



*Protecting Clients. Conserving the Land.*

## Red Mill Ranch

25,667 Acres, Pecos & Brewster Counties, Texas



**James King, Agent**

Office 432-426-2024

Cell 432-386-2821

[James@KingLandWater.com](mailto:James@KingLandWater.com)

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110 [KingLandWater.com](http://KingLandWater.com)

## Red Mill Ranch

*25,667 Acres*

*Pecos & Brewster Counties, Texas*

### **James King, Agent**

Office 432-426-2024

James@KingLandWater.com

---

### Location

Red Mill Ranch fronts on county-maintained Longfellow Road 10 miles east of Highway 385 between Fort Stockton and Marathon, and is also accessible from Highway 90. The drive through the Piñon Pine covered mountains on both sides of the Longfellow Road and through the famous Allison Ranch breaks out into the towering limestones hills and wide valley expanses. This is a working ranch located within a sprawling high Chihuahuan grassland landscape of limestone outcrop hills and broad valleys. Located at the eastern edge of the Trans Pecos this property is easily accessed from Austin, San Antonio and other major cities of Texas.

### Acreage

25,667 acres in Pecos and Brewster Counties.

### Description

Red Mill Ranch is Texas cow country at its finest and represents some of the best native and improved grasslands in West Texas. With eight section-sized improved Klein grass fields surrounded with native vegetation encircled by majestic hills and rock outcrops, this 300-cow ranch is ready to go. The ranch is in the limestone hills of Pecos County just east of the Pine Hills with an average of 13" of rainfall annually. This is summer monsoon country with mild winters and wet summers, perfect for growing and curing the rich grasslands.

The topography of the ranch ranges from 5,020 feet at the top of steep limestone mountains to 3,805 feet along the broad Klein fields. The stunning views of mountains on all sides, from within the property to the distant vistas of the main Glass Mountains, are nothing short of breathtaking.

The range improvements done over the past 15 years are extraordinary. There has been more than 8,000 acres spiked with herbicide to control woody species and over 5,500 acres of mechanical brush removal with re-seeding. Beautiful clean fields of improved Klein grasses and rolling hills of native vegetation throughout the ranch create open valleys and cleared grasslands surrounded by rolling hills. New 3-inch poly pipe waterlines and valves distribute water over the entire ranch to elevated storage then on to more than 50 water troughs designed for wildlife and livestock use. The road system is extensive with huge caliche main road arteries and smaller maintained roads creating access to the entire ranch. Fencing is new or improved all over the ranch and a new set of pipe pens makes working and processing cattle a breeze. There is an old house, with electricity and water, that would be a great site for a new headquarters.



*Protecting Clients. Conserving the Land.*

## Habitat

The landscape is wide-open rolling grassland, interspersed with hills and mountains surrounded by rugged limestone outcrop mountain ranges which can be seen from anywhere on the ranch. Classic “Cattle Country” of the Old West, the region has maintained much of the environment and appearance of times past. This ranch lies at an elevation that supports a mix of vegetation from the mid-high Chihuahuan Desert such as century plants, Spanish dagger, yucca and cholla with a dominant grassland of taboso, blue gamma, sideoats gramma, cane bluesteam. Areas of brush and trees like Piñon Pine, Juniper, Mesquite, and Hackberry are also present. Endless valleys, mesas, hills, flats, and mountains with creeks and drainages create a variety of habitats.

## Wildlife

This is Chihuahuan Desert grassland at its very best. The grasses, forbs and brush provide excellent habitat for game and non-game animals and birds. Excellent herds of Mule deer and Elk are the main game animals on Red Mill Ranch with coyotes, javelina, and bobcats all being present. Blue (scaled) quail and mourning dove are the game birds which with recent rains have exploded in numbers. Raptors include golden eagles and wide variety of hawks. Neotropical migratory birds such as orioles, hummingbirds, warblers, flycatchers, and many others make for a wonderful birding experience. The distribution of year-round water over virtually all the ranch has resulted in growing populations of wildlife.

## Improvements and Water

The ranch has tremendous infrastructure from maintained roads, fences, water systems, and working cattle pens. The roads are amazing, allowing driving for hours without having to open a single gate. There are no operating oil and gas wells. Large water tanks are strategically located around the ranch and a new water system with 3-inch poly pipe and more than 50 troughs creates a day-one advantage and convenience for the new owner. Drought insurance over the past 10 years has provided significant ranch income.

