



*Protecting Clients. Conserving the Land.*

## **Dos Lomas Ranch**

**6,004 +/- acres, Pecos County**



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## Location

Dos Lomas Ranch is located between Ft. Stockton and Ozona fronting for over 5 miles on the north side of Interstate 10 and its frontage road at Exit 314 just 10 miles as the crow flies south west of Iraan. San Antonio is just 3.5 hours to the east making this an excellent weekend recreation ranch.

## Acreage

6,004 +/- Acres in Pecos County

## Description

The name of the ranch comes from two high limestone mountain tops that dominate the views from around the ranch. Broad tops with big valleys creates a combination of easy accessible gentle land with deeper soil and the limestone bluffs, rim country, steep hills, and canyon heads creating a diversity of habitats and landforms. This is a working ranch with exceptional hunting. It's also loaded with canyons, mountains, caves, and excellent vegetation cover making this a hiker and explorers dream. It has been well managed for decades and is known for its combination of native grass, shrubs, and trees.

A combination of three large pastures and two traps with pens and extensive water infrastructure complete this working ranch. Some call this "divide country" as the ranch has tremendous topography with a road infrastructure that allows easy access up on top and across the entire ranch. Flay grassy mesa tops with a natural Playa Lake or "Buffalo Wallow" contrast with the rim rock canyons, broad valleys, wooded steep limestone bluffs.

This is Western Edwards Plateau transitioning into the Chihuahuan Desert a convergence of two biologically-distinct eco-regions in Texas. Dos Lomas is the perfect combination of topography, vegetation, accessibility, scenery, history and romance.

The Headquarters is simple but functional with a foreman's house and owner/hunter camp house. The old historic house burned many years ago but there is an excellent location to build a new owners lodge. There are some outbuildings, barns and pens located at the Headquarters. The owners have worked for decades with the NRCS in cost share programs to improve rangeland and building new fences within the ranch.

## Habitat and Wildlife

From yucca and sotol, to hackberry and mesquite woodlands, to persimmon and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in great condition, a result of responsible grazing methods. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game



species such as deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other animals.

Mule deer, and whitetail deer populations on the Ranch are great. The population is about 50/50 for the two deer types and, within the steep terrain along the canyons, one can also find Aoudad sheep. Wing shooting opportunities for blue quail and mourning dove are tremendous. The ranch has a MLD Level II permit and has been carefully managed over the decades by responsible hunters.

## Water

The ranch is divided into upper mesa land and lower valley/canyon land. There are 3 wells below the rim with one being a windmill and the other two being submersible with electricity. The submersible in West Pasture is pumped up the rim and supplies water on top. There is also a Windmill on top in the East Pasture. The water is shallow, accessible, prolific, and is high quality, being part of the Edwards-Trinity or Plateau Aquifer. The three wells below the rim are 300 feet in depth with water at 120 feet and the one windmill on top is 600 feet deep. Storage tanks and troughs distribute water around each pasture and at the Headquarters. One water through on top near the pens is supplied by a neighbor's well.

## Minerals/Wind/Solar

This ranch is adjacent to the Yates Field one of the most prolific Oil Fields in the World which has produced over one Billion Barrels of Oil. There are no active wells or leases on the Dos Lomas Ranch. There are three Mineral Classified Sections and the Sellers will convey 10% of fee minerals owned. The fee minerals conveyed will allow any future surface owner to provide for Surface Protection provisions in any new Lease.

There is a 137 KV Transmission Line across the west end of the ranch from the Interstate up and out the top of the ranch. The owners have had interest from both Solar and Wind developers in the past. They will convey all Solar and Wind rights.

