



Protecting Clients. Conserving the Land.

Frazier Canyon Ranch

8,604.06 +/- acres, Jeff Davis County



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Location

Frazier Canyon Ranch is comprised of 8,604 acres of some of the most scenic canyon lands in the Davis Mountains of Far West Texas. The Ranch is located off Highway 17 between Balmorhea and Fort Davis. It has a very accessible bottom of the canyon easement road through the 06 Ranch that follows Frazier Creek from its junction with Limpia Creek upstream to the electric front gate. This location of Frazier Canyon Ranch is very remote and private surrounded by heritage ranches but it's only 30 minutes to downtown Ft Davis. It is in the heart of the Davis Mountains and part of a large ranch neighborhood with unobstructed views of West Texas Mountains and grasslands beyond. Frazier Canyon Ranch is very close to area amenities like the Davis Mountains State Park, Fort Davis National Historic Site, McDonald Observatory, Marfa, and Balmorhea State Park but is also very secluded tucked into the beautiful private valley created by Frazier and Hells creeks.

Acreage

8,604.06 acres in Jeff Davis County.

Description

Frazier Canyon Ranch is located in the high elevations of the Davis Mountains, a Sky Island of the Chihuahuan Desert with ranch elevations ranging from 4,763 feet to 6,100 feet. Frazier canyon bisects this high rangeland creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, huge trees, and mountains in the region. The mouth of Hells Canyon is located on this ranch where a year-round spring creates a 40 foot waterfall and permanent pools of clear water surrounded with Big Tooth Maples and Chinquapin Oak. Huge Emory Oaks and Chisos Red Oaks groves are scattered throughout the beautiful canyons, riddled with caves, bluffs, and rock outcrop palisades. From the high country on the ranch along Swayback Mountain you have stunning views of Frazier and Hells Canyon below and too other area mountains like the Glass, Puertocitas, Haystacks, Del Nortes and Chinati Mountains beyond Alpine, Marfa, Ft Davis and Marathon. This is rich high grassland with mixed woodlands with an excellent road network that accesses the scenic mountains and highlands as well as a great main road down the canyon floor. Frazier and Hells Creeks run in the cool wet summers of the high Davis Mountains creating amazing riparian habitats. Electricity is located within the eastern edge of the ranch and there are numerous building sites scattered throughout the property.



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Habitat

This Davis Mountains ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with rhyolite palisades mountains studded with Alligator Juniper, Emory Oaks, Chisos Oaks, Cottonwoods, Pinion Pines, Ponderosa Pines, Maples, Chinquapin Oaks, Madrones and Grey Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. Frazier and Hells Canyon have a rich assemblage of riparian vegetation and huge cliff faces containing rare year-round springs for many wildlife species. This diversity of plants especially near and around the springs and riparian areas are unequalled in the Davis Mountains. The landowner recently treated 960 acres of the Frazier valley floor with spike to manage catclaw and other woody species carefully applied by helicopter to protect the large oaks as part of a grassland restoration project. The ranch also has a state record Robust Oak located in a shady grove of beautiful trees, the perfect picnic spot on the ranch.

Wildlife

Because of the diverse habitat with springs, creeks, boulders, trees, grasses, and mountains there is an abundance of game and non-game animals and wildlife on Frazier Canyon Ranch. This is big Mule Deer country and a hardy population of Aoudad Sheep make this a hunter's paradise. The high 6,000-foot mountain mesas and woodlands are home to the Rocky mountain elk where they can be heard bugling in the fall months. There are also smaller animal and bird species, found here like Javelina, Fox, Ringtail, Mountain Lion, Zone Tail Hawk, and Montezuma Quail. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds. There are several new hunting blinds and feeders which will be included in the sale.

Improvements

The Headquarters compound has recently been completely remodeled into an oasis of comfort nestled around shady mature trees below a dramatic outcrop and mountain cliff. The sale of the ranch includes all of the owner's designer furnishings and equipment. It is ready to go! The improvements include:

Main House

- Early 1900's rock and concrete house all being completely remodeled.
- 3 bedrooms, 2 baths with loft for the kids all with picture window views of mountains.
- Designer kitchen, with breakfast room and adjoining formal dining room.
- Large living area with huge screened porch for outdoor enjoyment.
- Massive fireplace and custom book shelves.
- Central Air and Heat.
- Landscaped yard with native plants and beautiful rock walls and walking paths.
- Quiet outdoor shaded porches to enjoy the cool mountain breeze.