## Minerals

Seller will retain all Fee Minerals owned and there is an excellent surface use agreement that provides excellent surface protection from any future oil and gas activities as well as a schedule of payments for surface damages. There are some Mineral Classified Sections on the ranch.

## Price

\$685 per acre or \$17,581,895

## Contact

**James King, Agent**

King Land & Water, LLC

432 426.2024 Office

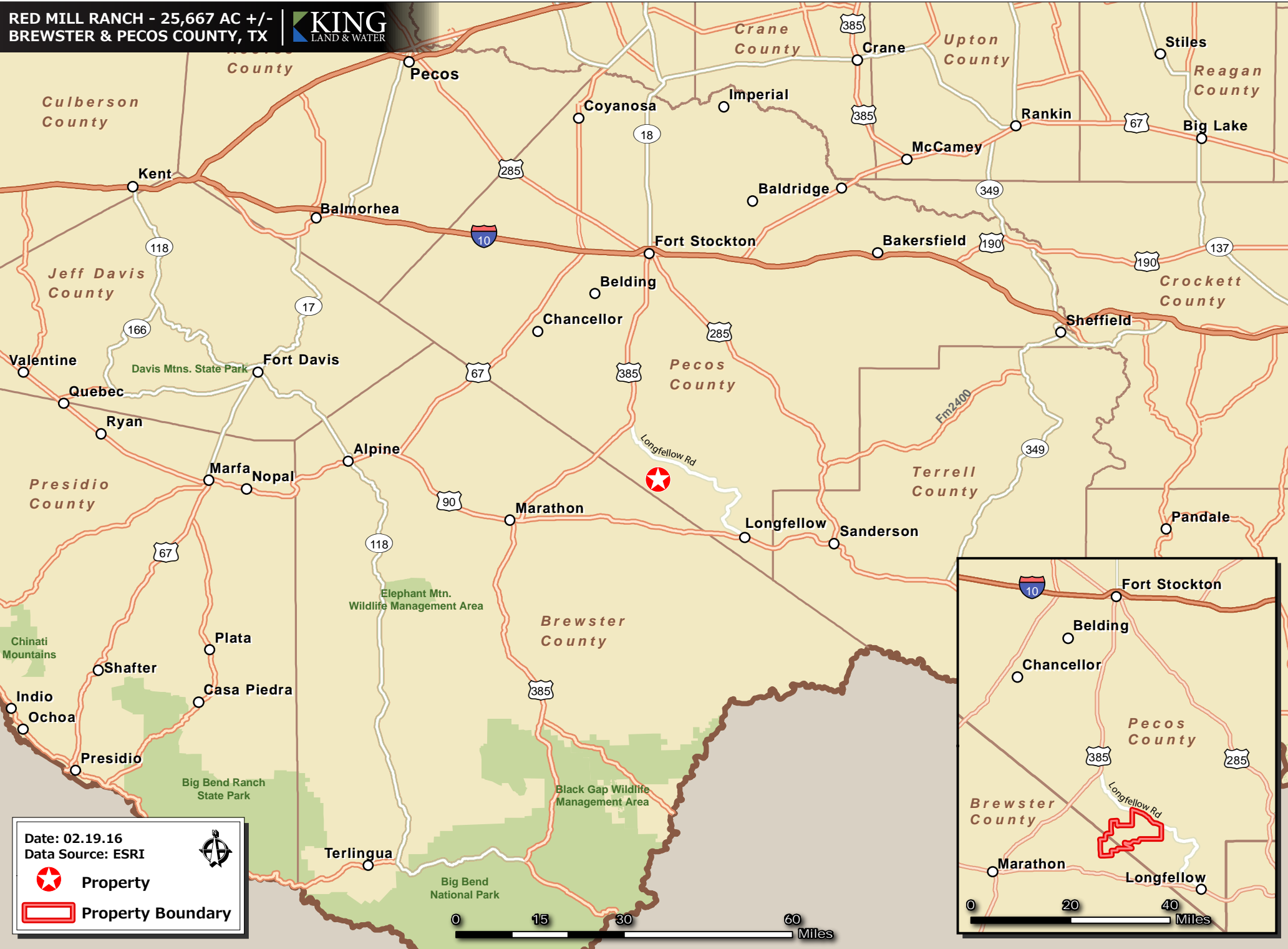
432 386.2821 Cell

[James@KingLandWater.com](mailto:James@KingLandWater.com)

