



Protecting Clients. Conserving the Land.

Comanche Trail Ranch

48,404 Acres, Pecos County, Texas



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Location

Comanche Trail Ranch fronts on the east side of Highway 385 between Fort Stockton and Marathon, across the highway from the roadside picnic area located in the high Piñon Pine-covered hills. The legendary Comanche Trail route, along which raiding bands of Comanche warriors swept from the high plains into northern Mexico, cuts through this property, creating a rich history for the ranch. This is a sprawling high Chihuahuan grassland ranch with limestone outcrop pine-covered hills, broad valleys, and incredible ranching infrastructure, creating one of the best working cattle and hunting ranches in Texas. Located at the eastern edge of the Trans Pecos, this property is easily accessed from Austin, San Antonio and other major Texas cities.

Acreage

48,404 acres in Pecos County

Description

Comanche Trail Ranch is ideal Texas cow country and represents some of the best grasslands in West Texas. The ranch is in the limestone hills of Pecos County, just east and south of Madera Mountain 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 4,724 feet at the summit of the pine-covered mountains near the highway, to 3,321 feet along the broad rolling hills to flats to the north. Stunning views include Madera Mountain, as well as scenic beauty within the ranch.

The range improvements of the past 15 years are nothing short of extraordinary. There have been more than 6,000 acres of mechanical brush removal, and 10,000 acres of spike treatment throughout the ranch, creating open valleys and cleared grasslands surrounded by rolling hills of native trees and vegetation. New 3-inch poly pipe waterlines and valves distribute water over the entire ranch to elevated storage and to more than 100 water troughs designed for wildlife and livestock use. The road system is extensive, with huge caliche main arteries and smaller maintained roads providing access to the entire ranch. Fencing is mostly new or recently-improved across the ranch. A new set of pipe pens with scales make working and processing cattle a breeze. Facilities include a hunter's house, a worker's house, and a new 3 bedroom/2.5 bath foreman's home with carport, as well as several barns at the headquarters.

Habitat

The landscape is wide-open rolling grassland, interspersed with hills and mountains surrounded by rugged wooded mountain ranges which can be seen from anywhere on the ranch. With classic vistas 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, including century plants, Spanish dagger, yucca and cholla with a dominant grassland of tabosa, blue gramma, sideoats gramma, and cane bluestem. 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 quality Chihuahuan Desert grassland. 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 Comanche Trail 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 the entire 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. There is a very nice new 3 bedroom 2 1/2 bath foreman's house with nearby hunting lodge and older home. Several barns and sheds round out the headquarters into an excellent working ranch. The roads are well-planned and maintained, providing the opportunity to drive for hours and not have to open a single gate. There are a few operating gas wells and pipelines on the west and south edges of the ranch but overall there are few impacts. Large water tanks are strategically located around the ranch. A new water system with 3-inch poly pipe and more than 100 troughs creates a day-one advantage and convenience for the new owner. Drought insurance over the past 10 years has provided significant ranch income as has a salt water disposal well located on the property.

Minerals

Seller will retain all Fee Minerals owned and there is a surface use agreement that provides excellent protection for any existing and future oil and gas activities, as well as a schedule of payments for surface damages.