Guest Adobe House

- Separate Adobe 1 bedroom 1 bath designer finished home.
- Full kitchen with custom concrete counters.
- Living/Dining with central air and heat.

- Large screened porch with rocking chairs with views of nearby mountains.
- Landscaping around house with fence and great play area for kids.
- Root Cellar.

Hunters House

- Private Foreman's house with 2-bedroom 1-bath.
- Remodeled Kitchen and Bath.
- Living room/Dining with excellent fireplace.
- Organic Garden, Greenhouse, and outdoor Ramada.

Foreman's House

- New site built custom 5-bedroom 3-bath home
- Vaulted great room with rock fireplace
- Modern kitchen
- Large porches with native rock exteriors

Other Improvements

- Horse Barn and Shop.
- 30,000-gallon storage tank with swimming platform.
- Equipment Barn
- Adobe Cook house with large front porch ready to be re-modeled at Headquarters.
- Adobe Garage and wash house next to main house.
- Well, water system, elevated storage, and 5 troughs scattered up and down the Canyon.

New Horse Barn

- Custom concrete block 9 stall heated Horse Barn
- Wash station with hot water
- Tack room
- Feed room
- Bathroom
- Turnout with shade.

Water

Frazier Canyon has huge abundant ground and surface water with rare year-round springs. Hells Canyon Spring is one of the most beautiful natural settings in the State of Texas and during late fall Maples and Oak leaves changes make this a wonderland of color. It has a 40-foot waterfall into a clear plunge pool surrounded by ancient Ash and Maples. This spring feeds a mile long run of live water at the bottom of Hells Canyon shrouded within a thick Maple, Chinquapin, Cherry, Ash, and Red Oak forest. Further upstream in Hells Canyon is a slick rock series of pour-offs and plunge pools with gentle water falls carving the rock into an amazing elegant series of water features. There is another large spring in Frazier that is shared with the Sproul Ranch to the west which is contained with a spring box and gravity piped to both sides of the fence and into water troughs.

The Ranch has five miles of Frazier Creek and two miles of Hells Creek which runs during the summer and fall. In addition, there are several full-time springs that provide excellent water for wildlife year-round.

The water well at the Headquarters is only 150 feet deep and supplies several water troughs up and down the Frazier and Cave Canyon. There is another windmill up canyon also at 150 feet making this a well-watered ranch. Up on top in the Pine Oak woodlands there are three surface tanks where one can find regularly elk, deer and wildlife.

Price

\$1,950 per acre or \$16,777,917.00

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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Frazier Ranch Location

The Frazier Ranch is nestled within the Davis Mountains, which are a mountain chain located within the Trans-Pecos region of Texas. Within the Davis Mountains is the fourth highest peak in Texas, Mount Livermore, which soars to a towering 8,382 feet in elevation.

