



Protecting Clients. Conserving the Land.

Twin Canyon Ranch

7,296 +/- acres, Pecos and Terrell Counties, Texas



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Location

Twin Canyon Ranch is located near the end of paved Gray Ranch Road about halfway between Fort Stockton and Sanderson in both Pecos and Terrell Counties. Fronting both sides of the road for over 2 miles.

Acresage

7,296 +/- Acres in Pecos and Terrell Counties

Description

The name of the ranch comes from two dominate Canyons heading east with several hidden side canyons creating secluded private hunting and recreation areas. Broad tops with big valleys creates a combination of easy accessible gentle land with deeper soil and the limestone bluffs, steep hills, and canyon heads makes this the perfect mixed use ranch. This is a working cattle, sheep, and goat ranch with great hunting. It has been managed well by the same family for decades and is known for its combination of native grass, shrubs, and trees.

A combination of new and old fences, several pens and traps, and extensive water infrastructure create a working ranch. Topography ranges from just below 3,300 to more 3,600 feet. A network of excellent roads provides access throughout the ranch. Wide long canyons with accessible deeper soils, the steep limestone bluffs, and high mesas make this a diverse ranch with a variety of resources.

Situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state.

Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of Twin Canyon Ranch. From yucca and sotol, to hackberry and mesquite woodlands, to persimmon and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in great condition, a result of responsible grazing methods. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as Elk, deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other mammals.

Mule deer, and whitetail deer populations on the Ranch are tremendous. The population is about 50/50 for the two deer types and, within the steep terrain along the canyons, one can also find Elk and Aoudad sheep. Wing shooting for Blue Quail and Mourning Dove are tremendous.



Water

There are 3 windmill operated wells and 1 outfitted with a submersible pump. Each well supplies water to large concrete storage tanks and on to several troughs for livestock and wildlife. The groundwater under Twin Canyon Ranch is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There is one old large concrete Soil Conservation Service Dam in one of the header canyons.

