



*Protecting Clients. Conserving the Land.*

**High Mesa Ranch  
2,858 +/- acres  
Pecos County, Texas**



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## Location

High Mesa Ranch is located halfway between Fort Stockton on I-10 and Sanderson on US Highway 90, fronting on the south side of paved Grey Ranch Road for more than 2 miles, providing very easy access to the property. This is considered Sanderson limestone hill country with a great diversity of habitats, vegetation, and topography and distant views all the way to the Madera Mountains south of Fort Stockton.

## Acreage

2,858.69 +/- Acres in Pecos County

## Description

High Mesa Ranch rises from Gray Ranch Road and abruptly ends along a long bluff line that defines its south and east boundaries. This combination of easy accessible gentle land with deeper soil and the limestone bluffs, steep hills, and canyon heads, makes this the perfect mixed-use ranch. There are no improvements on the ranch but there are many excellent building sites with great access and maximum privacy.

New fences across the south and west boundaries, as well as along Grey Ranch Road, create a working ranch. Topography ranges from just below 3,300 to more 3,600 feet. A network of excellent roads provides access throughout the ranch. Rolling to flat terrain, with accessible deeper soils to the north and the steep limestone bluffs, canyons, and valleys to the south, makes this a diverse ranch with a variety of resources.

Situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, High Mesa Ranch offers one of the most unique wildlife habitats in the state. A central plateau separates the ranch into two distinct areas that have wide, broad valleys with interesting limestone outcrop bluffs.

## Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of High Mesa Ranch. 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 excellent condition, a result of the ranch's evolution from a historic sheep and goat ranch into today's recreational uses of hunting, hiking, and enjoyment of the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as Elk, deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other mammals.



Recent use and management has been focused improving and growing Elk, mule deer, and whitetail deer populations, which are tremendous. 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 for Blue Quail and Mourning Dove are tremendous. The ranch has received excellent income from drought insurance under the existing owner.

## Water

The groundwater under Rock House Draw Ranch is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There is one well on the ranch which was recently converted to a solar well with troughs. There is a new electricity service located at the well.

## Minerals

There are two full sections as well as 83.50 ac of a third section in mineral-classified ownership, minerals owned by the Texas General Land Office, where the surface owner shares in 50% of all bonuses and royalties and negotiates terms of any mineral lease. Seller owns no other fee minerals.

