



Protecting Clients. Conserving the Land.

Panther Rock Ranch

1,381 +/- acres, Brewster County, Texas



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Panther Rock Ranch

Heritage Ranch since 1884

East Section of Woodward Ranch

1,381 acres

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Location

Panther Rock Ranch is part of the historic Woodward Ranch and is comprised of 1,403 acres located on the banks of seasonal Ash Creek on the east side of Highway 118 south of Alpine and has been visited by Big Bend travelers and rock hounds from all over the world. The ranch fronts on the east side of Highway 118 just 15 miles south of Alpine starting at the roadside picnic area and runs south for over a mile. Panther Rock Ranch is the gateway into the Big Bend Country with its over 1,000,000 acres of parks and public lands and is an hour's drive north of Lajitas and Terlingua and their outdoor adventures and amenities. Cathedral Mountain (6,860 feet), one of the area's iconic peaks, towers over the ranch to the west and Elephant Mountain Wildlife Management Area is just to the south waiting to be explored. With elevations between 4,736 and 5,021 feet, at the ranch you are in one of the best year-round climates in the state and arguably the entire country.

Acreage

1,381 acres in Brewster County.

Description

Famous for its unique red plume agate as well as black plume, golden plume, opal, and over 50 other kinds of agates and gemstones, the Woodward Ranch has a history of visitors who are rock collectors, nature lovers, hunters, hikers, birders, or just folks wanting to get away from it all. This eastern 1,403 acre part of the original ranch has a main gate fronting on Highway 118 and beautiful Ash Creek cutting through the middle for over a mile creating lush meadows and two large mountains. This is high Chihuahuan Desert grasslands and riparian woodlands studded with interesting outcrops of rocks and large trees, creating a scenic wonderland. The ranch has an old building site with amazing views toward Elephant Mountain and down Calamity Creek and over to Cathedral Mountain towering over the landscape. There is a road network that circles the ranch crossing the Arizona Ash lined creek with adjacent meadows meandering around prominent hills with landscape views of area mountains. Panther Rock Ranch is surrounded by large ranches in stable ownerships with no threat of development. The perfect ranch neighborhood!!

Habitat

Panther Rock Ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with rhyolite palisades mountains studded with Juniper, Emory and Grey Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. Ash Creek has numerous stands of large Emory Oaks, Cottonwoods, Arizona Ash, Desert Willow, and other riparian vegetation. This diversity of plants especially near and around the springs and riparian areas are unequaled in the Trans Pecos Region. This is historic ranching country and represents some of the best cow/calf range in West Texas.

Wildlife

Because of the diverse habitat with springs, creeks, boulders, trees, grasses, and mountains there is an abundance of game and non-game animals and wildlife on Panther Rock Ranch. This is big mule deer and whitetail deer country with lots of blue quail, mourning dove, and Rio Grande turkey, making this a hunter's paradise. There are also smaller animal and bird species found here like javelina, fox, ringtail, mountain lion, hawks, hummingbirds, Montezuma quail, and a variety of neotropical songbirds. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds.

Improvements

The old home site just off Highway 118 is an excellent building area for the next owner. It has electricity and an older water well which, if put back in service, would supply water to this elevated lookout. There is a road system through the ranch and up into the hills and another water well on the east side of the ranch that once supplied water to that end of the ranch. There is an old shed and pens near the old home site.

Water

Woodward Ranch has abundant groundwater and a seasonal creek called Ash Creek running for over a mile through the middle of the ranch as well as several year round springs. There are 3 working solar wells on Panther Rock Ranch, two of which are new, ranging in depth from 100 feet to 330 feet. The ranch also has 12.5 ac feet of adjudicated water rights from the State of Texas from Ash Creek.

Price

- \$2,400 per acre or \$3,314,400
- Some minerals convey

Contact

James King, Agent

King Land & Water, LLC

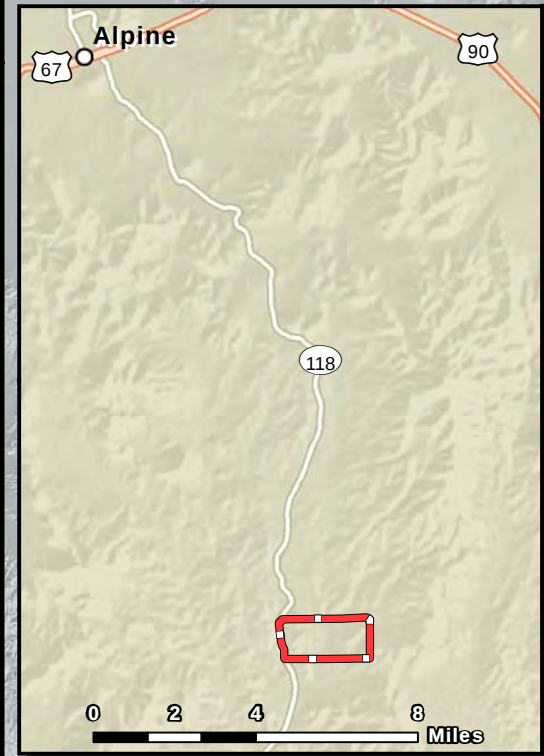
432.426.2024 Office

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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.