## Price

\$535/acre or \$3,212,140.00

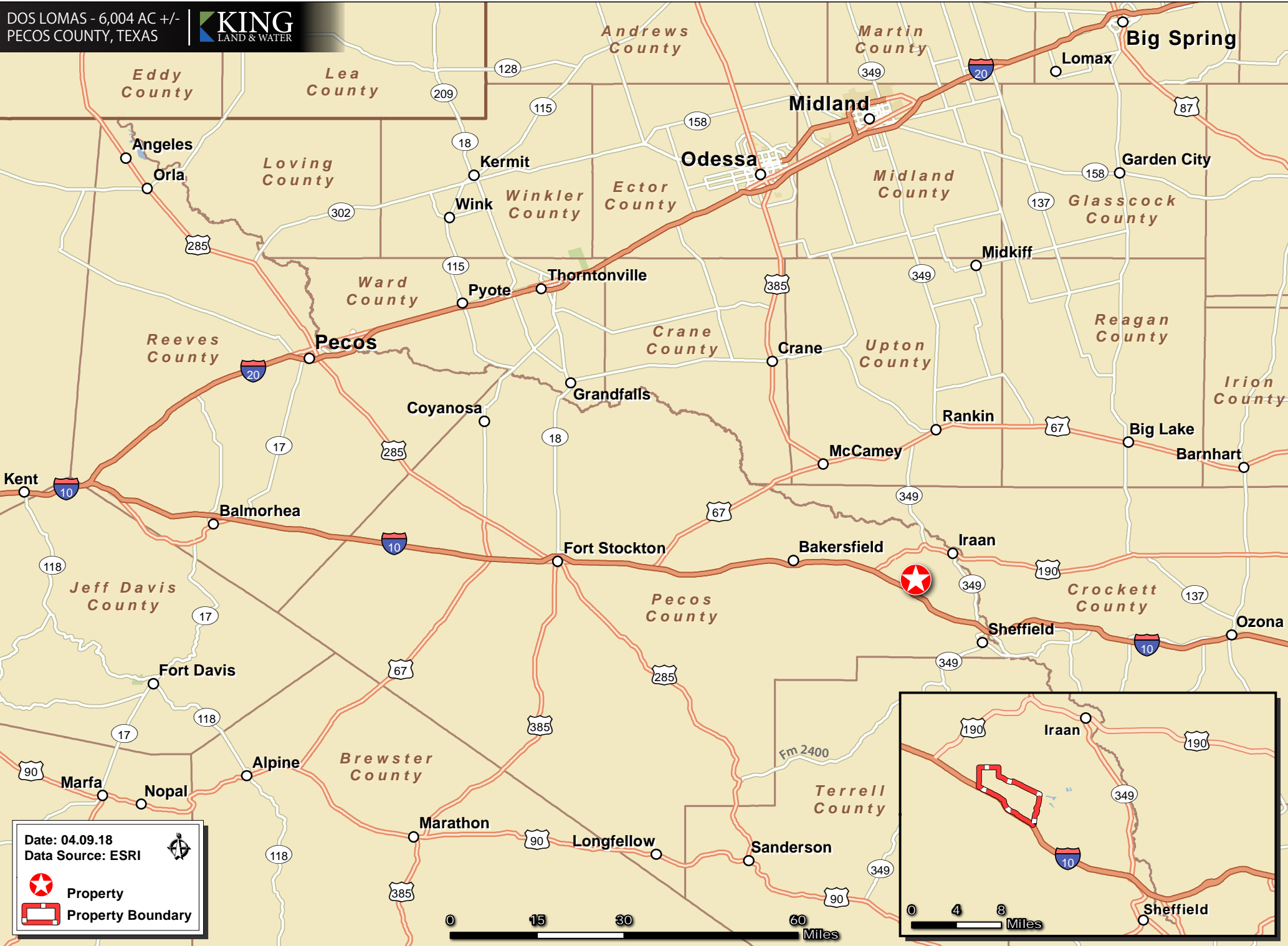
## Contact

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