Price

\$585 per acre or \$28,316,340.00

Contact

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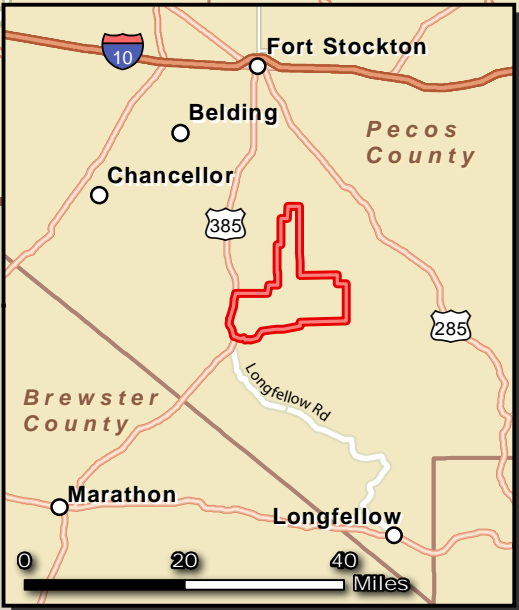
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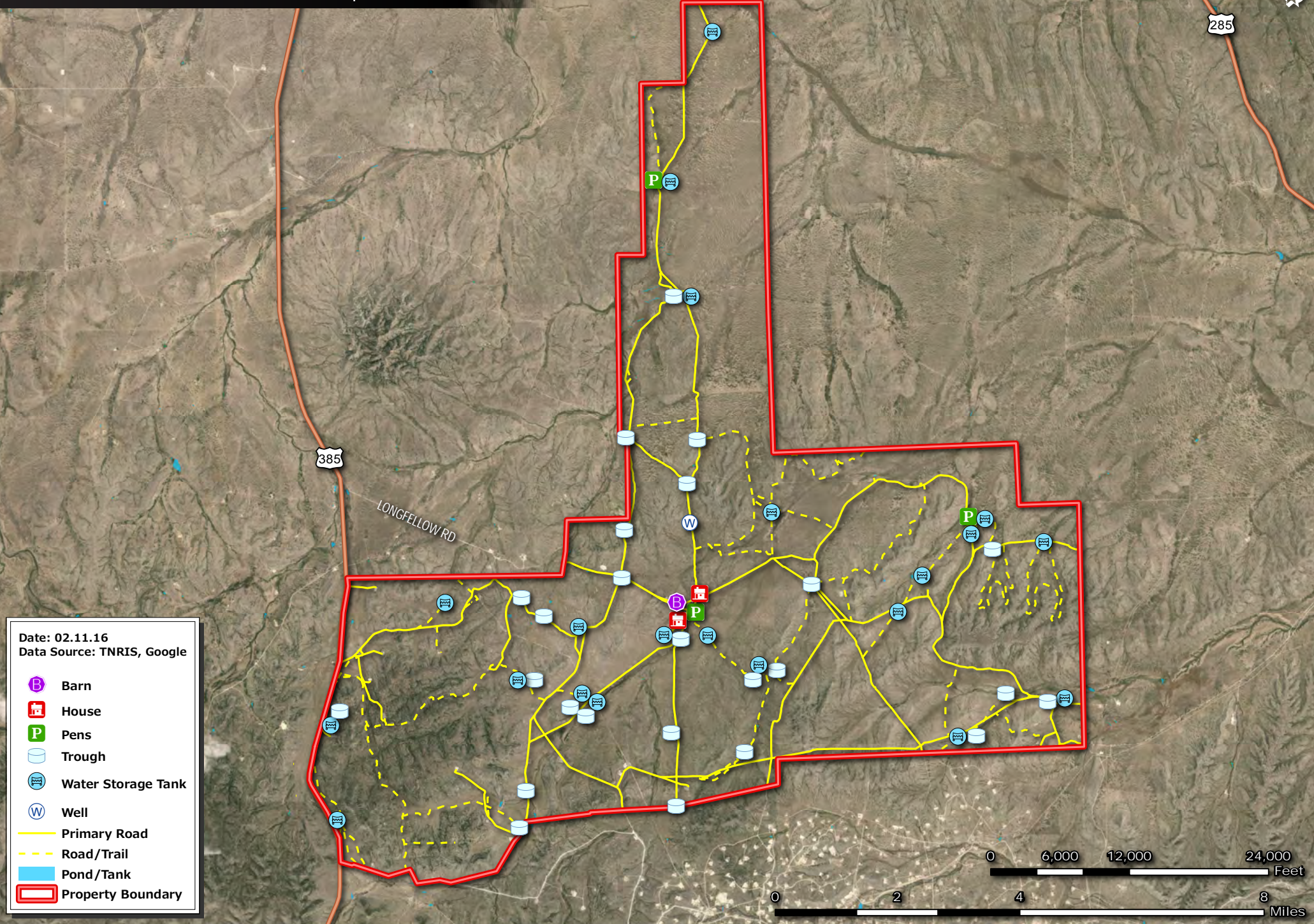
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Disclaimer

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.