## Price

\$675/acre or \$1,929,555.00

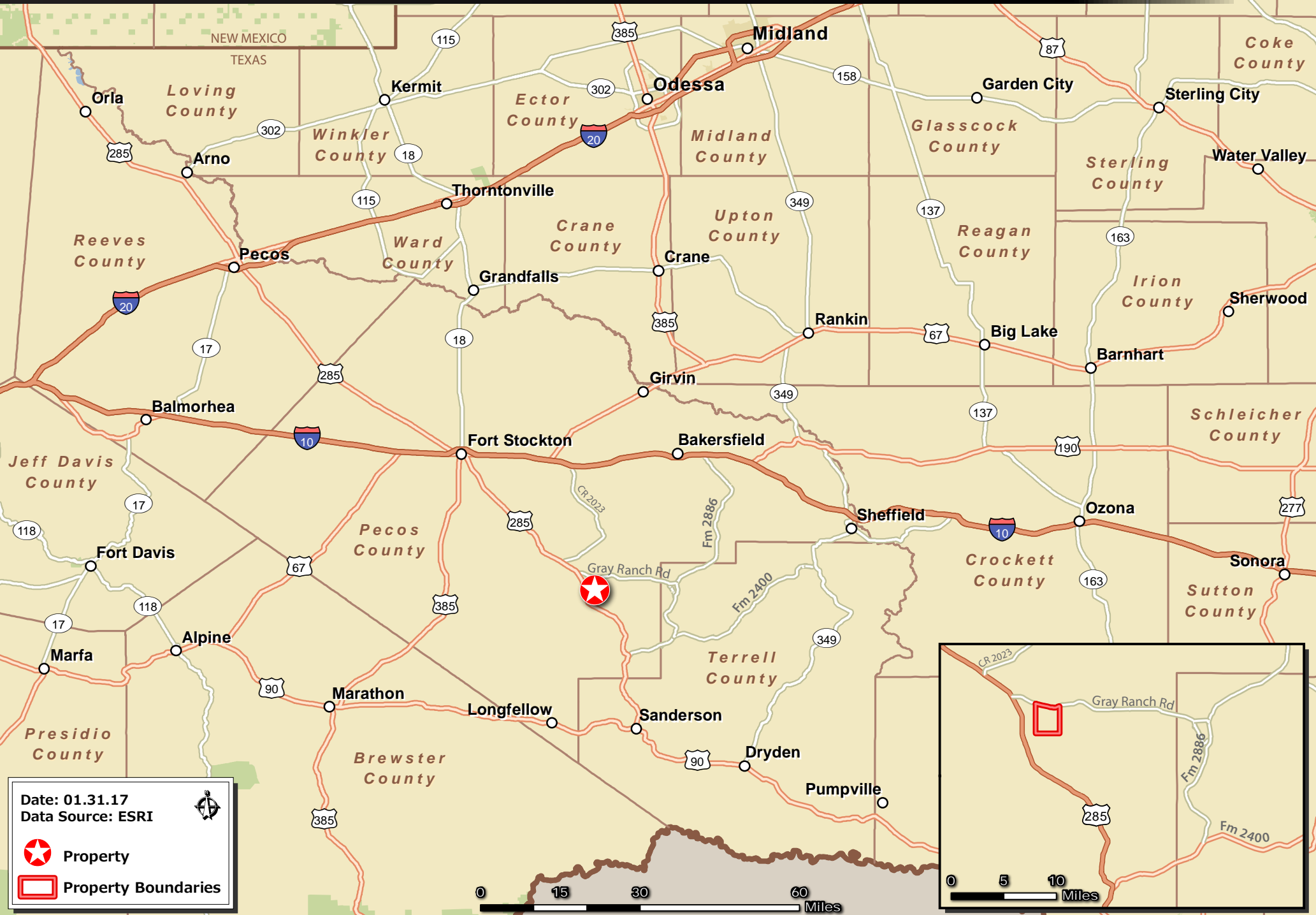
## Contact

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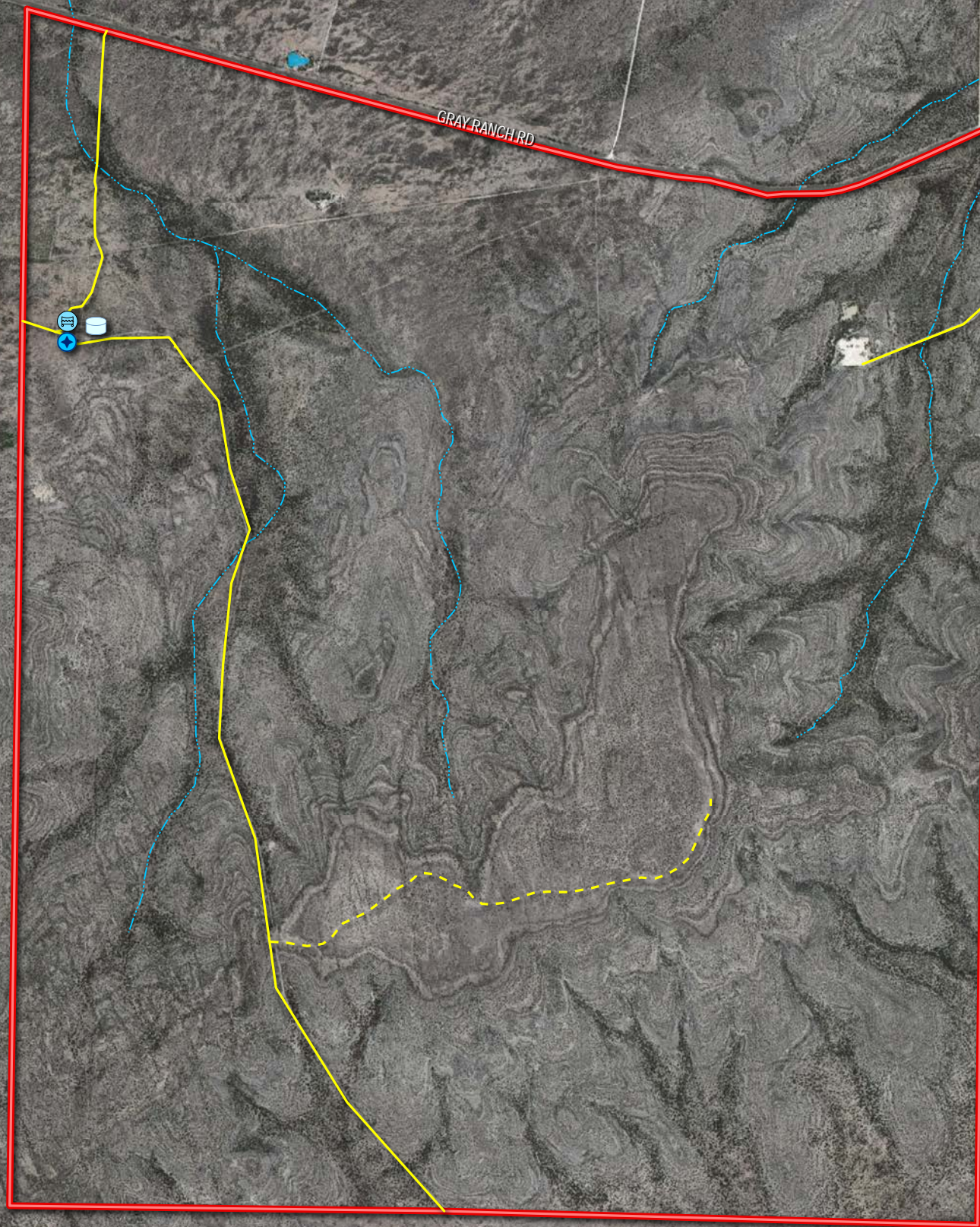
## Disclaimer

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.





