



Protecting Clients. Conserving the Land.

Ranch on Top

45,392.58 acres Hudspeth County



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Location

Ranch on Top is located in Hudspeth County in the SW corner of the Diablo Plateau and is divided into a large main ranch of 41,731 acres, and a smaller, separate ranch of 3,661 acres called the Preacher. The ranch was originally put together by Lee Moore from El Paso in the 1930's and is still owned by his daughter, who, along with her foreman, runs this a working cattle operation. This is cattle country at its finest and is a hidden jewel high in the Chihuahuan Desert yucca grasslands with amazing rims and deep, incised canyons. Ranch on Top is located on a county road heading north 13.5 miles from I-10 at Fort Hancock. The ranch Headquarters is 20 miles from interstate.

Acreage

45,392.58 acres in fee simple and 1,280 acres in a GLO lease, all in Hudspeth County.

Description

Driving north from I-10 across lower desert ranchland, one can see an amazing escarpment approaching as the county road heads up to higher elevations. On top, at the front gate, there is a wonderful transformation from desert into 5,000-foot lush grassland. The entire western and southern boundaries are steep rocky rims, falling 500 feet and creating spectacular views of area mountains including the Franklins, Organs, Cornudas, Guadalupe, Quitmans and distant mountains of New Mexico and Old Mexico. Historically, and continuing today, this ranch leases the adjoining University lands of 108,000 acres and has been a working headquarters for a huge cattle operation. An 8,400 by 100-foot paved runway is located next to the Headquarters with two cross-caliche and grass strips of 4,500 and 5,000 feet, making this ranch extremely accessible from all over the state by air. Alamo Canyon and several other canyons cut into the ranch boundary, providing excellent habitat for mule deer and other game and non-game animals. Ranch on Top is very usable and accessible while still having mountain views and scenic vistas.

Habitat

Ranch on Top is just that, a ranch on top of a high desert plateau of yucca grasslands and steep rims and vegetated canyon heads. This vast ranch lies in an elevation range between 4,250 and 5,182 feet, allowing for a mix of vegetation from the mid-high Chihuahuan Desert such as Spanish dagger, yucca, sotol, and cholla with dominant grassland of blue grama, sideoats grama, black grama, tobosa, bear grass, and cane bluestem to broad creosote grass flats and vegetated canyons. One can easily pick out this hidden grassland by just looking at Google Earth where suddenly on top of this impressive escarpment there is lush vegetation that looks very similar to the Marfa Grasslands in Presidio County.

Wildlife

Ranch on Top is an island grassland habitat for a large population of mule deer, Pronghorn, Blue Quail, Mourning Dove, White Wing Dove, javelina, and many other game and non-game species. Rugged canyons next to lush grasslands are perfect to support a very large population of desert mule

deer where one can find many trophy-class animals. This grassland is known also for some of the highest-scoring Pronghorn in Texas. Here you can also still find large populations that have not been diminished like in many parts of the Trans-Pecos. At this elevation the grasslands are rich and extensive, the perfect habitat for some of the best Blue Quail hunting in Texas.

Improvements

The Headquarters, built in the 1970s has numerous houses, buildings, outbuildings, and a trap shooting course, as well as a huge airport and hangar. The following is a list of just some of the buildings on the ranch:

Five dwellings:

- Owner's home
- Forman's house
- Guest house and lodge
- Workers' house
- Workshop and barn
- Back-up generator barn
- 150 x 140-foot hangar with 14 x 60 foot doors.
- Saddle room
- Horse trap and stalls
- Two sets of working pens
- Hay barn
- Airstrip with huge hangar
- Excellent road system.

Water

Water in the Chihuahuan Desert is dear and the owners have spent decades developing the waters on this ranch for wildlife and cattle, as well as serving the adjoining University Lands' 108,000 acres which this family has leased since the 1930s. There are 4 shallow wells and 2 deep wells, providing water for cattle, wildlife and domestic use. The shallow wells are excellent sweet water from solar pumps and submersible electric pumps. One deep well is 2,100 feet and the other is 1,800 feet, plumbed together for redundant systems that supply large volumes of water. Power is three phase electric, pumping water in huge volumes. There is an amazing system of large storage structures, pipelines, and water troughs scattered all over the ranch, making this operation ready to go. The wells, valves, waterlines, storage, and troughs are all well documented and detailed in an amazing report for the next owner.