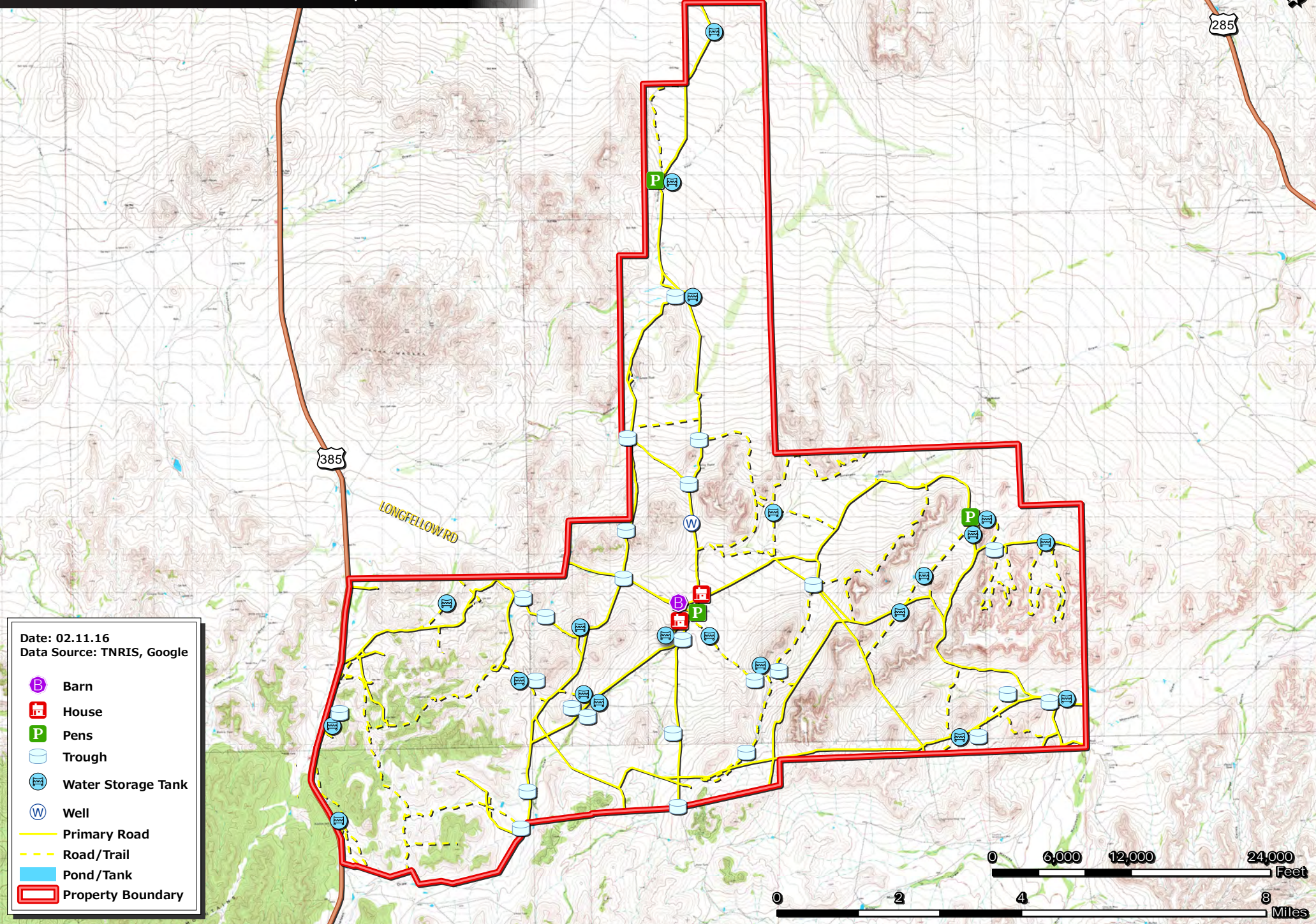






Date: 02.11.16
Data Source: TNRIS, Google

- Barn
- House
- Pens
- Trough
- Water Storage Tank
- Well
- Primary Road
- Road/Trail
- Pond/Tank
- Property Boundary



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Data Source: TNRIS, Google





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