Price

\$500/acre or \$3,648,000

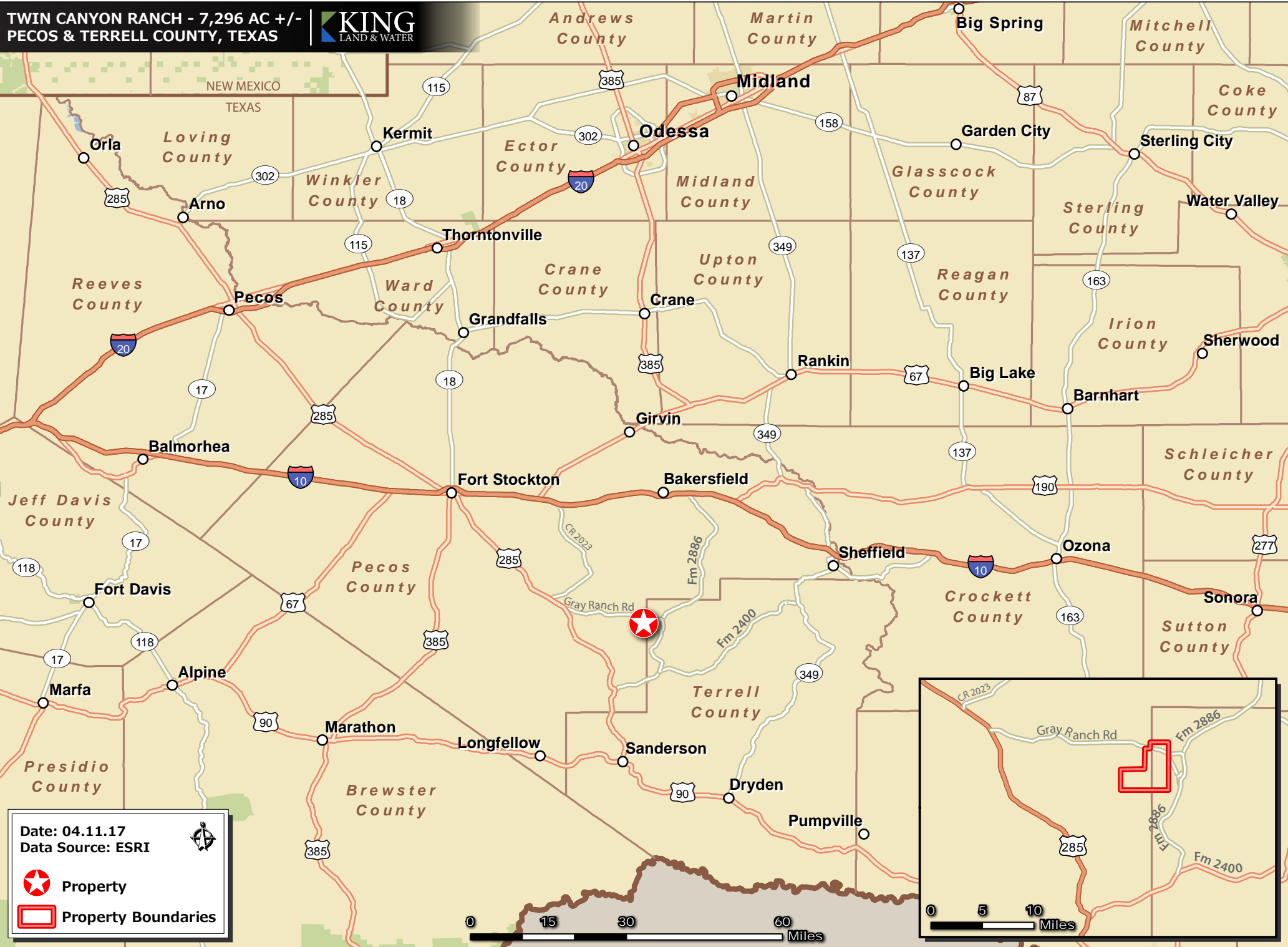
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