



Protecting Clients. Conserving the Land.

Lion Mountain Ranch

17,450 +/- acres, Jeff Davis County



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Lion Mountain Ranch

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Davis Mountains Canyonlands

Jeff Davis County, Texas

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Location

Lion Mountain Ranch is comprised of 17,450 acres of some of the most scenic canyonlands in the Davis Mountains of Far West Texas. The ranch was originally patented and settled by S. Powell in the 1870's. In 1902, the ranch was purchased by Josiah Winchester Espy for \$2 per acre which was considered a premium by locals and was ranched for 120 years as the Powell Ranch. In the 1990's, the ranch was purchased and renamed Lion Mountain Ranch by its current owners.

Located off Highway 17 halfway between Balmorhea and Fort Davis and north of Wild Rose Pass this ranch extends west into the wild canyons and heartland of the Davis Mountains. Lion Mountain Ranch is very accessible with a well-maintained bottom-of-the-canyon's main entrance road which fronts on Highway 17 that winds up Short Canyon to the headquarters and beyond. This location is very remote and private, surrounded by large heritage ranches and is only 20 minutes to downtown Fort Davis. Lion Mountain Ranch is very close to area amenities such as 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 valleys created by several canyons, creeks, springs, mountains, and mesas including Star Mesa, one of the area's most prominent land feature.

Acresage

17,450 acres in Jeff Davis County.

Description

Lion Mountain Ranch is in the high to mid elevations of the Davis Mountains, a Sky Island of the Chihuahuan Desert with ranch elevations ranging from 4,300 feet to 6,200 feet. Short Canyon, Dry Canyon, and Big Aguja Canyon bisects this high mountain and mesa country creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, huge trees, and mountains in the region. The canyon heads and their tributaries, including Bear Canyon, Aguja Canyon and Ojo Grande Spring, creates lush wooded-riparian habitats and permanent pools of clear spring water surrounded with Maples, Pines, Graves Oaks, and Madrones. Large Emory Oaks and groves of Chisos Red Oaks are scattered throughout the canyons, riddled with caves, bluffs, and rock outcrop palisades. The high country on the ranch, Star Mesa and other promontories offer stunning views of the canyons below and other area mountains beyond Fort Davis, Alpine, Marfa, and Marathon. This is rich high grassland and mixed woodlands with an excellent road network that accesses the scenic mountains and highlands. Canyon creeks flow in the cool wet summers of the high Davis Mountains creating amazing riparian habitats. Lion Mountain, a ridge top feature on the western boundary, is

an iconic feature seen from around the ranch and is where the ranch today gets its name.

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, Graves Oaks, Cottonwoods, Cherry, Ash, 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. Short, Aguja, and Dry Canyons have a rich assemblage of riparian vegetation and huge cliff faces containing rare year-round springs for many wildlife species. This diversity of plants and habitat especially near and around the springs and riparian areas are unequaled in the Davis Mountains.

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 Lion Mountain Ranch. This is big Mule Deer country and with a hardy population of Aoudad Sheep makes for a hunter's paradise. The 6,000-foot high 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 throughout the ranch 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. Black Bear which were hunted out of the Davis Mountain in the 30's and 40's are now on the rebound and have been sighted recently on the ranch.

Improvements

The old Powell Headquarters, located in a beautiful private valley in Short Canyon, is hidden away 4 miles from the entrance. Today the historic headquarters has a remodeled 3br/3bath rock main ranch home with porches, modern kitchen, and a grand living room surrounded with large windows to bring inside the spectacular scenery. There is also a 2br/1bath casita next door and a 1br/1bath hunters' cabin with kitchen and living room. In the fashion of Fort Davis' amazing year-round climate there is a screened "summer house" to enjoy and entertain in the great outdoors shaded by large Emory Oaks. Several barns and equipment sheds are found around the complex. The vast network of roads provides endless adventure and much of the ranch is untouched and ready to be explored.

