

PANTHER PEAK RANCH

**2,300+ Acres Pecos Co.
U.S. 90
Near Marathon, Texas**

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

Views across the Davis and Glass Mountain ranges capture the notable sunrise and sunsets of West Texas. This impressive Trans-Pecos ecosystem supports an abundance of native and free ranging exotic wildlife, offering an option for outdoor recreation and hunting as well as a cattle operation.



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IMPROVEMENTS

The main house is of block construction with a metal roof, circa 1970s which has 3 bedrooms and 3 baths offering privacy for everyone. This easy maintenance home uses propane for the refrigerator and gas stove, as well as unique built-in ceiling lights. A large bunkroom on the west side of the home can accommodate guests or hunters with ease. Breezes, beauty and stars are enjoyed from the large screened front porch that provides further casual relaxed living space. Perfect for a sleep area, you can glance out at the firepit and across a small pond that is an attraction for wildlife. Nearby is a 3-sided equipment shed and a metal garage with double overhead doors and carport. Supportive structures include a generator building with generator plus a metal shipping container for extra storage. The ranch is low barb wire fenced. All feeders and hunting blinds are included.



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WATER

Near the house is a water well believed to be 422 feet deep that was drilled in 2013 and is both electric and solar. There are 2 pilas and a 300-gallon water storage tank that supplies the improvements. There is a second, non-working well. There are several water storage tanks and troughs.

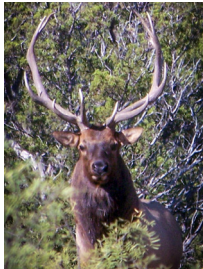


UTILITIES

Solar, propane and optional generator.



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WILDLIFE

Elk, mule deer, Aoudad, Whitetail deer, Javelina and Blue Quail.

TAXES

Wildlife Exemption



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**2,300± ACRES PECOS COUNTY
U.S. 90, NEAR MARATHON, TEXAS**

The ranch is 32± miles east of Marathon and 22± miles west of Sanderson. The unique town of Marathon is a 30-minute drive, offering an entrance to the Big Bend country and lodging to include the Gage Hotel Resort and Spa. Nearby towns include Alpine, Marfa and Fort Davis with its famous Observatory.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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