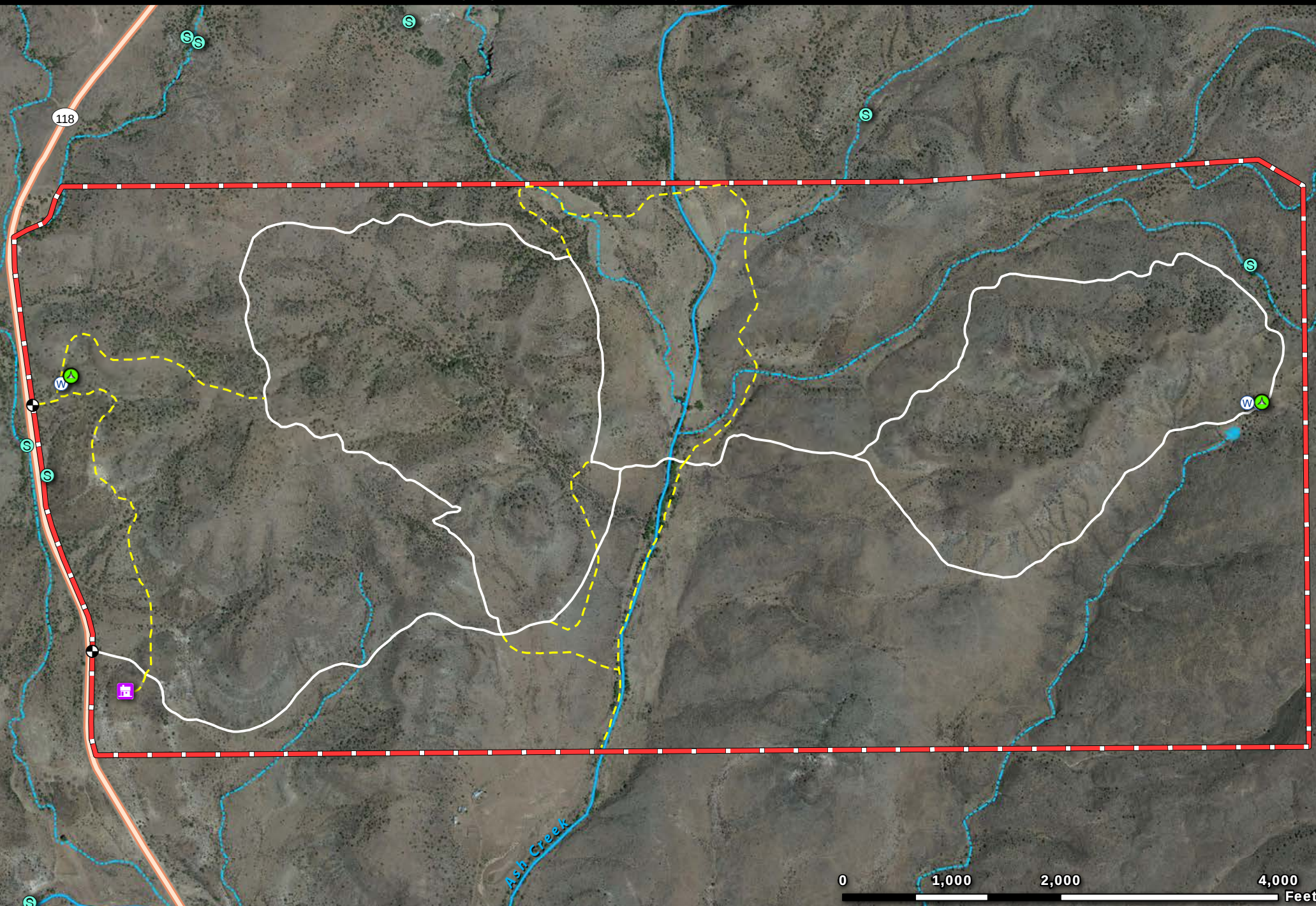
BREWSTER COUNTY, TX PANTHER ROCK RANCH 1,381 +/- AC (AERIAL OVERVIEW)