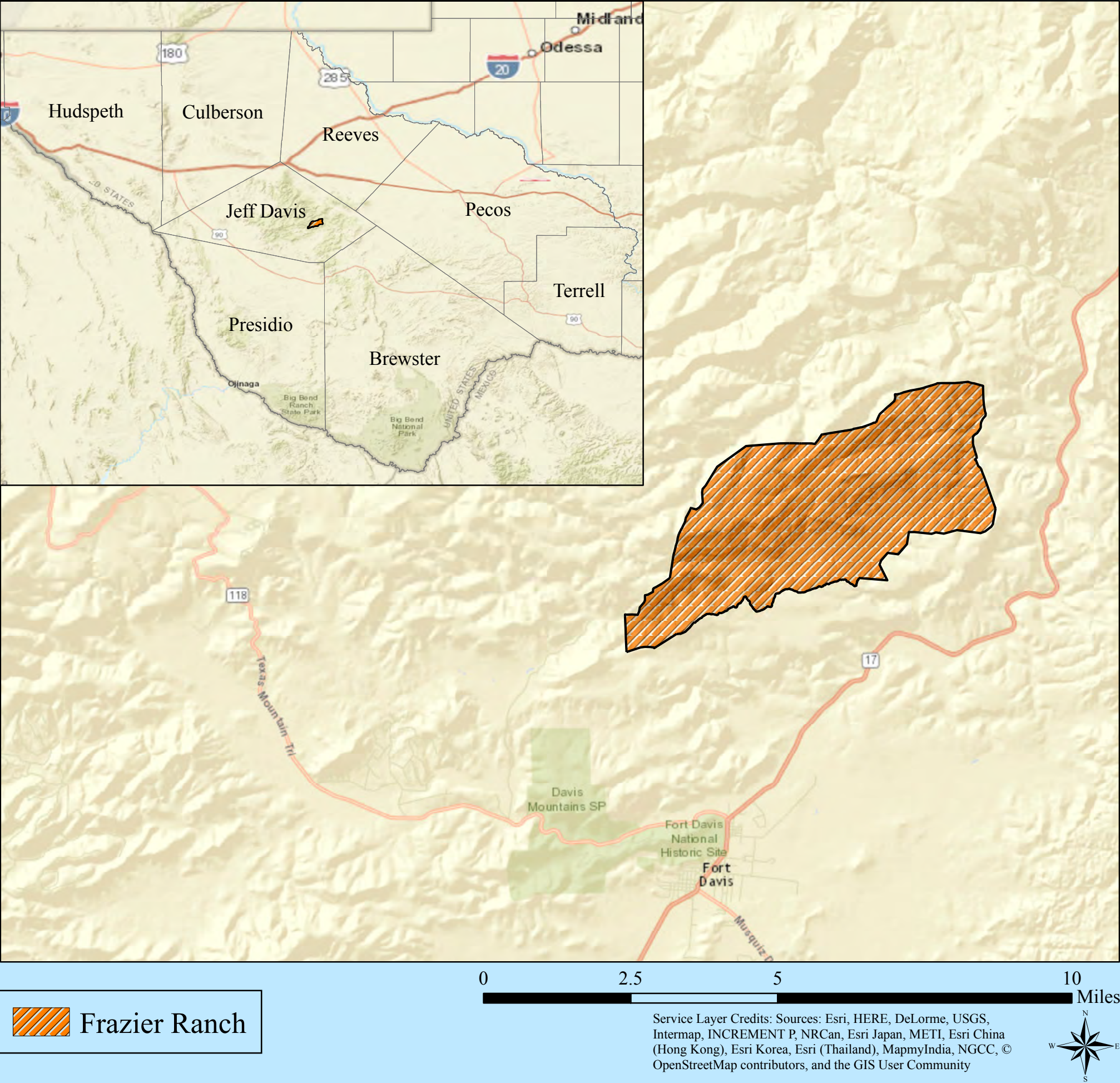
The ranch headquarters are located in Jeff Davis county and are just 15 miles northeast of Fort Davis, Texas. Elevations on the Frazier Ranch range from 4,531 feet to over 6,152 feet. Due to the high elevations, the average temperature is only 60.25 °F with temperatures ranging from 45.5 °F to 75 °F. Average rainfall is about 17.48 inches with most of the rain fall occurring in mid- to late-summer months.

Located on the ranch are wildlife feeders and a variety of water sources, ranging from large dirt tanks to livestock water troughs. The high elevations of the ranch mean a wide variety of wildlife, including mule deer, black-tailed rattlesnakes, javelinas, and Montezuma quail.

Helpful Coordinates

Headquarters: N 30°41'38.27"
W 103°50'16.17"

Highway 17 Turnoff: N 30°41'29.86"
W 103°47'25.53"



