUN

HIGH LONESOME DRIVE

SCENIC RIDGE ROAD

DARK SKY DRIVE

US 90

US 67

















Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date