Price

\$24,965,919 or \$550 per acre

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.

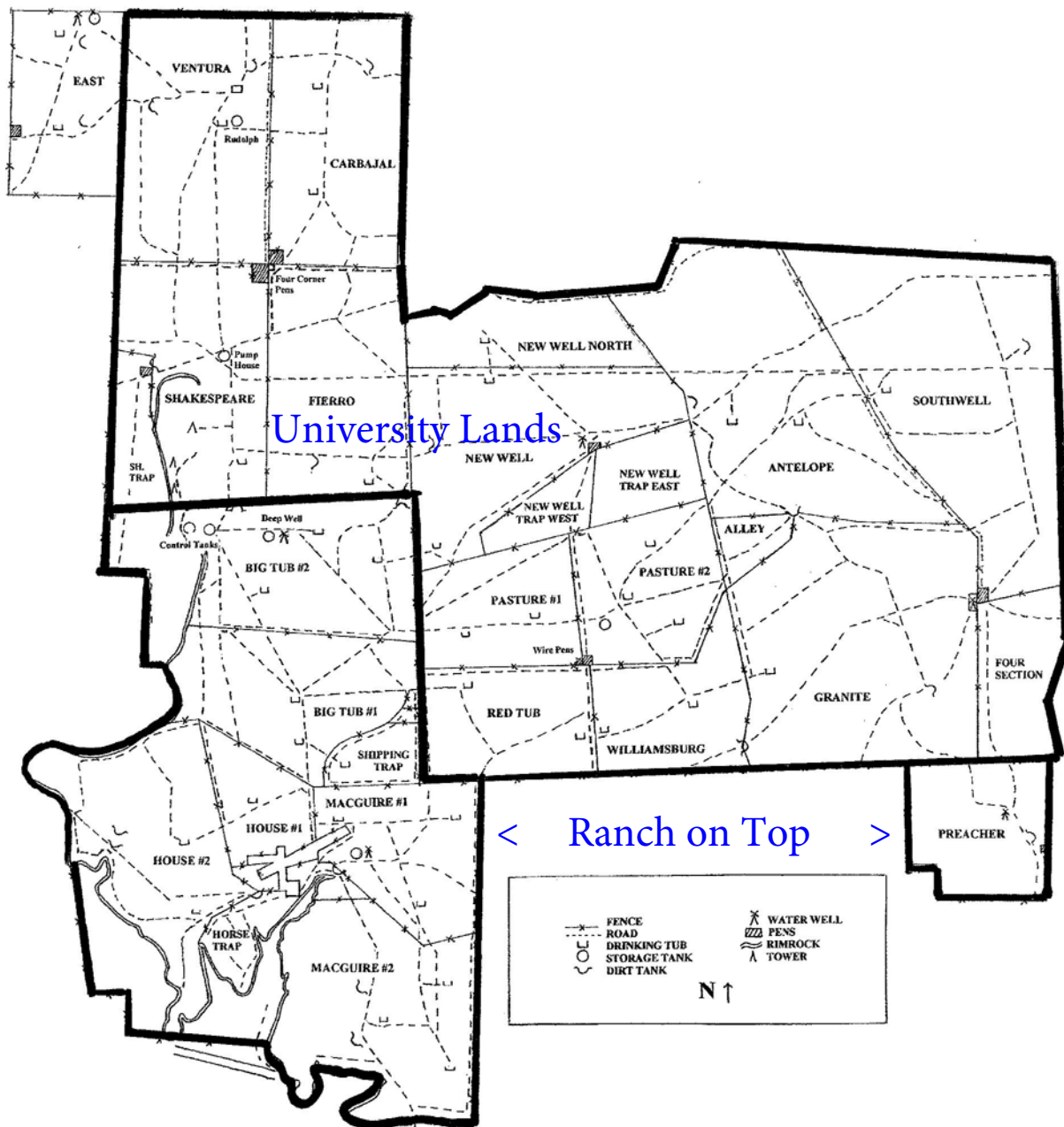


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Data Source: ESRI

Access Road

Property

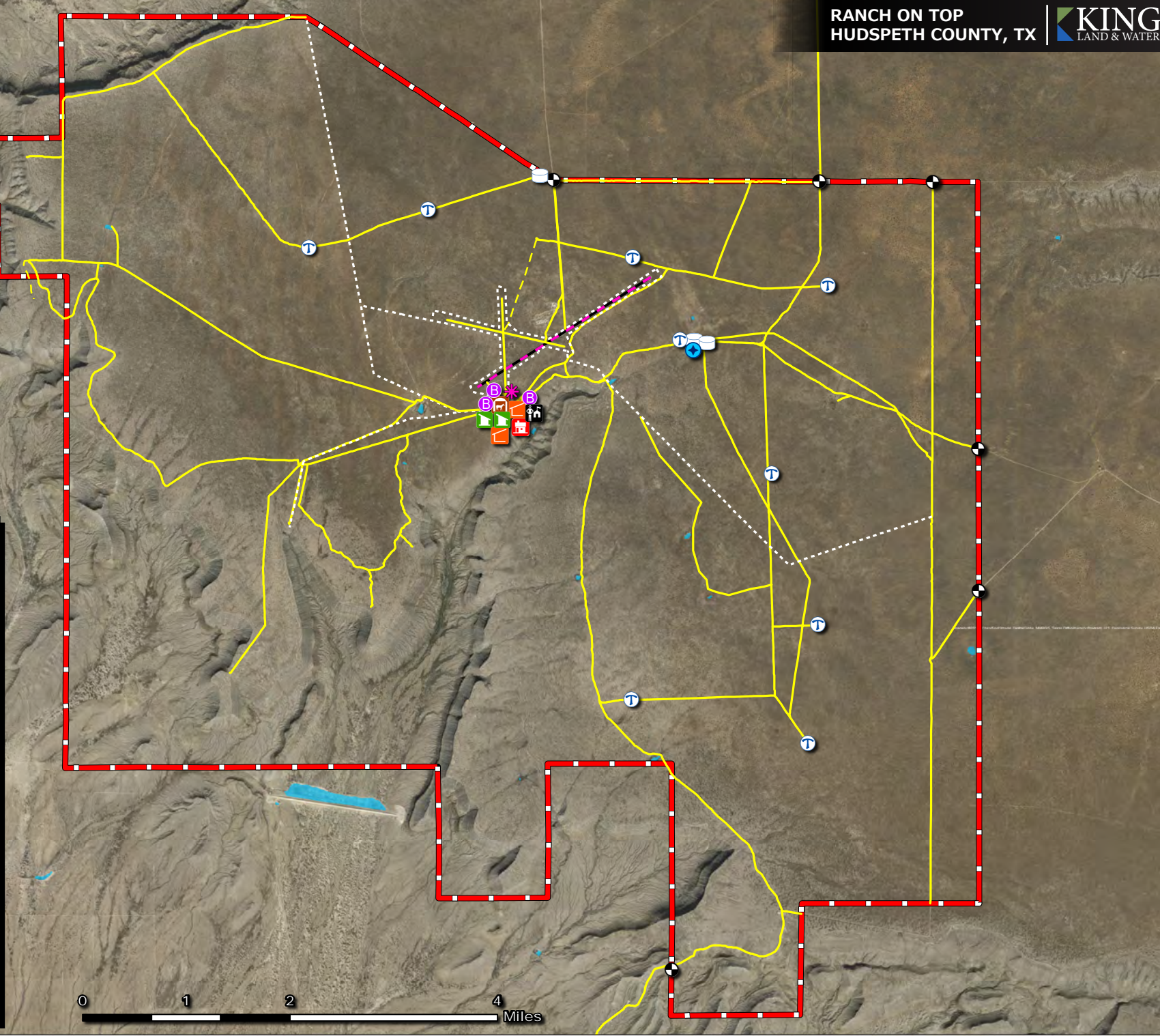







Date: 07.20.15
Data Source: TNRIS, Google


- Barn
- Foreman's House
- Gate
- Horse Stall
- House
- Main House
- Hangar
- Shed/Shack
- Trough
- Water Storage Tank
- Windmill
- Fence
- Primary Road
- Road/Trail
- Runway
- Pond/Tank
- Property Boundary








