

Avis Scott Trust Ranch

12,101.94± acres | \$4,840,776 | Sheffield, Texas | Terrell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Avis Scott Trust Ranch

We are proud to offer for sale the Avis Scott Trust Ranch. This rugged yet beautiful and productive West Texas ranch has been leased by the same tenant for approximately 25 years, historically operated as a goat ranching operation. Aside from the livestock grazing operation, the property offers exceptional hunting opportunities for both big and small game. The livestock operation and hunting have been well managed, and this ranch is considered to be in good overall condition.

Location

The ranch is in the remote Big Bend region of southwestern Texas. Miles of rugged terrain, narrow canyons, rocky hillsides, and mountains throughout this area are very common. The entire region is steep in history and wildlife flourishes here.

The property is situated between the communities of Sheffield and Dryden, approximately 30 miles south of Interstate 10 and 35 miles north of the Rio Grande and the US/Mexican border. The property fronts paved highway 349 and most of the ranch lies on the west side of the highway.





Property Description

As stated, the ranch is situated on both sides of a paved highway with the main body of the ranch containing a little over 10,000 acres. This portion of the ranch is fenced and cross-fenced into approximately 10 pastures with several centrally located traps.

Most of the fences, both boundary and pasture fences, are considered to be in very good condition and are generally of net wire construction with pipe corners and braces. A set of working pens and the ranch headquarters are located centrally inside the confines of this portion of the property.

The soils are principally of limestone origin and elevations range from approximately 2,500' in the upland country to around 2,200' in the bottoms of some of the deeper canyons.

Several canyons and divides bisect the property. Interestingly, this ranch lies on top of a divide with the majority of the northern portion of the property draining to the north and the southern portion of the property draining to the south.

The draws and seasonal creek beds generally have dense underbrush that provides good browse for sheep and goats. Oak, chinaberry, hackberry, and walnut grow along the banks of several of the creek drainages, sometimes in dense groves. The uplands support varieties of native grasses, including bluestems and grama grass, with cover being primarily offered by mesquite with some cedar. Greasewood, being very common throughout much of this region, is not found over much of this property. Other brush consists of yucca, sotol, lotebush, lechuguilla, blackbrush, cholla cactus, and century plants.

Portions of the ranch have been grubbed of mesquite and cedar and overall, the turf is in good condition.

Native American history is prevalent in this area and many sites contain rock shelters as well as scattered remnants and artifacts.





Property Description (Cont.)

There is a 320 ± acre tract located inside the confines of the main body of the ranch that is owned by the current ranch tenant. This tract (depicted on the map in blue) has a water well and at least a couple of drinking troughs and a poly water storage reservoir.

Additionally, there is another 640 ± tract located on the northern portion of the ranch (depicted on the map in blue) that is also owned by the current ranch tenant that is fenced into the property. Neither of these two tracts are fenced out from the rest of the ranch and both have been used in conjunction with the rest of the property.

There are two other tracts, both located on the east side of Highway 349, that are not generally operated along with the remainder of the property. One of these tracts, 130 ± acres, appears to be totally unfenced except for remnants of an old fence along the highway. This tract has a rock quarry that appears to be used from time to time.

The second tract is larger, over 1,000 acres it appears. Fences do not appear to be on the boundary lines on this tract as much of this portion of the ranch is encumbered by two deep canyons. This is not uncommon in this area as often topography dictates where a fence can be installed and maintained.





Ranch History

As previously stated, this ranch has historically been operated by raising goats. Cattle are utilized at times to graze the native grasses. Almost all of the area's agricultural income derives from livestock, especially angora goats and sheep. Mohair and wool are the most important agricultural products.







Water Features

The ranch is considered to be very well watered for livestock and wildlife. Two main water wells (not including the wells located on the tracts owned by the tenant) are used to produce water that is piped across much of the property to water storage reservoirs and drinking troughs. Most all of the drinking troughs are of concrete construction and are low for goats and wildlife. Waterlines are primarily fasline poly pipe and are typically buried. It is estimated that there are at least 30 drinking troughs located on the property.

Water is relatively deep in this area and the two main water wells on this ranch are reported to be around 650'-750' deep.









Hunting • Wildlife • Recreation

The Big Bend Region of Texas is rich in wildlife. Whitetail deer flourish and mule deer are common. Javelina and wild boar as well as free-ranging exotic species including elk and aoudad are all found in this area. Blue quail and dove are prevalent as well.

All manner of predators can be found as well. Coyotes, bobcats, mountain lions, ringtailed cats, foxes, and raccoons all call this area home.