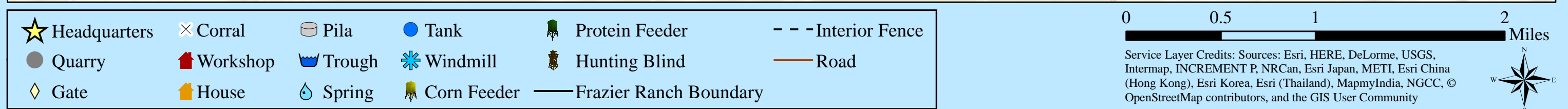
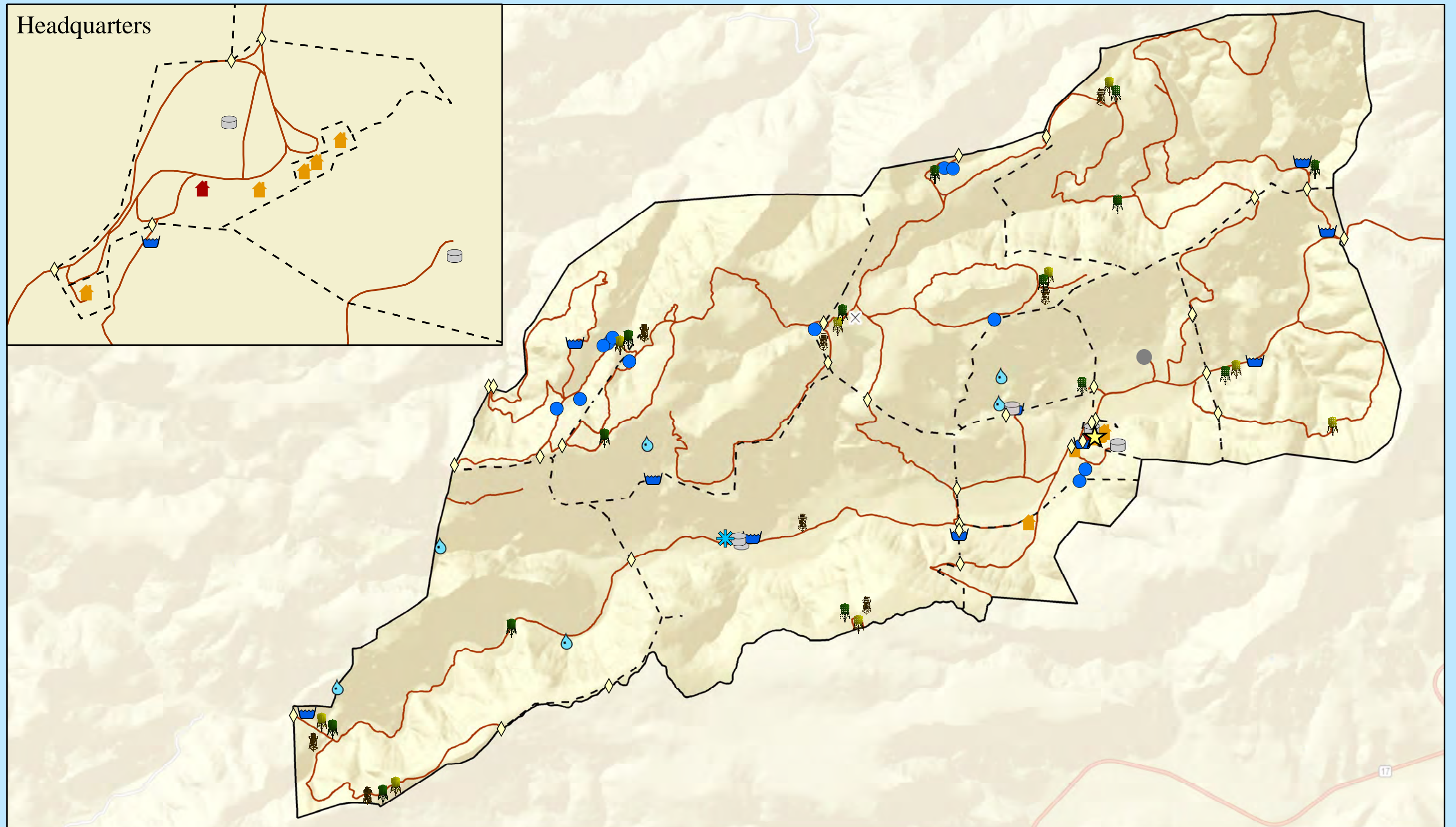
 Frazier Ranch