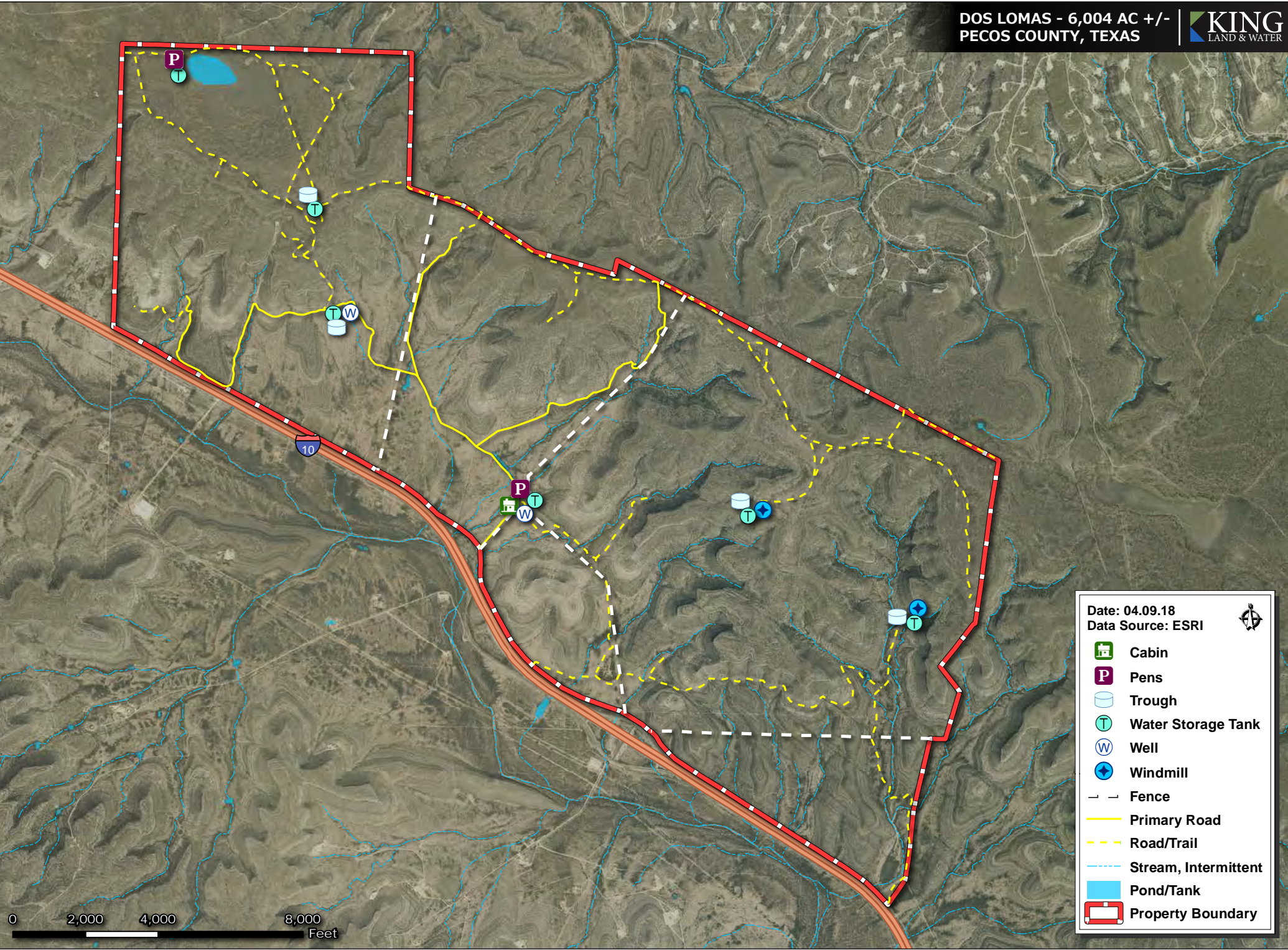
## Disclaimer

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.





