

# TPLT Carrizo Foothills Ranch

---

7,558.03± acres | \$3,401,113.50 | Van Horn, Texas | Culberson County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# TPLT Carrizo Foothills Ranch

---

We are proud to offer for sale an income producing ranch property that offers good hunting, a proven and reliable income stream, and opportunities for livestock grazing. The western boundary of the ranch is the Culberson/Hudspeth County Line. The northern reaches of the ranch join the town of Van Horn and the east boundary is Scott Crossing Road.

## PROPERTY DESCRIPTION

This ranch is located just south of Van Horn in the foothills of the Carrizo Mountains. Elevations on the property range from about 4,000' to 4,700'. There are spectacular views in every direction with the Wylie Mountains to the east, the Van Horn Mountains to the south, the Beach Mountains to the north and the Eagle Mountains to the west.

Elevations in the Carrizo's tops almost 5,300' while nearby Eagle Peak reaches almost 7,500'. The Beach Mountains top over 5,800' and the Wylie Mountains top out at about 5,300'. Vegetation is typical of this part of the Chihuahuan Desert. Grasses are a little sparse on portions of the ranch and in good condition in other areas. Soils are typically shallow and fairly gravelly and rocky overall. Principal brush is greasewood, mesquite and yucca with good browse, including chamisa.

The northwestern portion of the ranch extends into the foothills of the Carrizo Mountains. Several draws and dry creek beds in this area hold a variety of vegetation and browse for wildlife. The foothills and mountain portions of the ranch are scenic and offer excellent habitat for native wildlife. The southern portion of the ranch holds some areas with good browse, grasses and diverse vegetation. Greasewood is common in the rocky soils.

















## **WATER FEATURES**

There is one water well located in the north-central portion of the ranch.

## **HUNTING, WILDLIFE, AND RECREATION**

Mule deer are present in this area along with quail and some dove. Desert Mountain Bighorn are present in the Eagle and Carrizo Mountain Ranges as are elk and all manner of predators.

## **IMPROVEMENTS**

The west boundary of the ranch is currently not fenced. A new west boundary fence (7 miles) to be financed by the seller directly or through an adjustment in the sales price.

## **RESOURCES**

All water, solar and wind energy rights convey with the property. Every alternating section of the ranch has State Classified Minerals. This means the State of Texas owns the minerals under every other section and the surface owner is granted the right to negotiate mineral leases on behalf of the State. The surface owner receives one-half (1/2) of any mineral leased income and one-half (1/2) of any royalty production generated.





















**PRICE AND REMARKS**

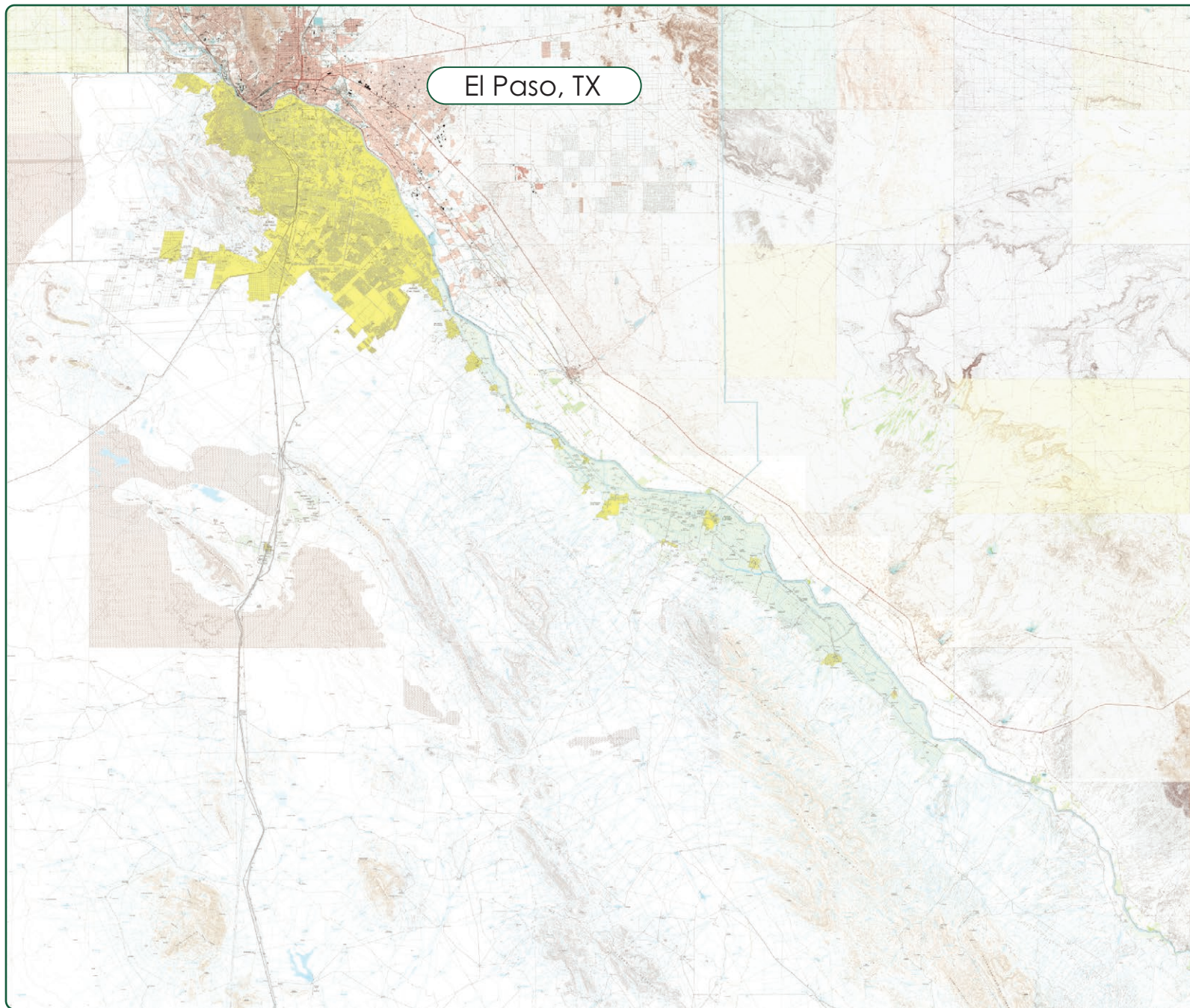
This multi-use scenic ranch is competitively priced at \$450 per acre. There is a current lease for concrete materials on the far northern portion of the ranch with an active concrete business in place. This lease typically generates over \$60,000 per year. This lease can convey with the sale of the property at a negotiated consideration or this portion of the ranch can be excluded in the sale and that acreage portion deducted from the price.