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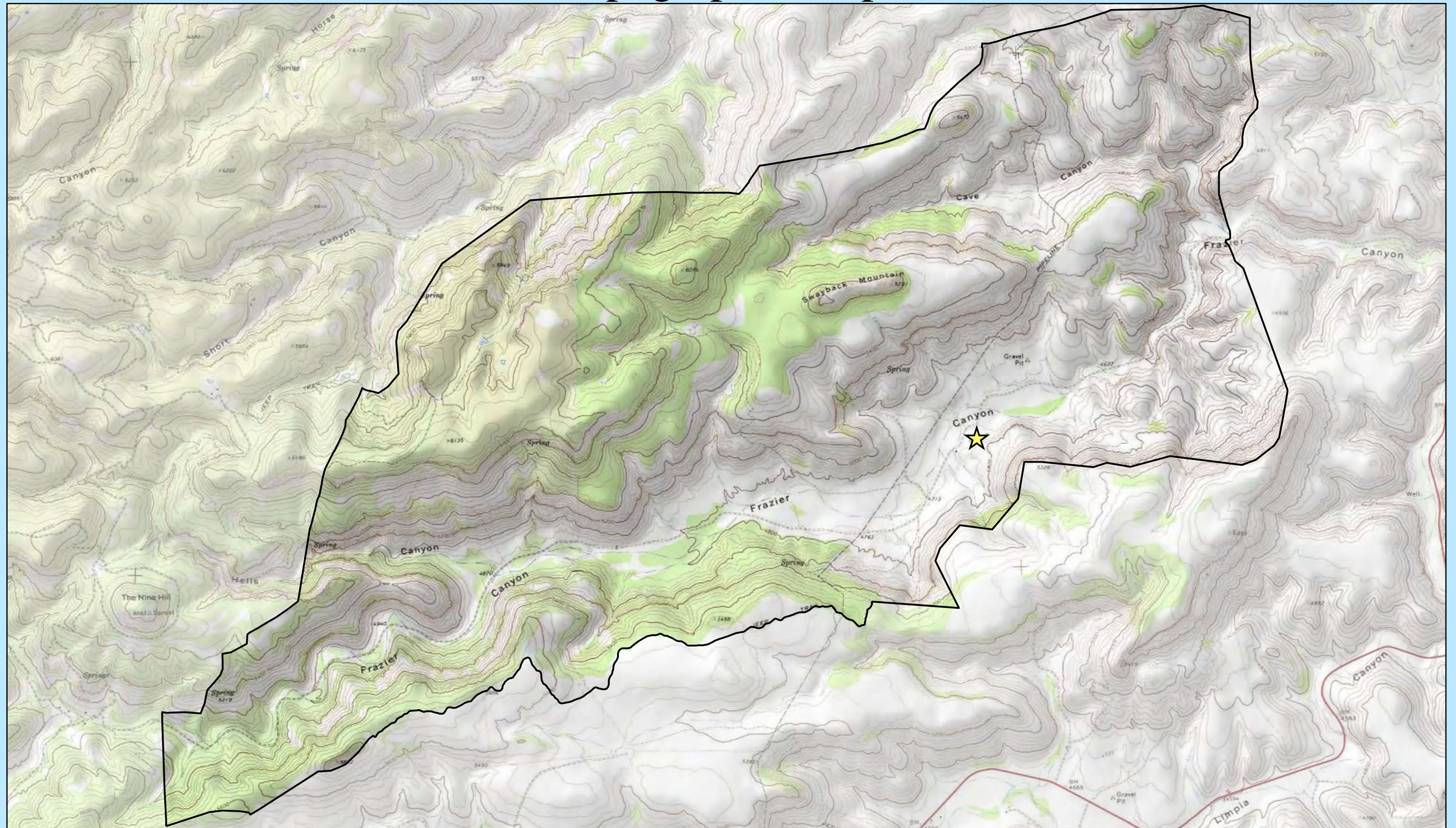
Frazier Ranch Features

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Topographic Map

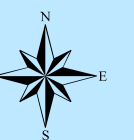
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★ Headquarters
— Frazier Ranch Boundary