Water

Lion Mountain Ranch and its canyon systems has abundant ground and surface water with rare year-round springs. Bear Canyon is one of the most beautiful natural settings in the state and during late fall Maples and Oak leaves changes make this a wonderland of color. Ojo Grande Spring at the confluence of three canyons is one of the largest springs by volume in the Davis Mountains and is part of the Big Aguja Springs complex which flows into TP Lake on the adjoining ranch. This major Spring starts on the ranch and runs as pools and riffles within a Cottonwood-Willow-Ash-Oak wooded canyon for over 400 yards. A great place to sit in the cool shade, collect water crest, and listen to the emerging spring flow. A large new lake located near the Headquarters fills during summer rains. Additionally, there are numerous tanks, header dams, creeks, springs and natural

water holes scattered on the ranch. There are four shallow strong water wells along Short Canyon, one of which is pumped up to Star Mountain for wildlife and to supply a variety of water troughs.

Price

\$1,950 per acre or \$34,027,500.00

Contact

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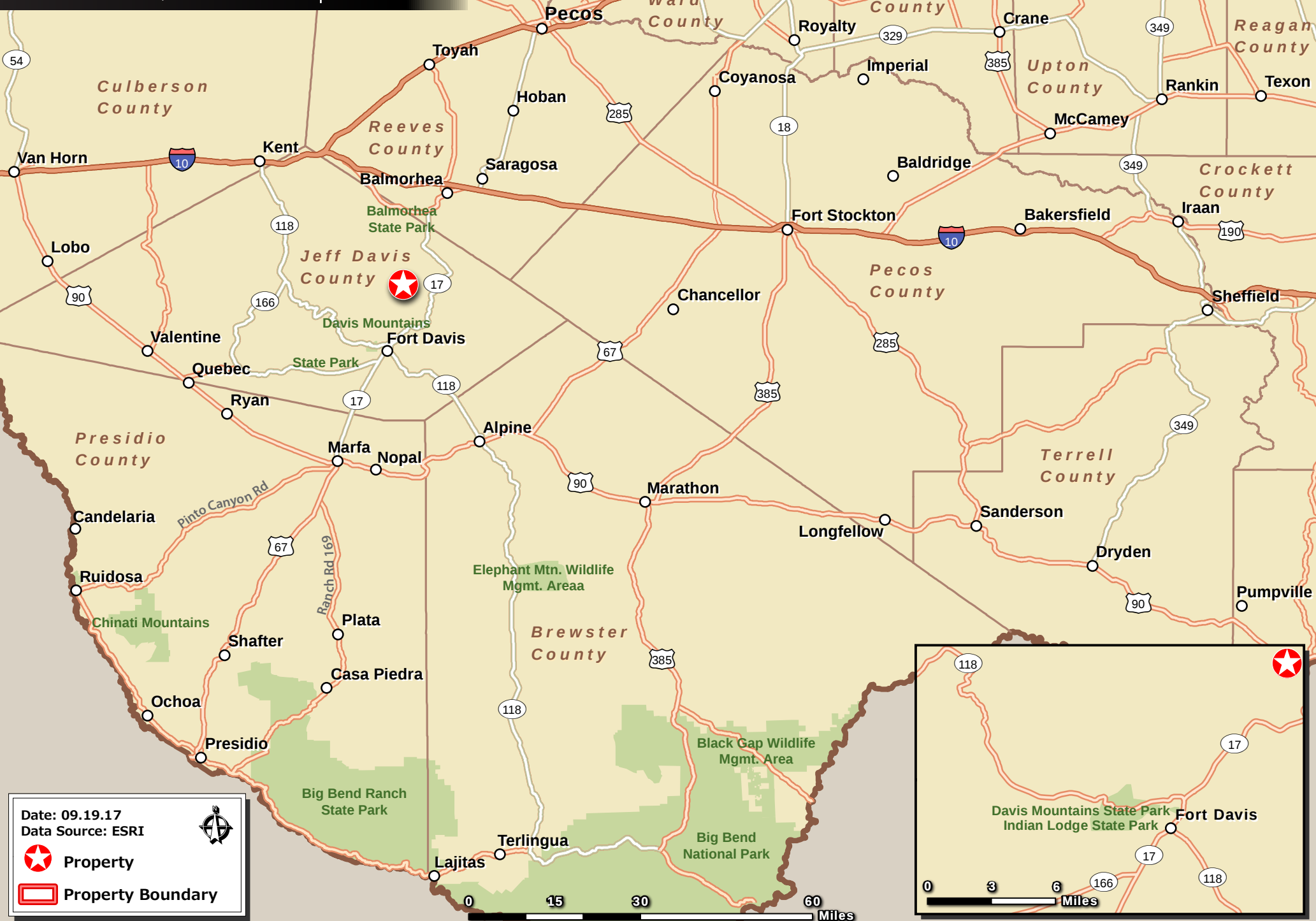
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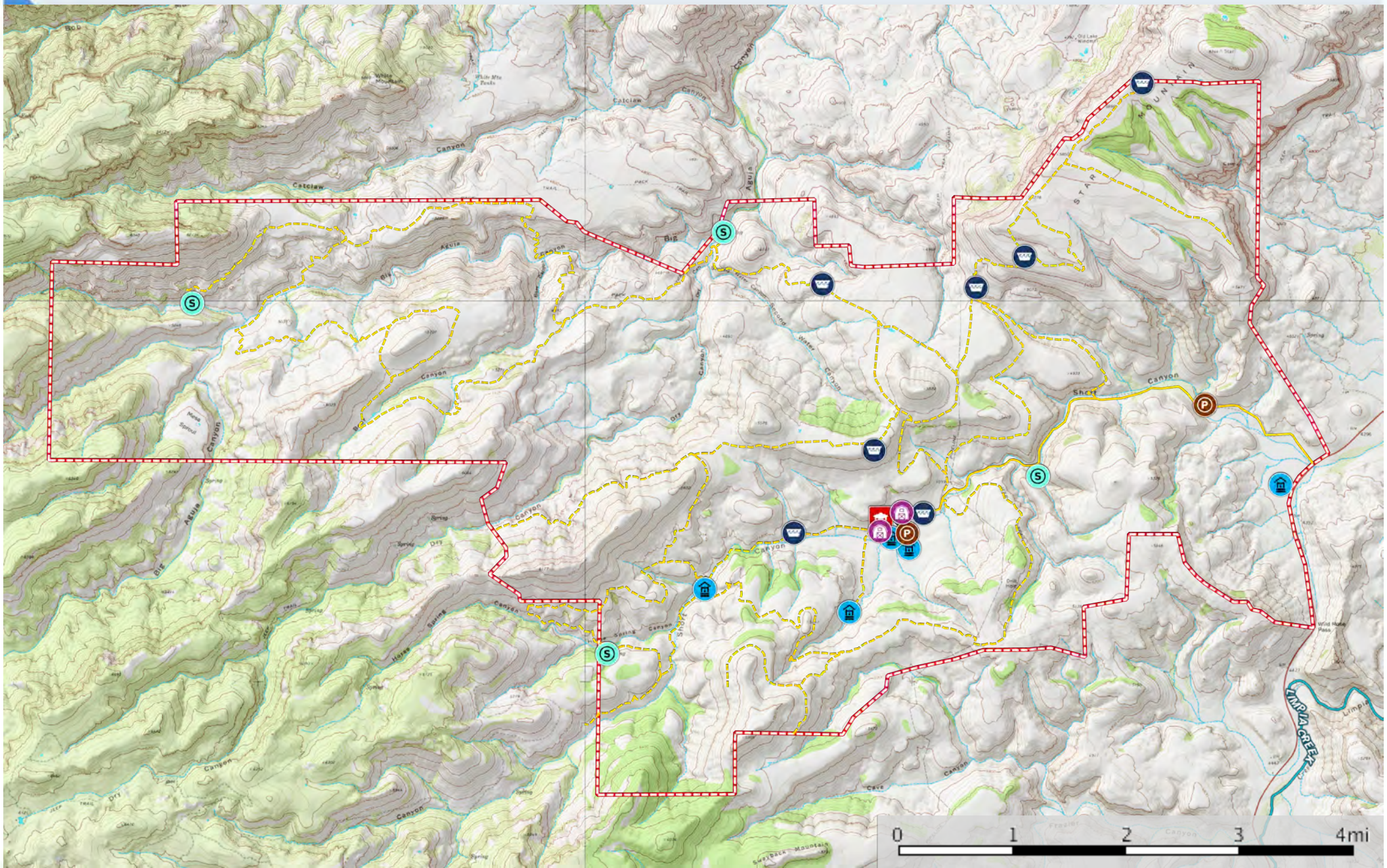
Disclaimer

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.