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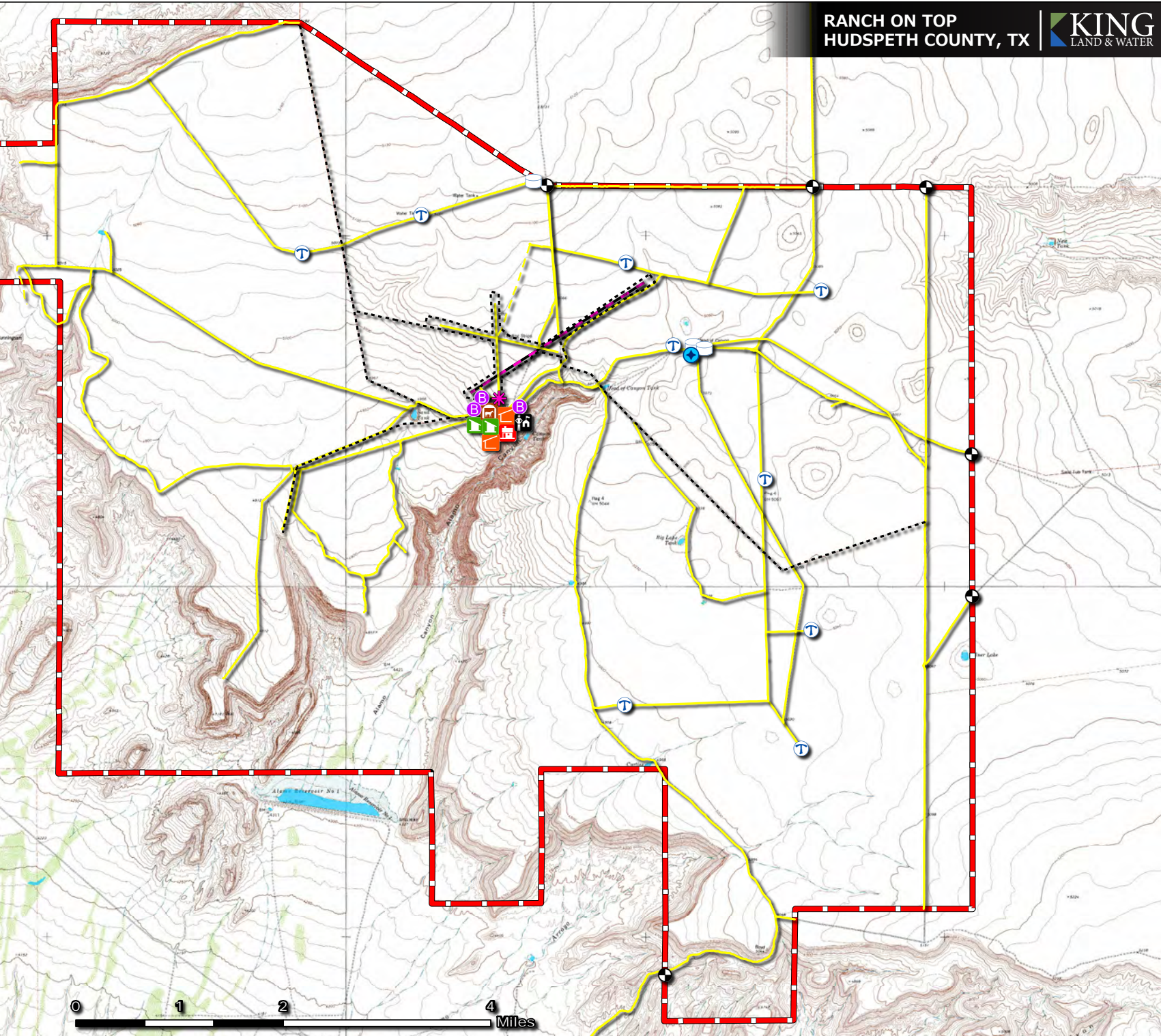
 Primary Road