Van Horn is the County Seat of Culberson County. This is a rural semi-arid area of West Texas, receiving approximately 12" of rainfall per year.





El Paso, TX







HUDSPETH  
COUNTY

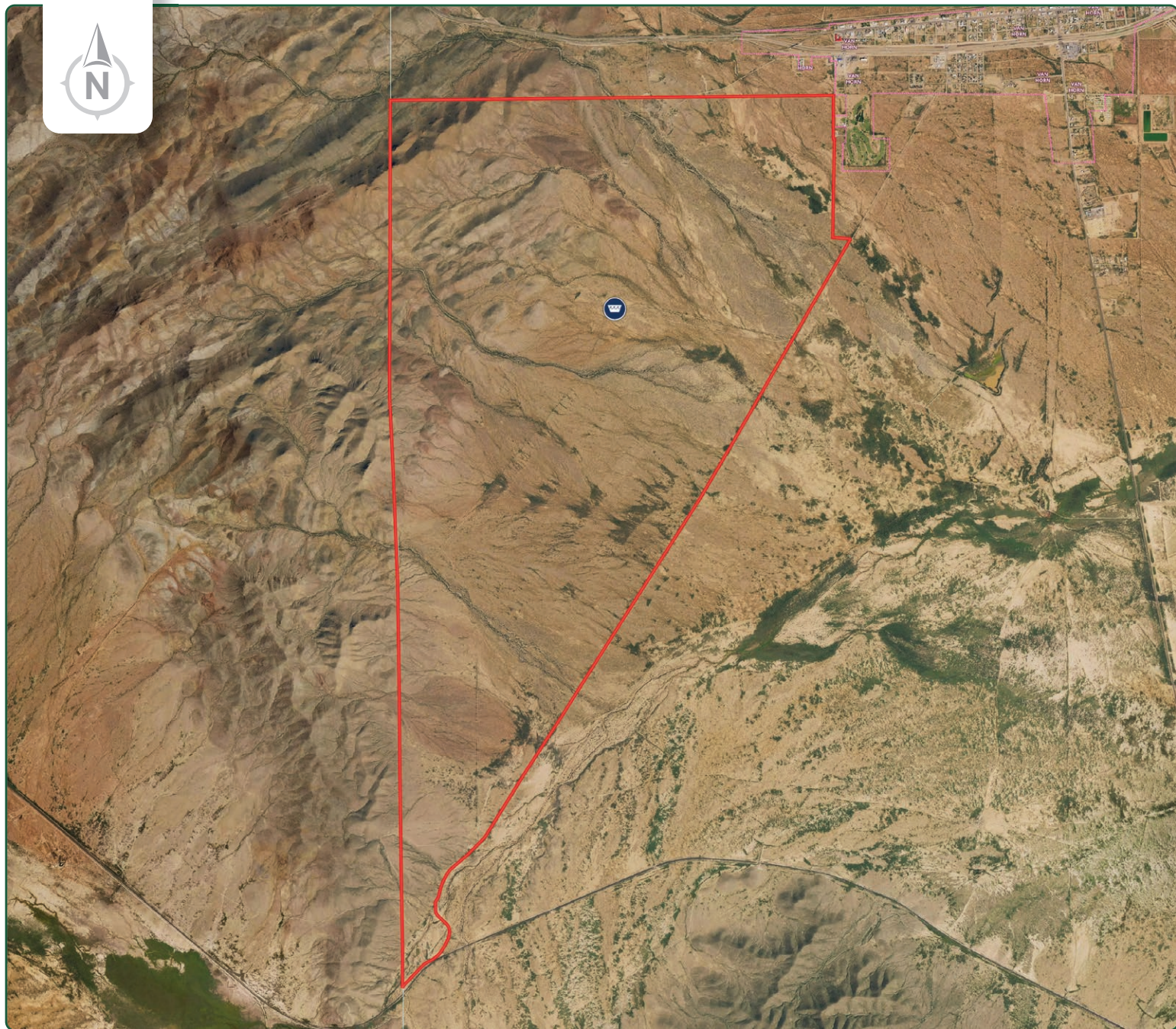
CULBERSON  
COUNTY

Van Horn, TX

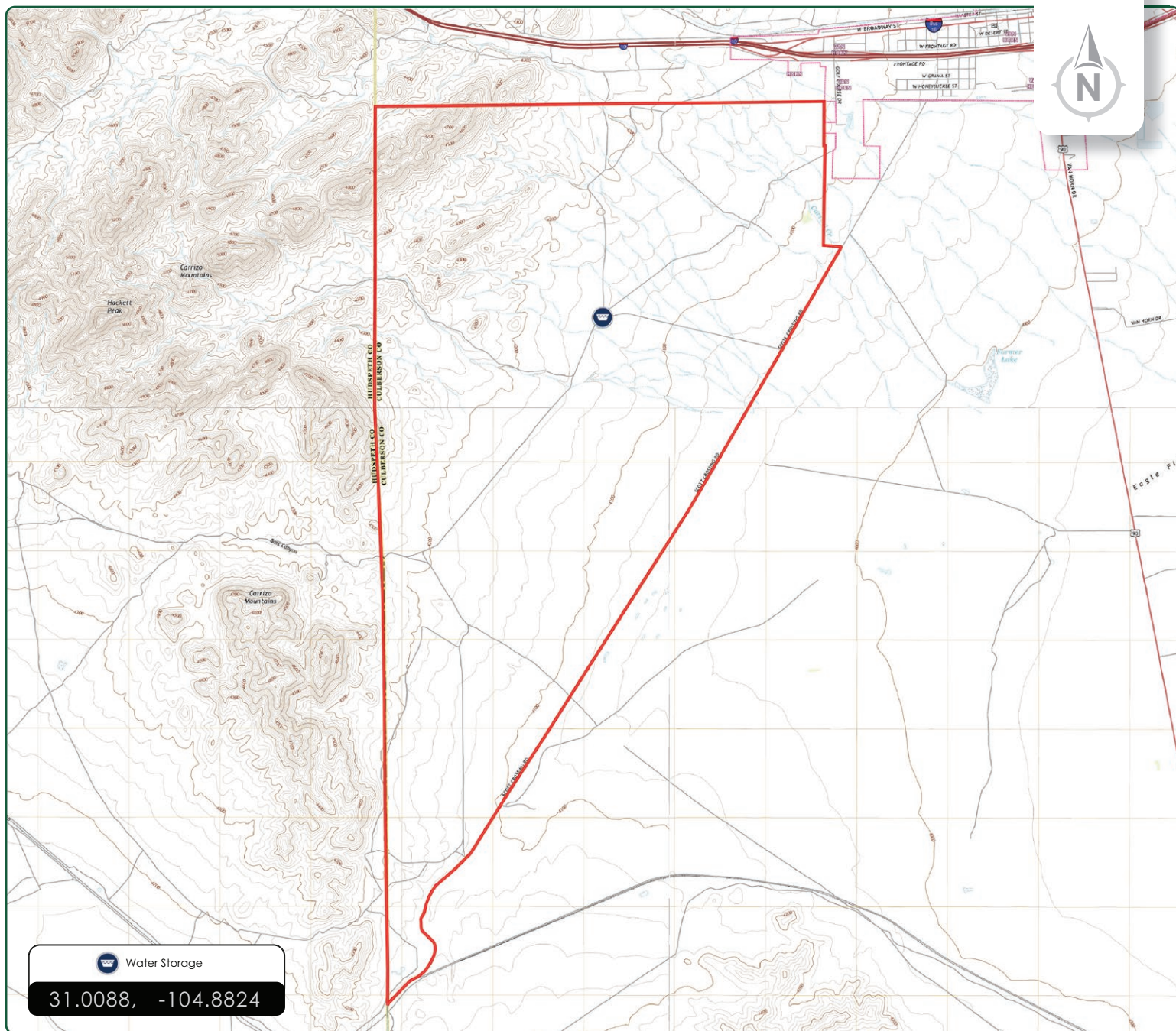
**TPLT Carrizo Foothills Ranch**











Water Storage

31.0088, -104.8824



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

**SAM MIDDLETON**

Owner | Broker  
Certified Appraiser

(817) 304.0504

sam@csmansion.com

**CHARLIE MIDDLETON**

Associate Broker  
Real Estate Sales Agent

(806) 786.0313

charlie@csmansion.com

For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.