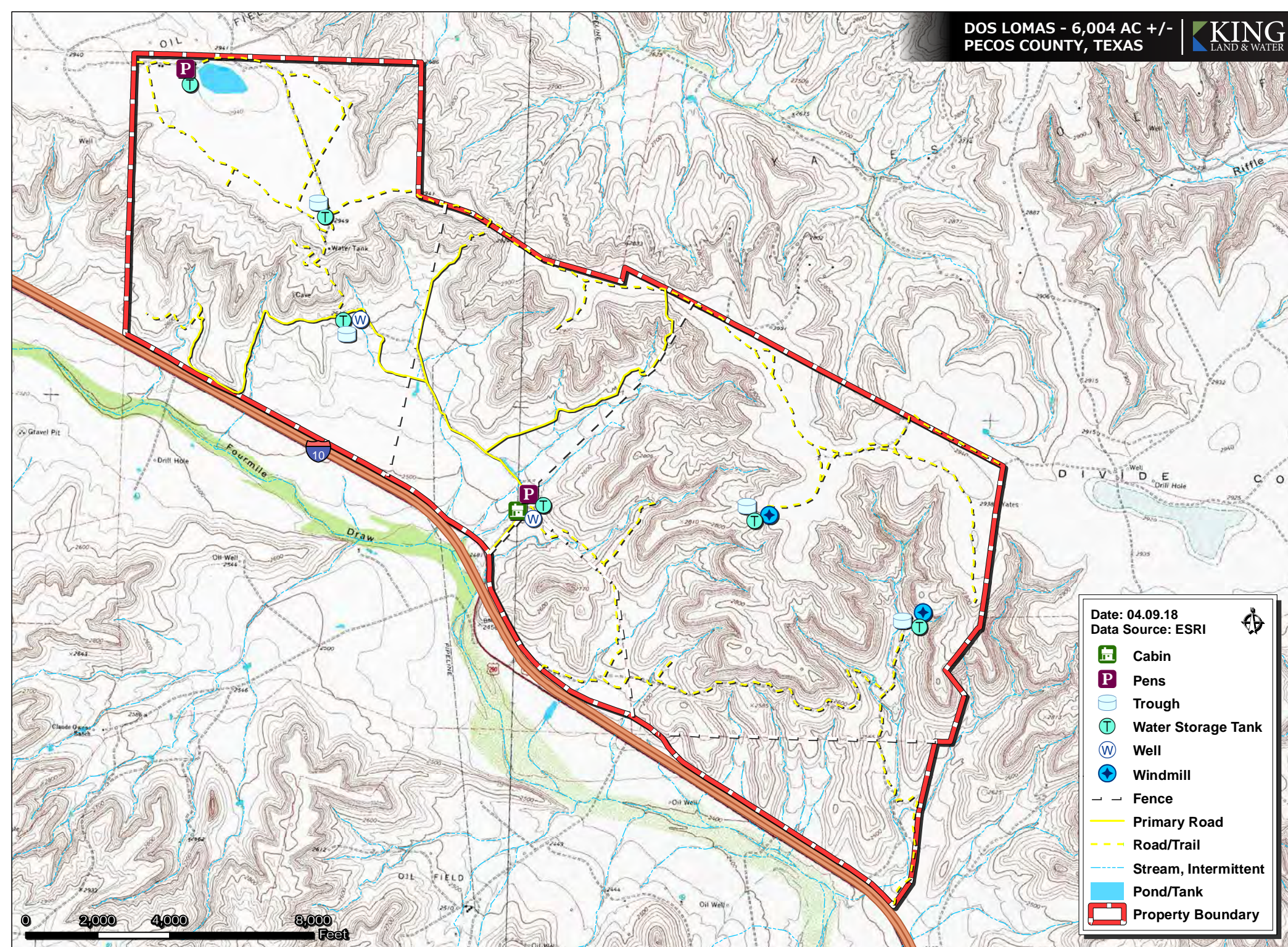




Date: 04.09.18  
Data Source: ESRI

Cabin  
 Pens  
 Trough  
 Water Storage Tank  
 Well  
 Windmill  
 Fence  
 Primary Road  
 Road/Trail  
 Stream, Intermittent  
 Pond/Tank  
 Property Boundary





