 Road/Trail

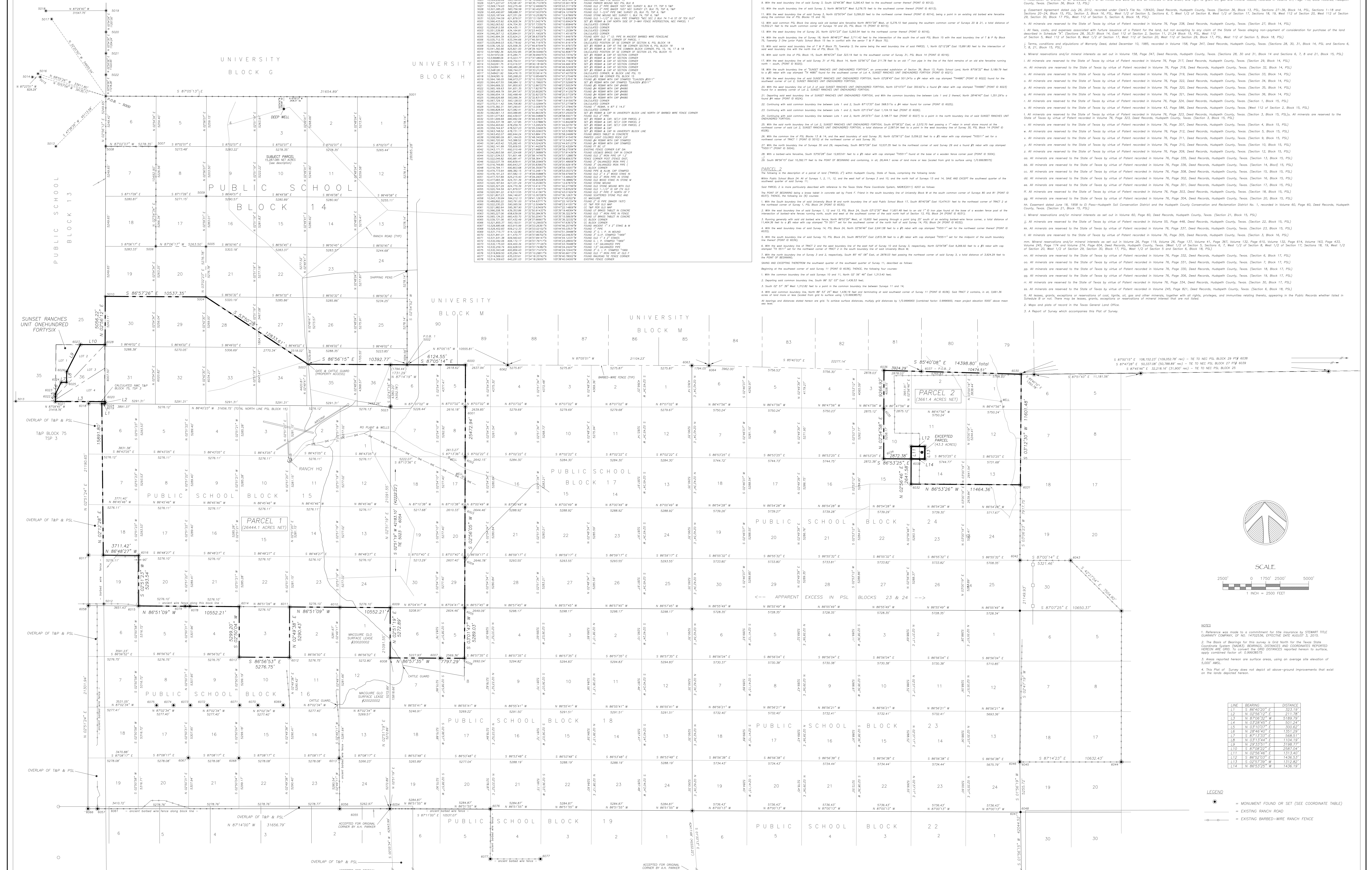
 Runway

 Pond/Tank

 Property Boundary



P R E - F I N A L R E V I E W




2. Reference was made to a commitment for title insurance by STEWART TITLE GUARANTY COMPANY, OF NO. 147025-36, EFFECTIVE DATE AUGUST 3, 2015.


3. The Basis of Bearings for this survey is Grid North for the Texas State Coordinate System (NAD83). BEARINGS, DISTANCES AND COORDINATES REPORTED HEREON ARE GRID. To convert the GRID DISTANCES reported hereon to surface, multiply combined factor of 0.99938575.

4. Areas reported hereon are surface areas, using an average site elevation of 5,000' AMSL.

5. This Plot of Survey does not depict all above-ground improvements that exist on the lands depicted hereon.

LEGEND

 = MONUMENT FOUND OR SET (SEE COORDINATE TABLE)

 = EXISTING RANCH ROAD

 = EXISTING BARBED-WIRE RANCH FENCE



