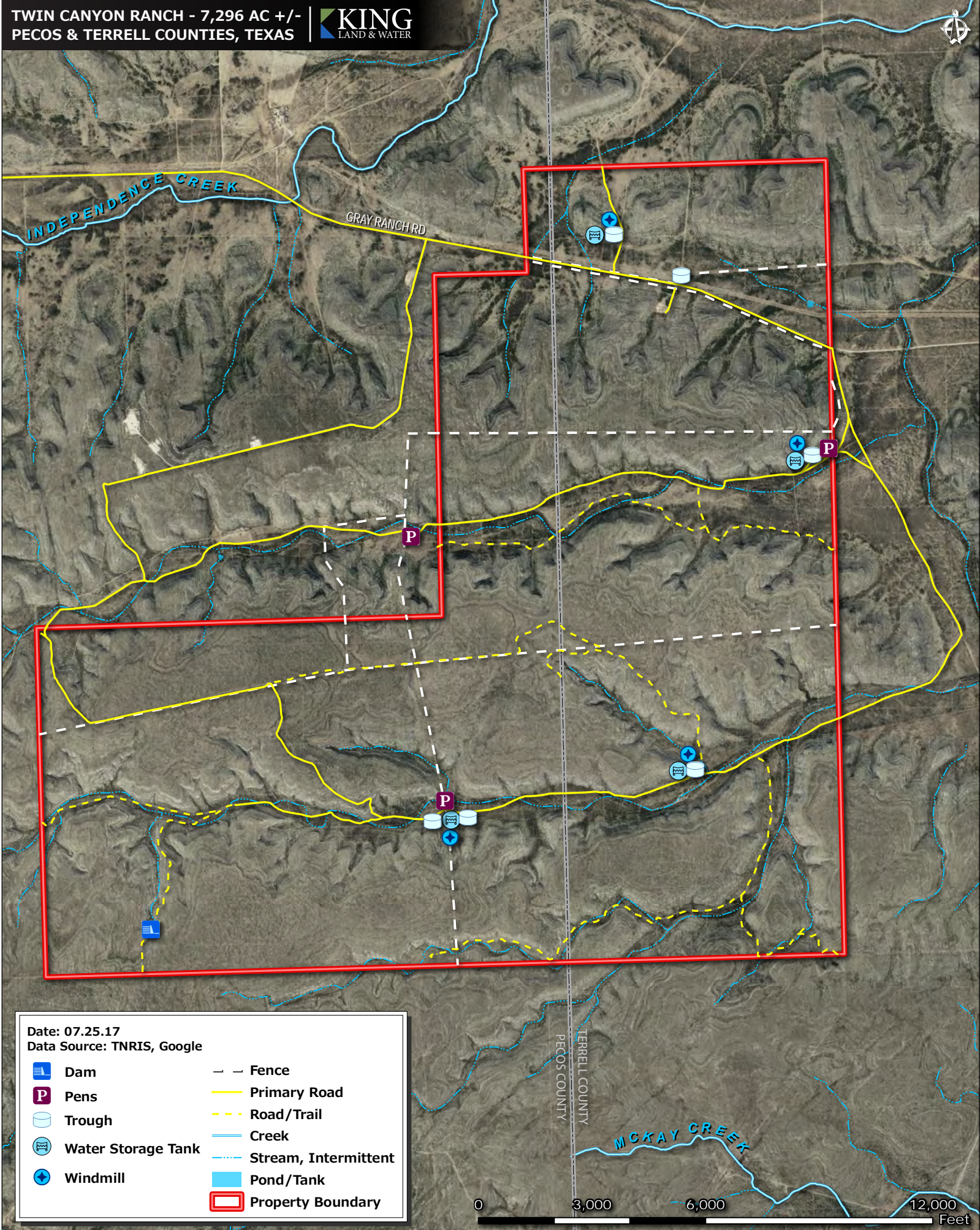
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Disclaimer