0 0.5 1 2 Miles

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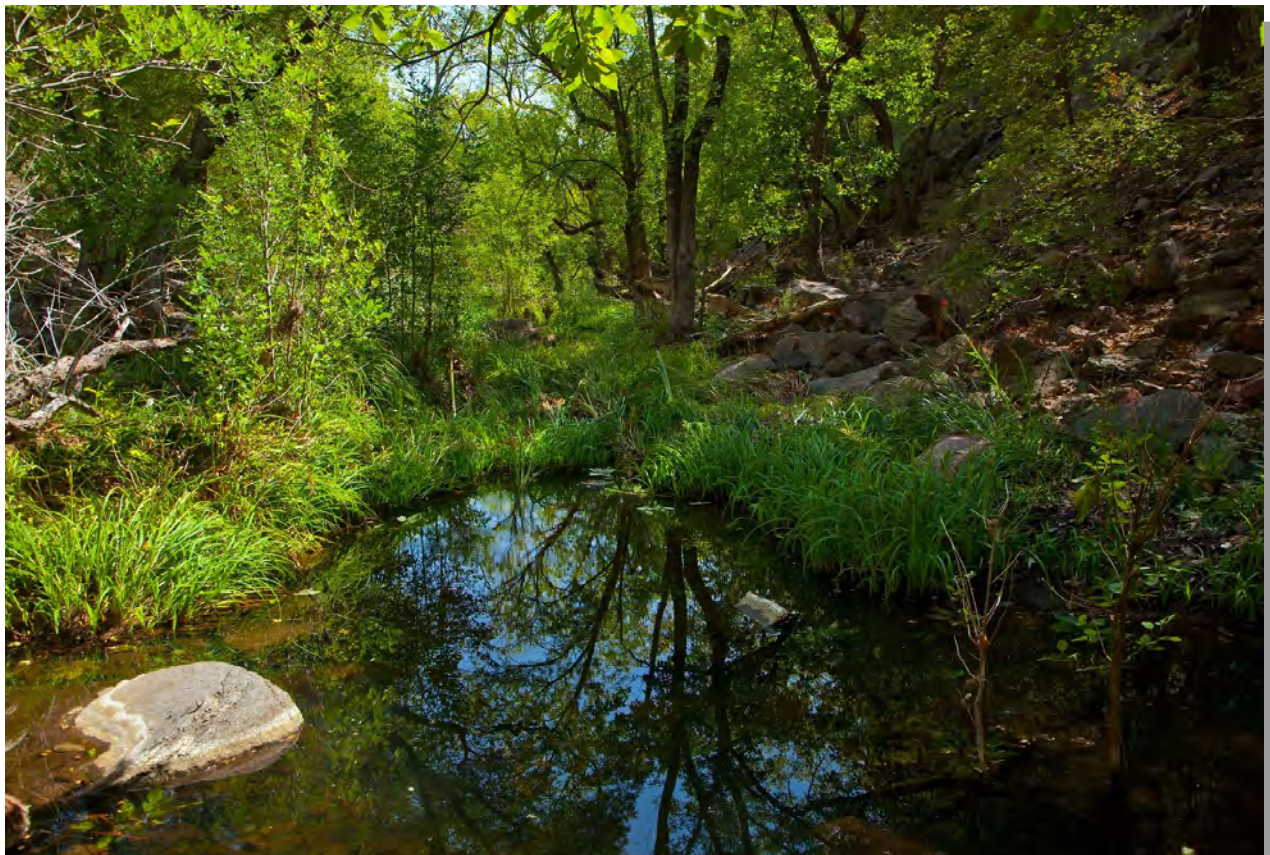