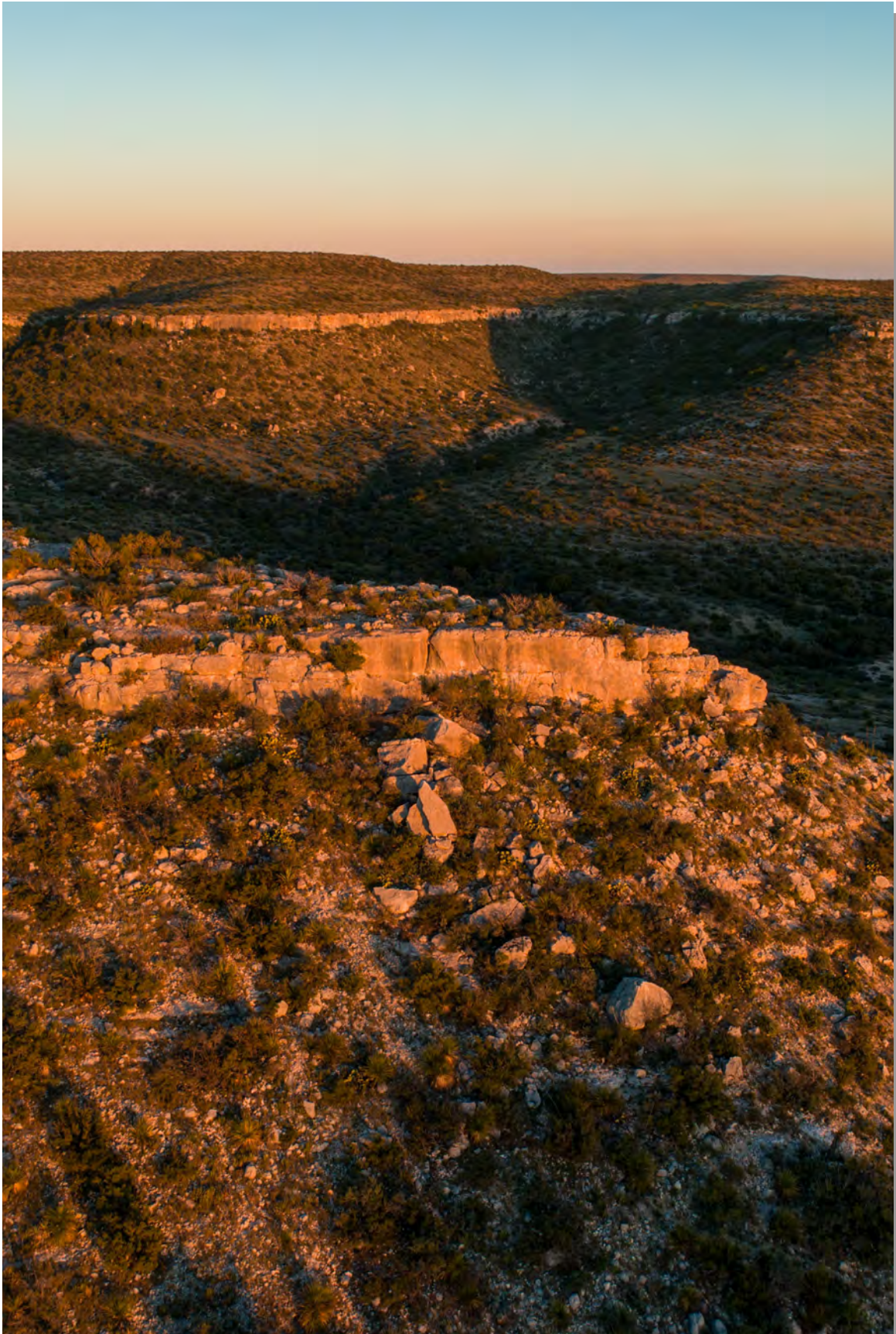












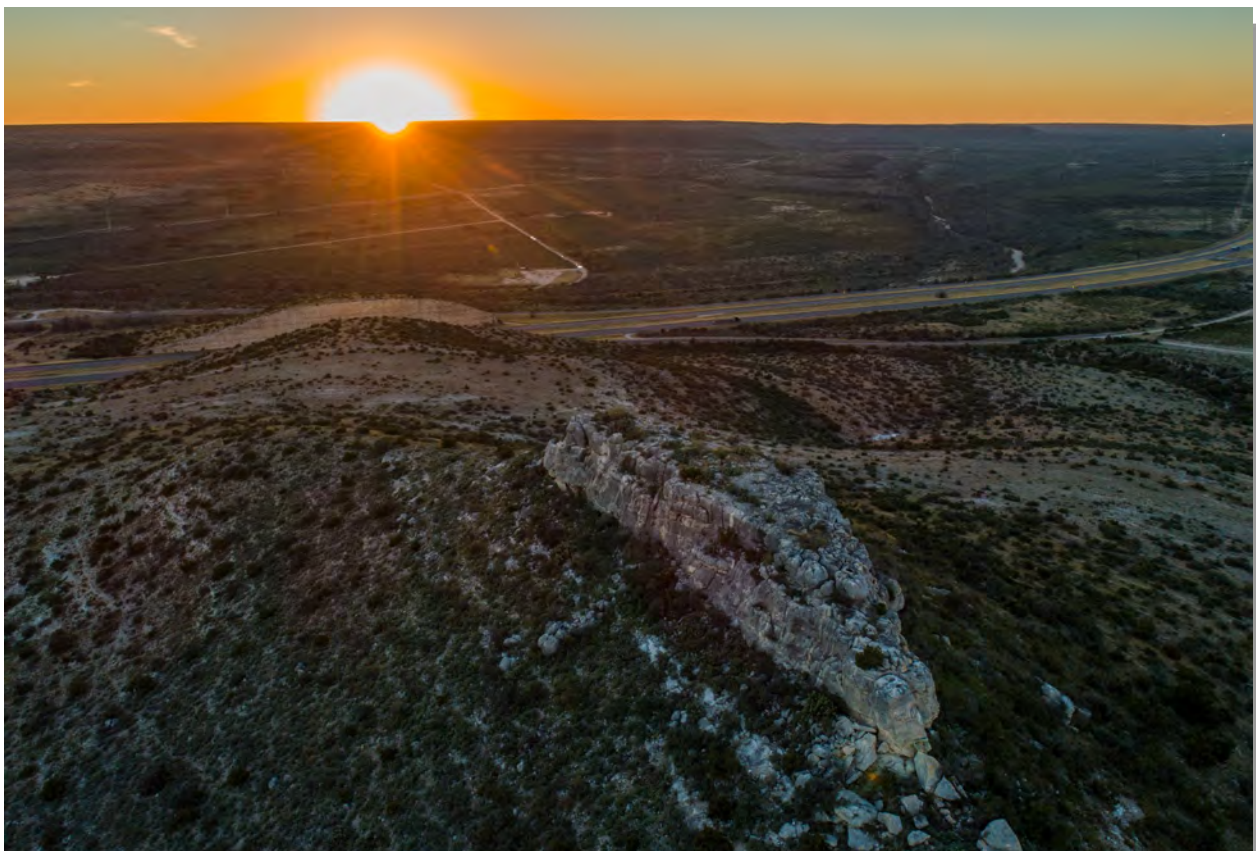
















## Information About Brokerage Services

*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.

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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](http://www.trec.texas.gov)

IABS 1-0 Date