James King

600 North State Street PO Box 109 Fort Davis, TX 79734

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www.kinglandwater.com



Date: January 29, 2014
Data Source: TNRIS, Google
Aerial Flown: 2012



Entry Gate



Water Well



Spring



Road/Trail



Stream, Intermittent



Boundary



House



Windmill



Primary Road



Creek



Pond/Tank



The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.
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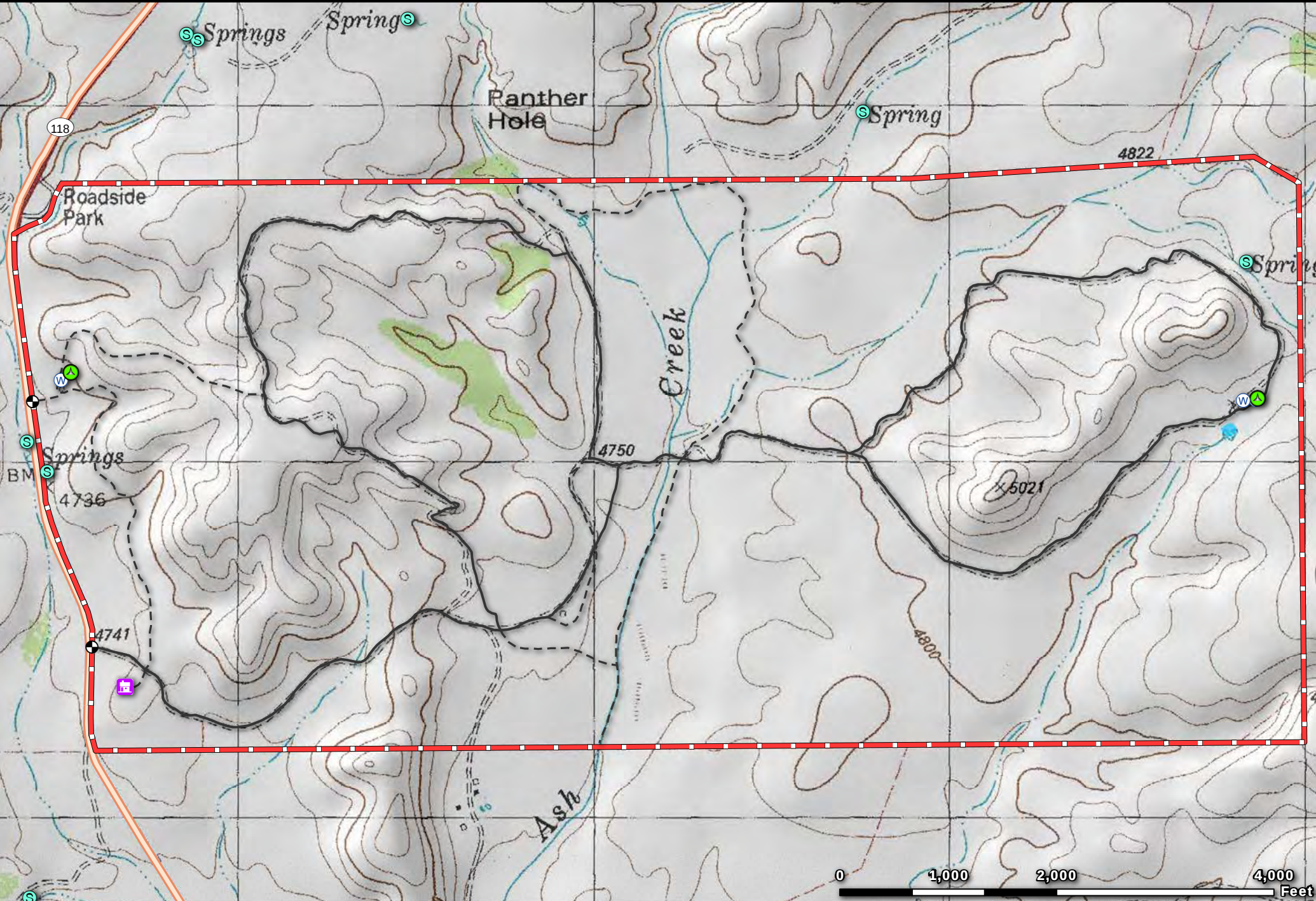
BREWSTER COUNTY, TX - PANTHER ROCK RANCH 1,381 +/- AC (TOPOGRAPHIC OVERVIEW - 40 FT INTERVAL)

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Date: January 29, 2014
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Entry Gate



Water Well



Spring

Road/Trail

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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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date