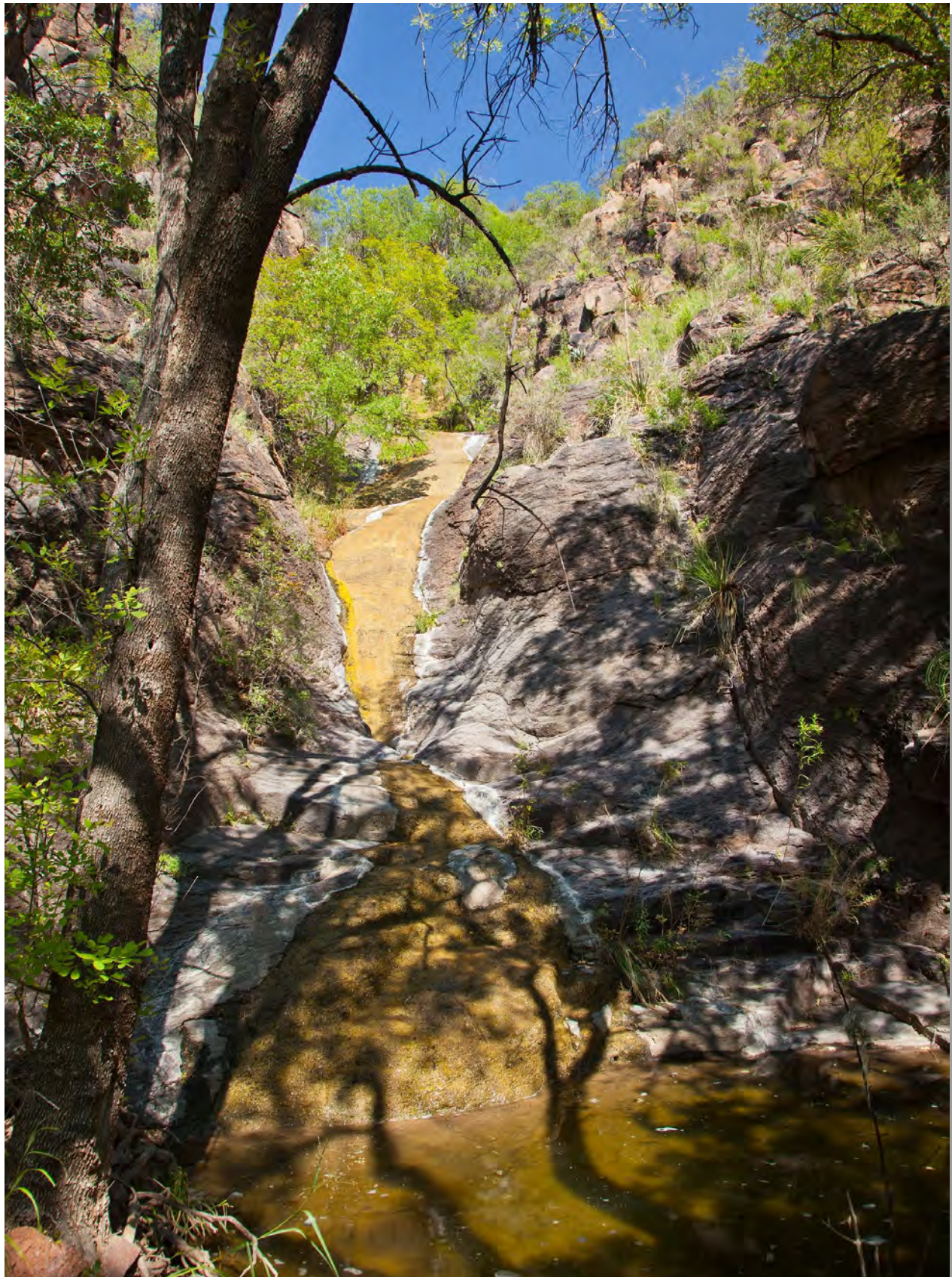












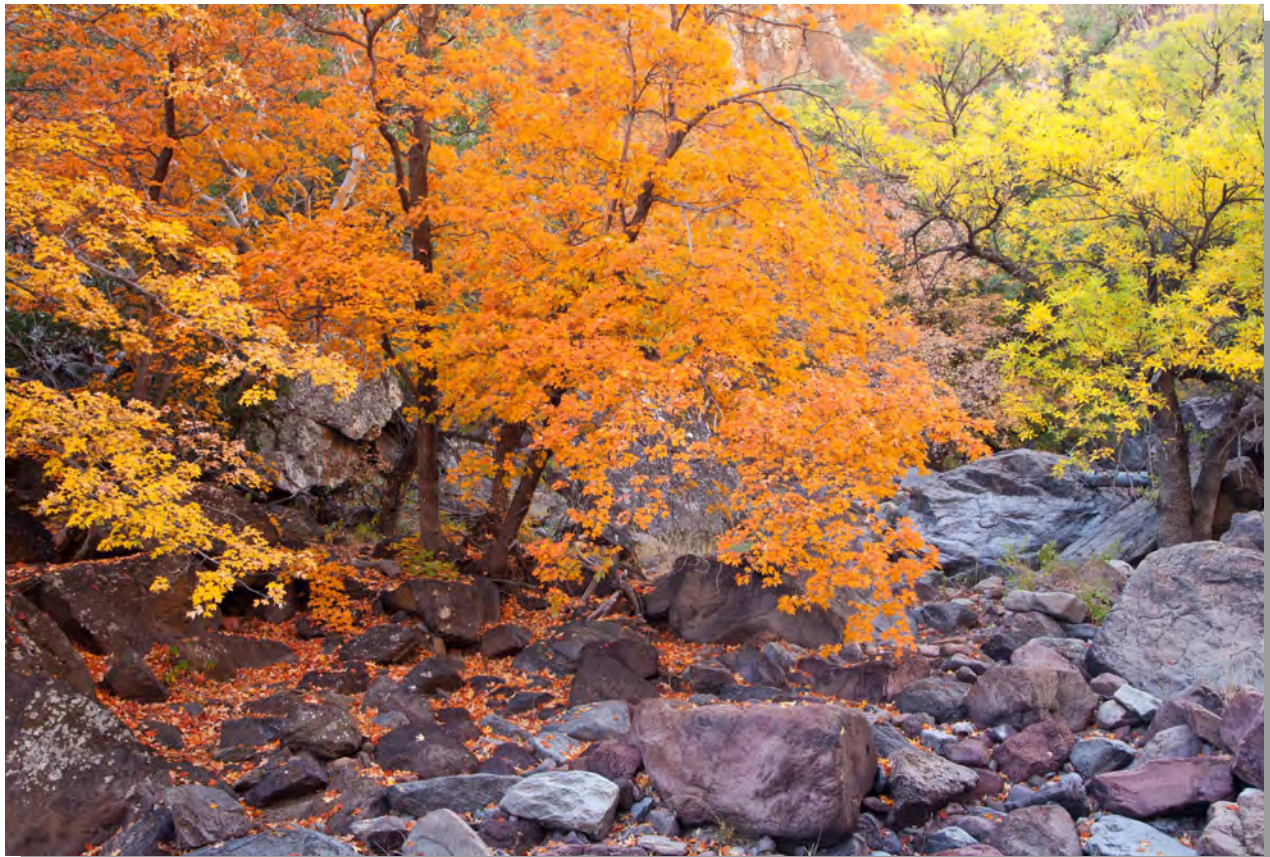




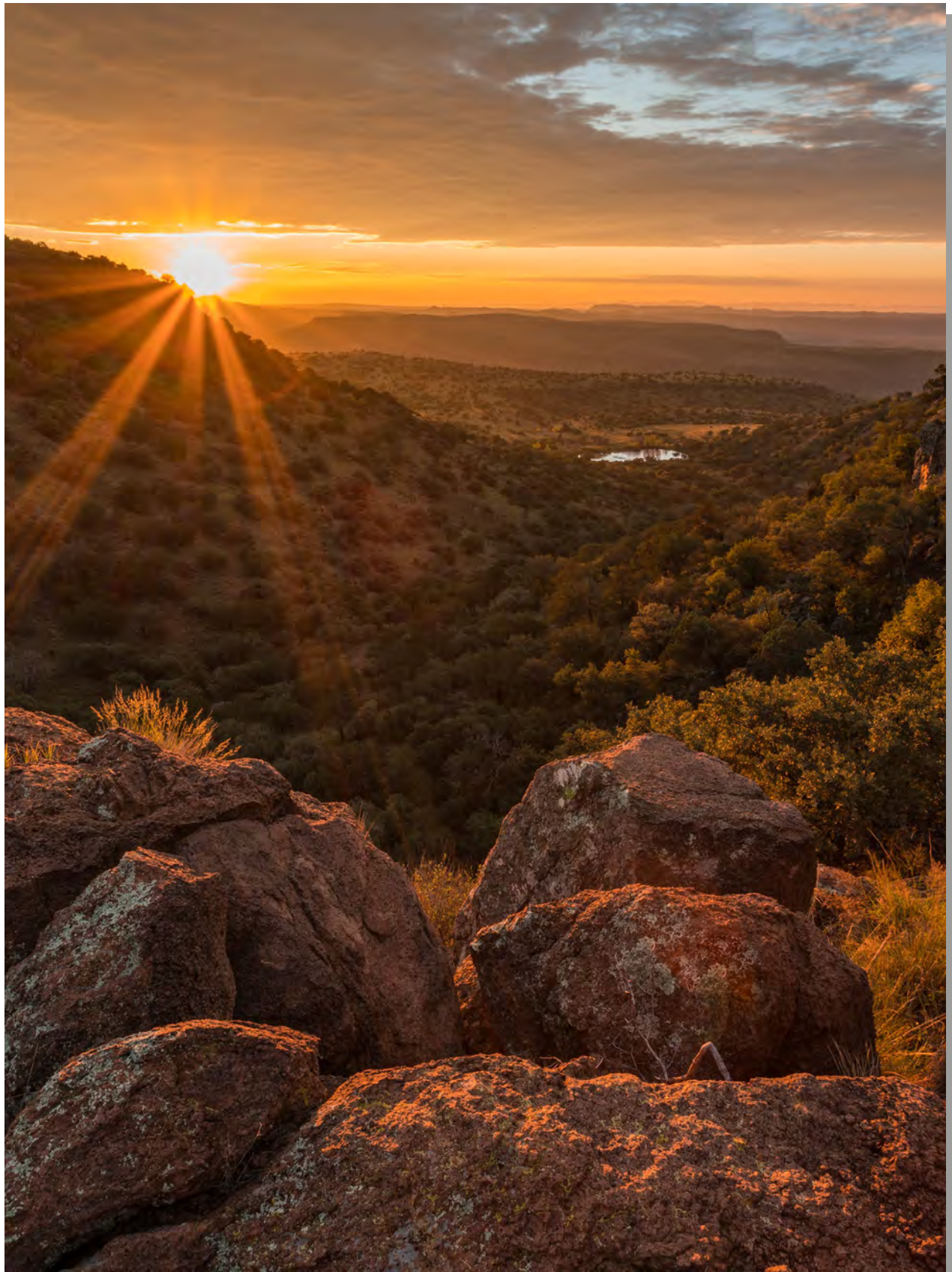














Information About Brokerage Services

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.

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Date

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IABS 1-0 Date