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.





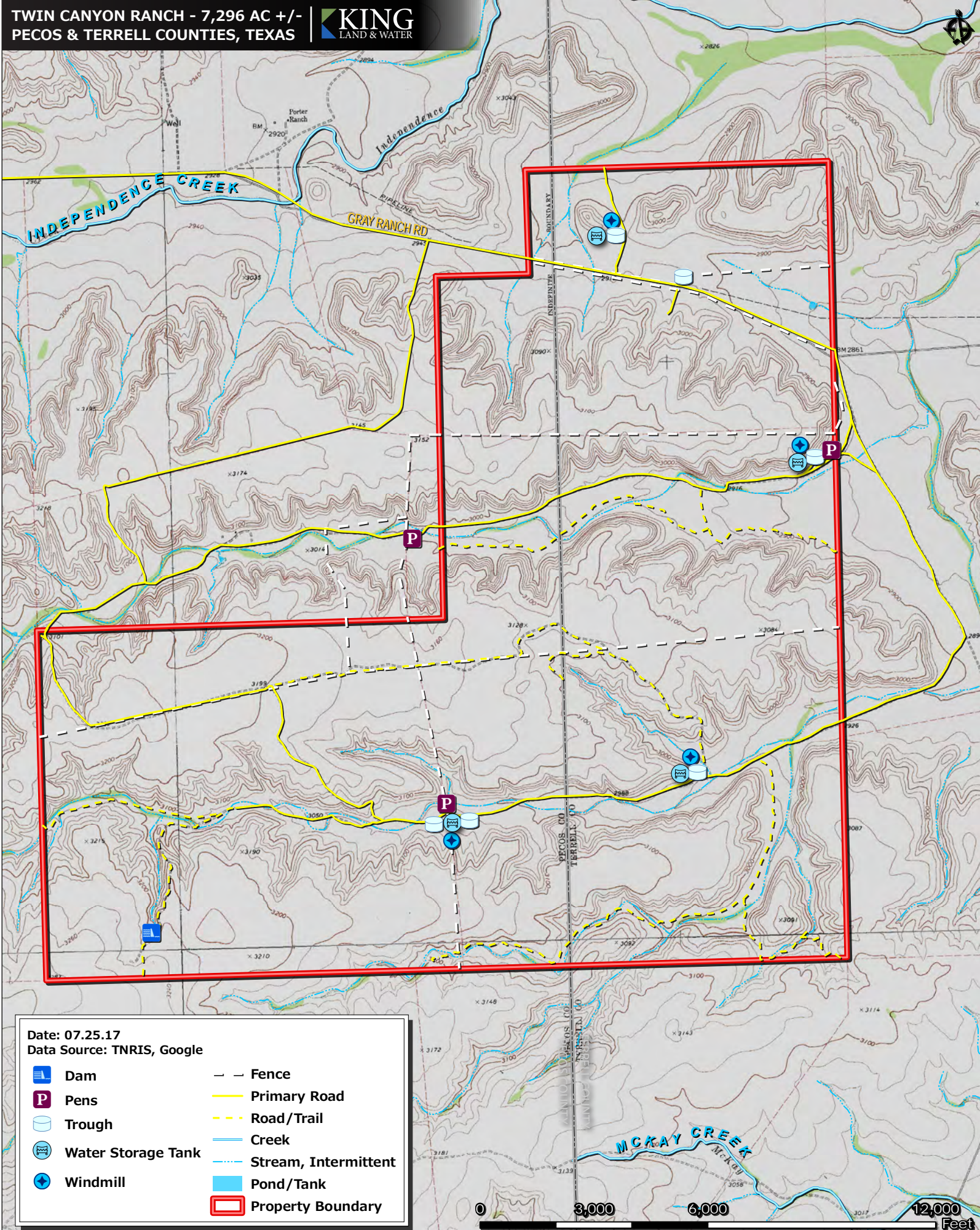


Date: 07.25.17
Data Source: TNRIS, Google

- | | | | |
|--|--------------------|--|----------------------|
| | Dam | | Fence |
| | Pens | | Primary Road |
| | Trough | | Road/Trail |
| | Water Storage Tank | | Creek |
| | Windmill | | Stream, Intermittent |
| | | | Pond/Tank |
| | | | Property Boundary |

0 3,000 6,000 12,000 Feet





Date: 07.25.17

Data Source: TNRIS, Google



Dam



Pens



Trough



Water Storage Tank



Windmill

--- Fence

— Primary Road

- - - Road/Trail

— Creek

- - - Stream, Intermittent

— Pond/Tank

▭ Property Boundary

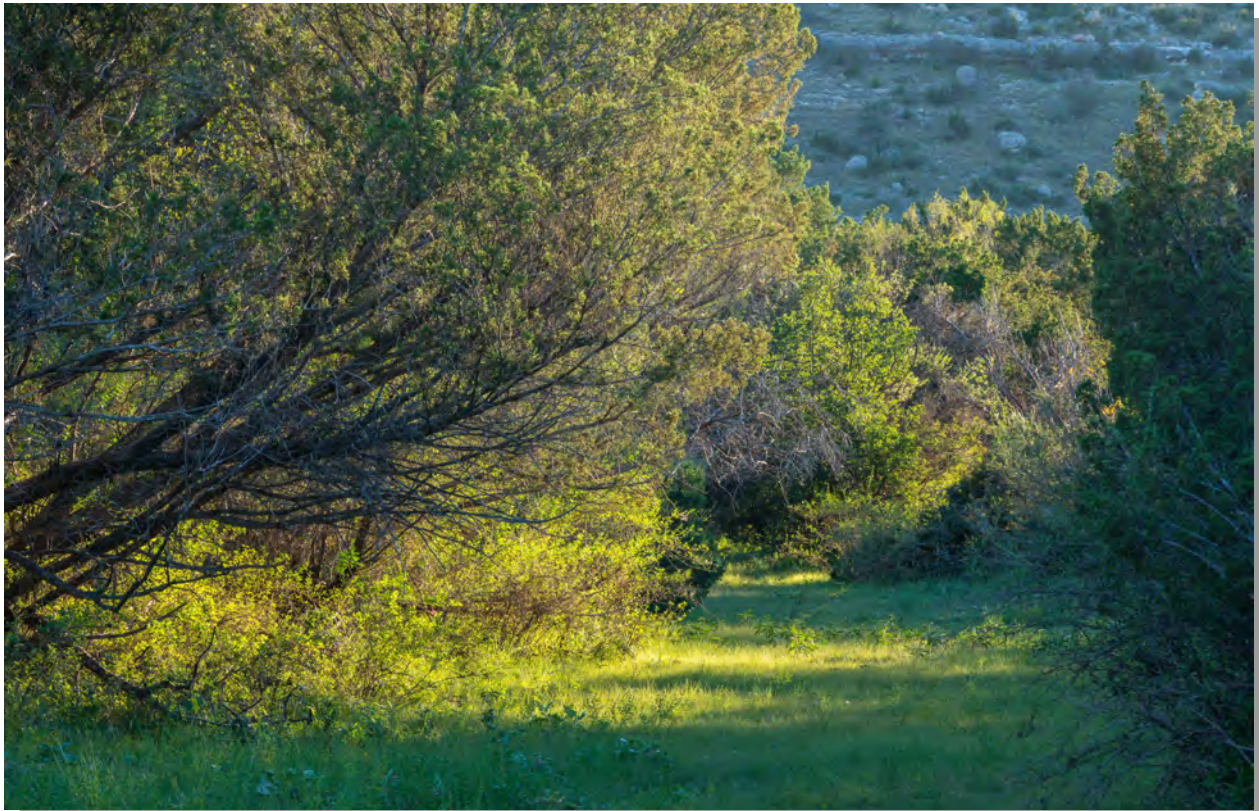








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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date