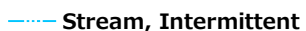












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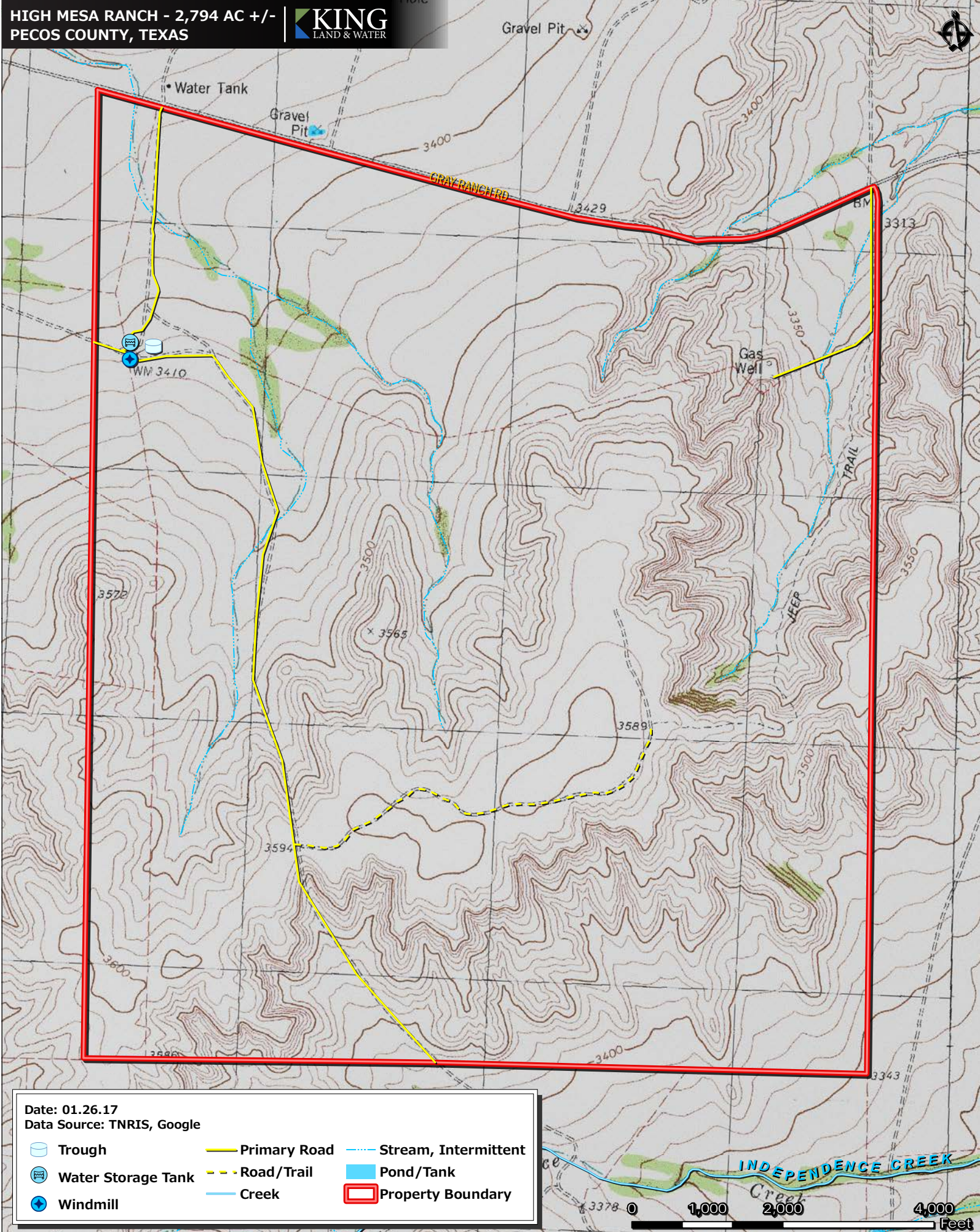
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|--|--|--|
|  Trough             |  Primary Road |  Stream, Intermittent |
|  Water Storage Tank |  Road/Trail   |  Pond/Tank            |
|  Windmill           |  Creek        |  Property Boundary    |

0 1,000 2,000 4,000 Feet







Date: 01.26.17

Data Source: TNRIS, Google

- |                    |              |                      |
|--------------------|--------------|----------------------|
| Trough             | Primary Road | Stream, Intermittent |
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## 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.

<b>King Land &amp; Water LLC</b>	<b>576133</b>	<b>office@kinglandwater.com</b>	<b>(432)426-2024</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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