## 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.





Date: 02.19.16

Data Source: ESRI



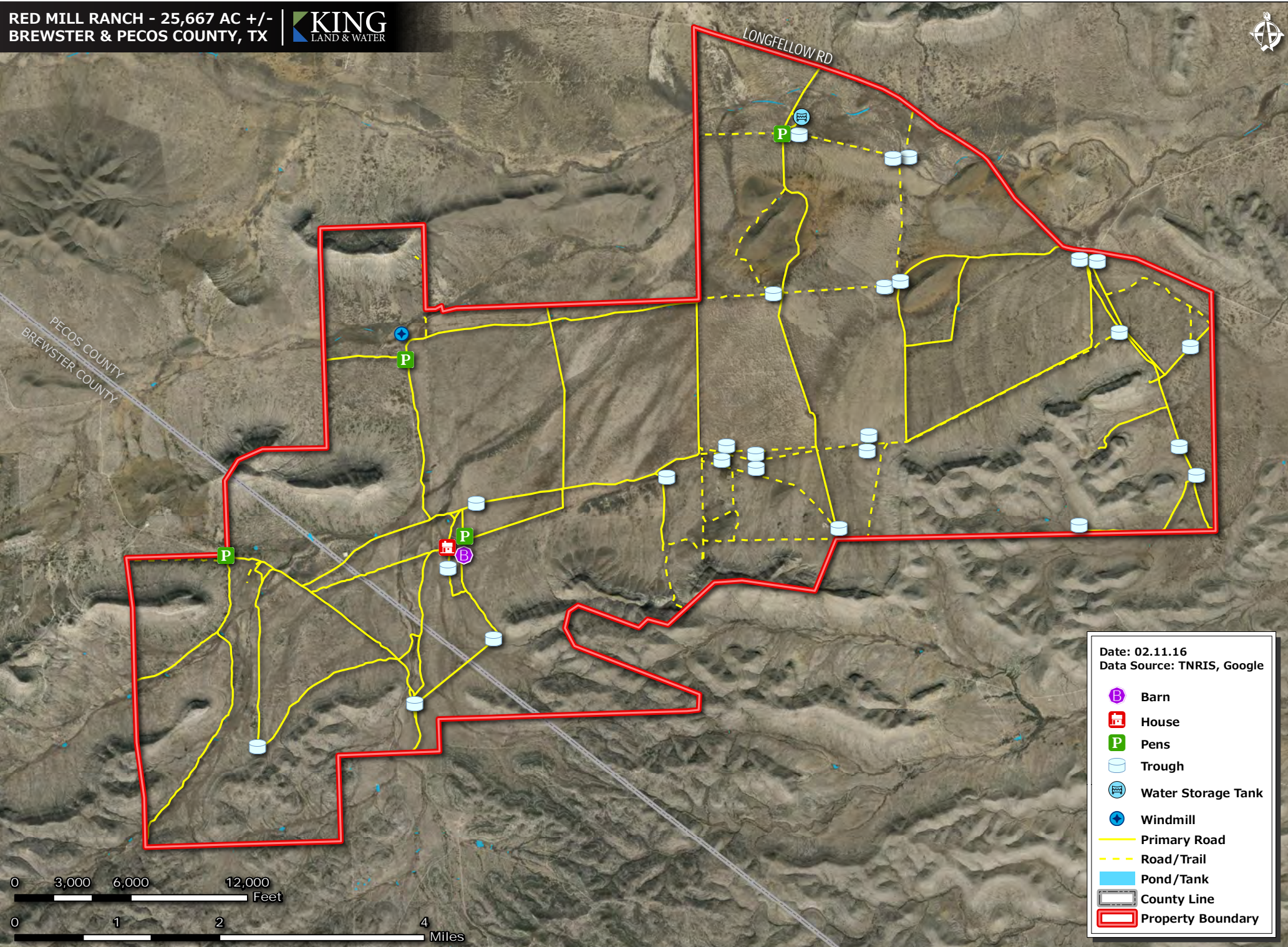
Property



Property Boundary



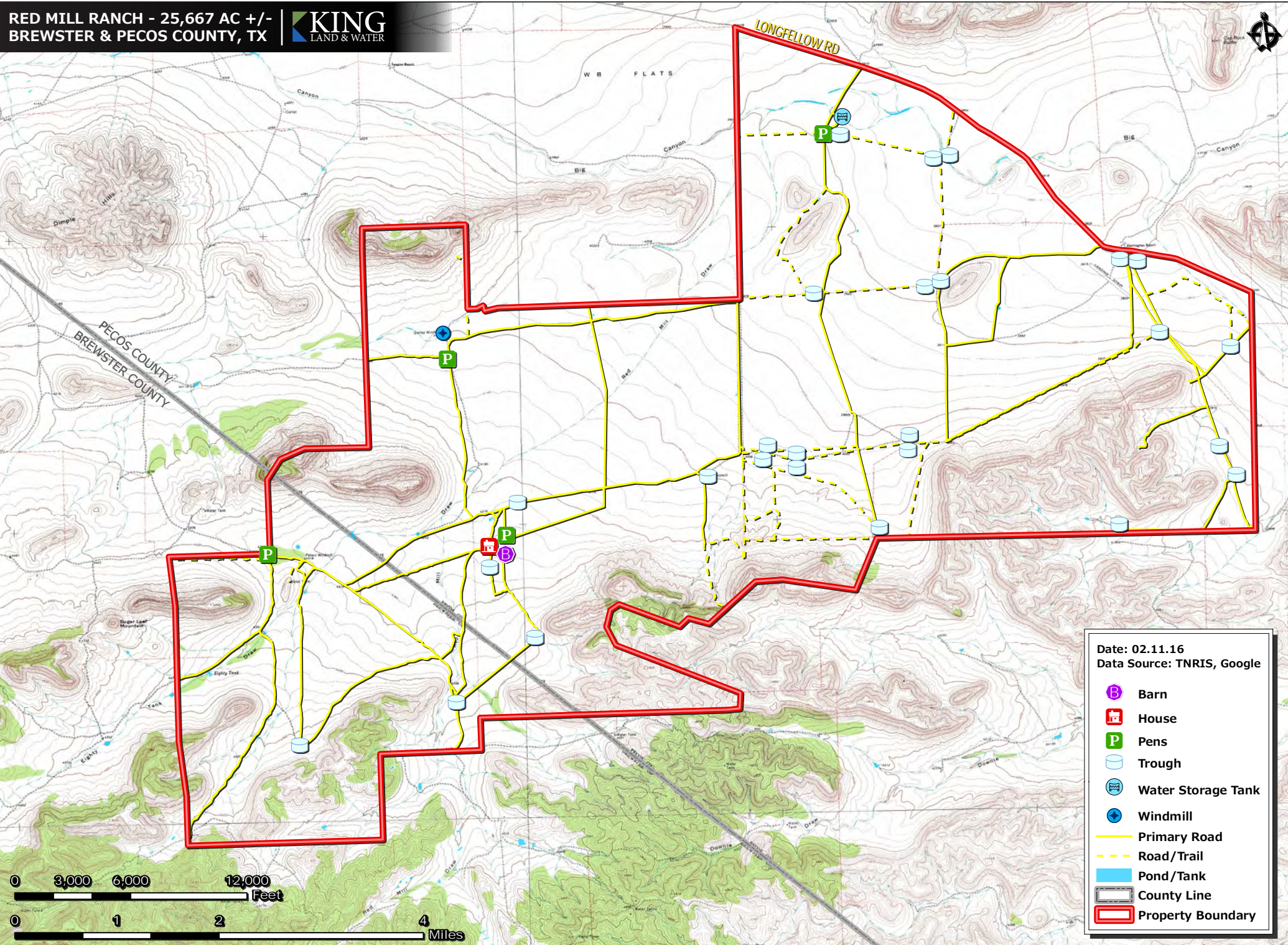




Date: 02.11.16  
Data Source: TNRIS, Google

- Barn
- House
- Pens
- Trough
- Water Storage Tank
- Windmill
- Primary Road
- Road/Trail
- Pond/Tank
- County Line
- Property Boundary





Date: 02.11.16  
Data Source: TNRS, Google

- Barn
- House
- Pens
- Trough
- Water Storage Tank
- Windmill
- Primary Road
- Road/Trail
- Pond/Tank
- County Line
- Property Boundary









*Protecting Clients. Conserving the Land.*









*Protecting Clients. Conserving the Land.*