Lion Mountain Ranch
Jeff Davis County, Texas, 17,450 AC +/-



- Barn
- Pens
- Water Storage Tank
- Well
- Main House
- Spring
- Primary Road
- Road / Trail
- Lion Mtn
- Stream, Intermittent
- River/Creek
- Water Body

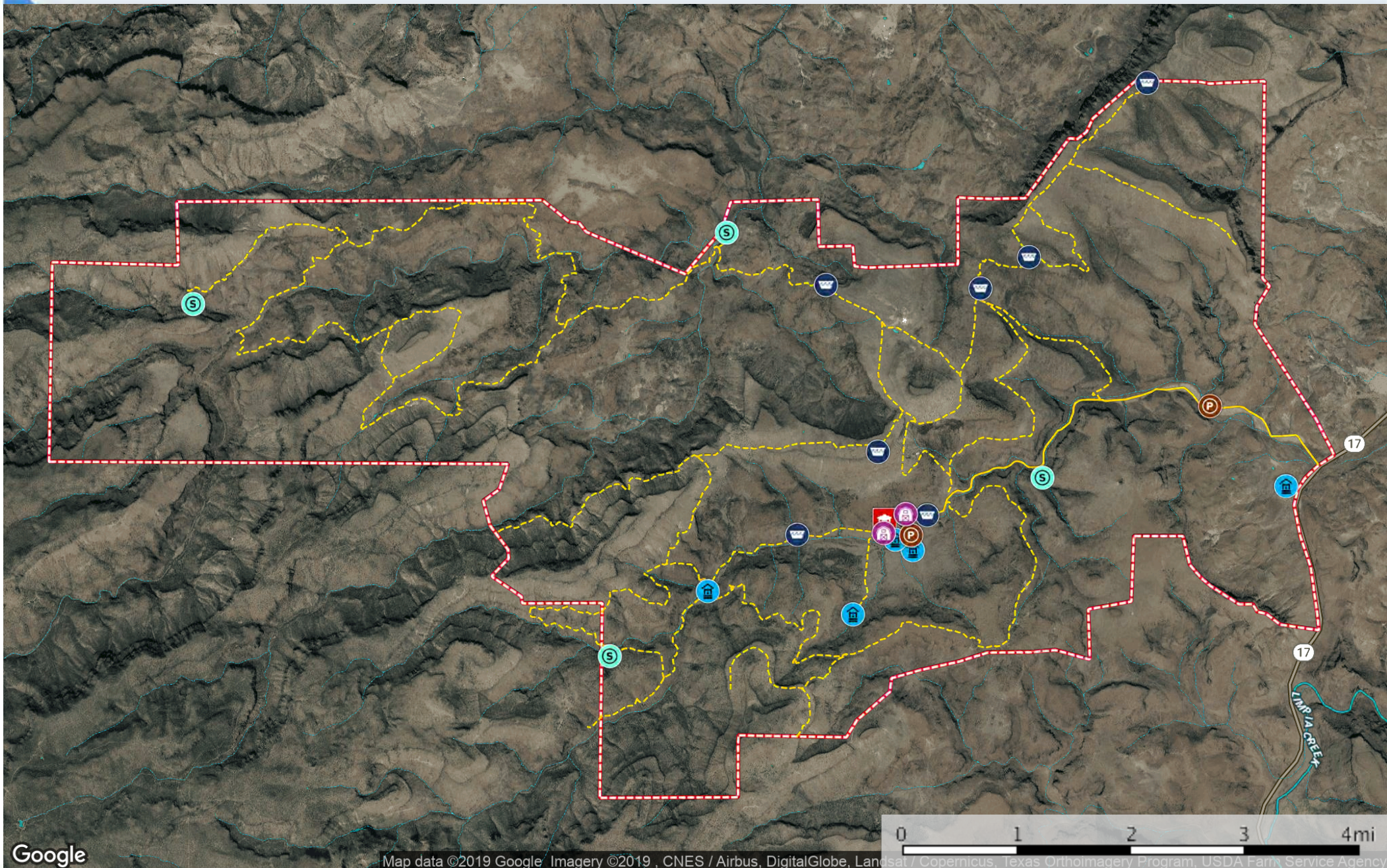


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Jeff Davis County, Texas, 17,450 AC +/-



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Barn



Pens



Water Storage
Tank



Well



Main House



Spring

Primary Road

Road / Trail



Lion Mtn

Stream,
Intermittent



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