Throughout the current tenant's lease predators have been hunted and trapped regularly with great success. Deer numbers are very good on the ranch.







Improvements

Aside from the livestock handling pens and working infrastructure the ranch is relatively unimproved. An old ranch house containing approximately 900 sf serves as living quarters to the current rancher several nights a week.





Resources

There are approximately three operating gas wells on the property, all located on Classified Minerals Land. Overall, the property has approximately 3,000 acres of State of Texas Classified Minerals (depicted on the map in yellow).

Besides mineral production, there is a rock quarry located on the northeastern portion of the ranch.

Price • Minerals

The Avis Scott Trust Ranch is very realistically priced at \$400.00 per acre, or approximately \$4,840,776.00. All owned minerals will be conveyed as well as all green energy royalty rights for wind energy and solar energy.

Broker Remarks

This ranch is in very good overall condition, and it is apparent that the current ranch tenant has taken good care of the property under their lease. The fences, turf, roads, and water infrastructure all appear to be in good condition.

Of note, during our initial inspections of the property, every water storage being used was full and every drinking trough observed was full. All floats were in working order and no water was running over anywhere it was not intended to.

The ranch is currently leased; however, possession can be granted within a reasonable time.

Annual rainfall is about fifteen inches.

Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.







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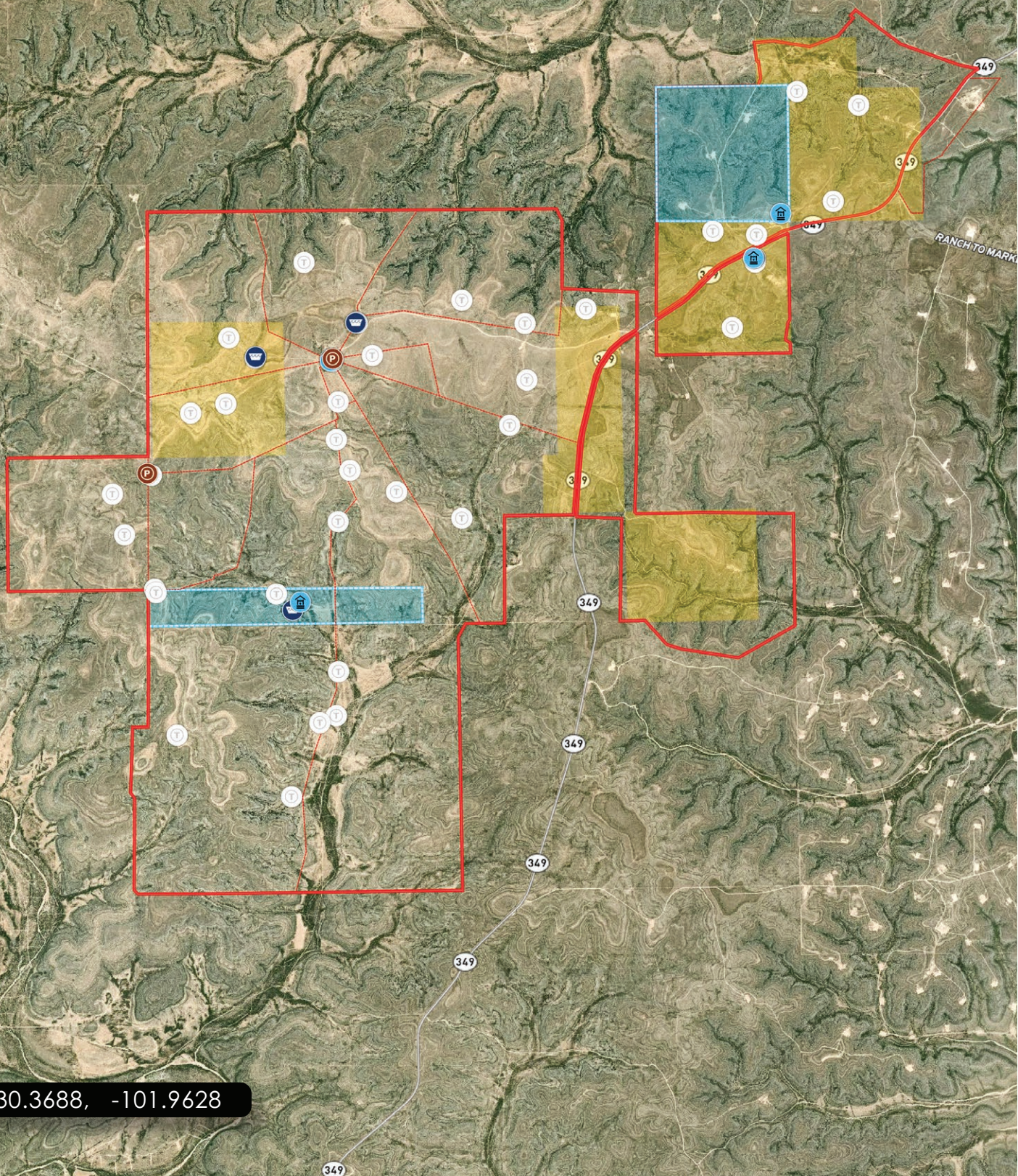
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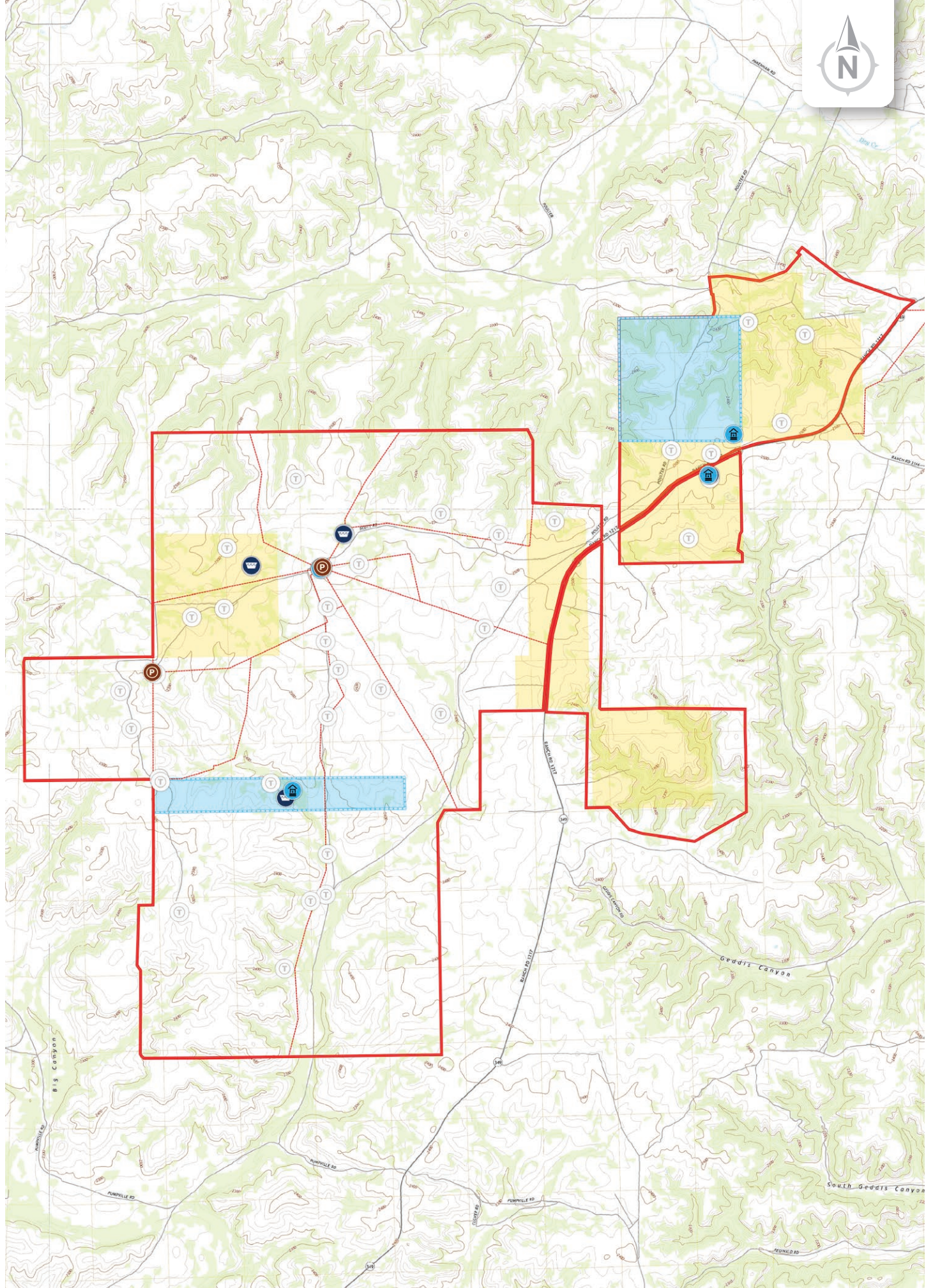
AVIS SCOTT TRUST RANCH

Sanderson





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Scan QR Code for more details on the Avis Scott Trust Ranch.

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