



Protecting Clients. Conserving the Land.

Farmer Ranch

12,000+/- acres, Culberson County, Texas



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Location

The Farmer Ranch is located immediately south of Van Horn, Texas, fronting on State Highway 90 for over 7 miles to the east, county-maintained Scott's Crossing Road to the west and the Southern Pacific Railroad to the south. This high-desert grassland ranch sits alongside the historic Butterfield Overland Stage route and is just minutes from the town of Van Horn with its 6,000-foot jet-accessible airport, hospital, and town conveniences within arm's reach.

Acreage

12,000 +/- acres in Culberson County.

Description and Habitat

The Farmer Ranch, one of the original farming operations developed in the Van Horn area is now a working cattle and hunting ranch set within the vast scenic landscape of far-west Texas. The majority of the ranch consists of gently rolling high-desert grasslands, draws and flats with spectacular views of the towering area mountains. This vast grassland expanse is set among some of the most stunning vistas overlooking the landscapes of the Eagle Mountains, Carrizo Mountains, Beach Mountains, Van Horn Mountains and Wylie Mountains and Davis Mountains.

The ranch is a working cattle ranch which has been operated with responsible grazing practices by a single Lessee for the past 5 years. The climate and soils support a mix of high-desert vegetation from scrublands to yucca grasslands. The southern 10,000 acres consists of a variety of grassland settings from wide open tabosa grass flats, to dense pockets of buffalo grass, love grass, spangle-top and grammas to bands of native brushland that provide cover and habitat for wildlife. Eagle Flat Draw and Carrizo Creek, meander through this wide-open grassland portion of the ranch creating a collection point for grassland runoff during the summer monsoons capturing water into several large dirt tanks including Farmer Lake being over 10 acres in size when full. The northern 2,000 acre portion of the ranch consists of scattered desert scrubland spanning up into the town of Van Horn. This part of this ranch has additional potential as development land and solar potential. A transmission line borders the ranch to the west and cuts across this northern end to a substation along the boundary.



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Wildlife

This Farmer Ranch is home to many species of birds, raptors, songbirds, and upland game birds including tremendous Mourning Dove, Blue (Scaled) Quail and Gambel's Quail populations creating fantastic hunting opportunities as well as for larger wildlife of the open prairie such as Desert Mule Deer. Some of the best mule deer genetics in West Texas are located in the Vah Horn area. The grasses and brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grasslands at its best and a bird hunters dream.

Water

There are 3 high-quality submersible water wells on the ranch some of which are supported with electricity and one operated with a generator. These wells feed through a network of new waterlines to a series of storage tanks and drinkers for cattle and wildlife. Several natural pockets as well as earth tanks along the creeks capture water during wet periods.

Improvements

The ranch is modestly improved with an old 1930's ranch home in need of repair. The operational headquarters includes a large concrete block barn, excellent pipe pens and several smaller outbuildings. There is a good road system throughout the ranch. Fences are in fair condition.

Minerals

It is unclear at this time exactly what mineral rights, if any, are owned by Seller. Seller will consider conveying a portion of any mineral rights owned.

Price

REDUCED \$450 per acre or \$5,400,000

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.

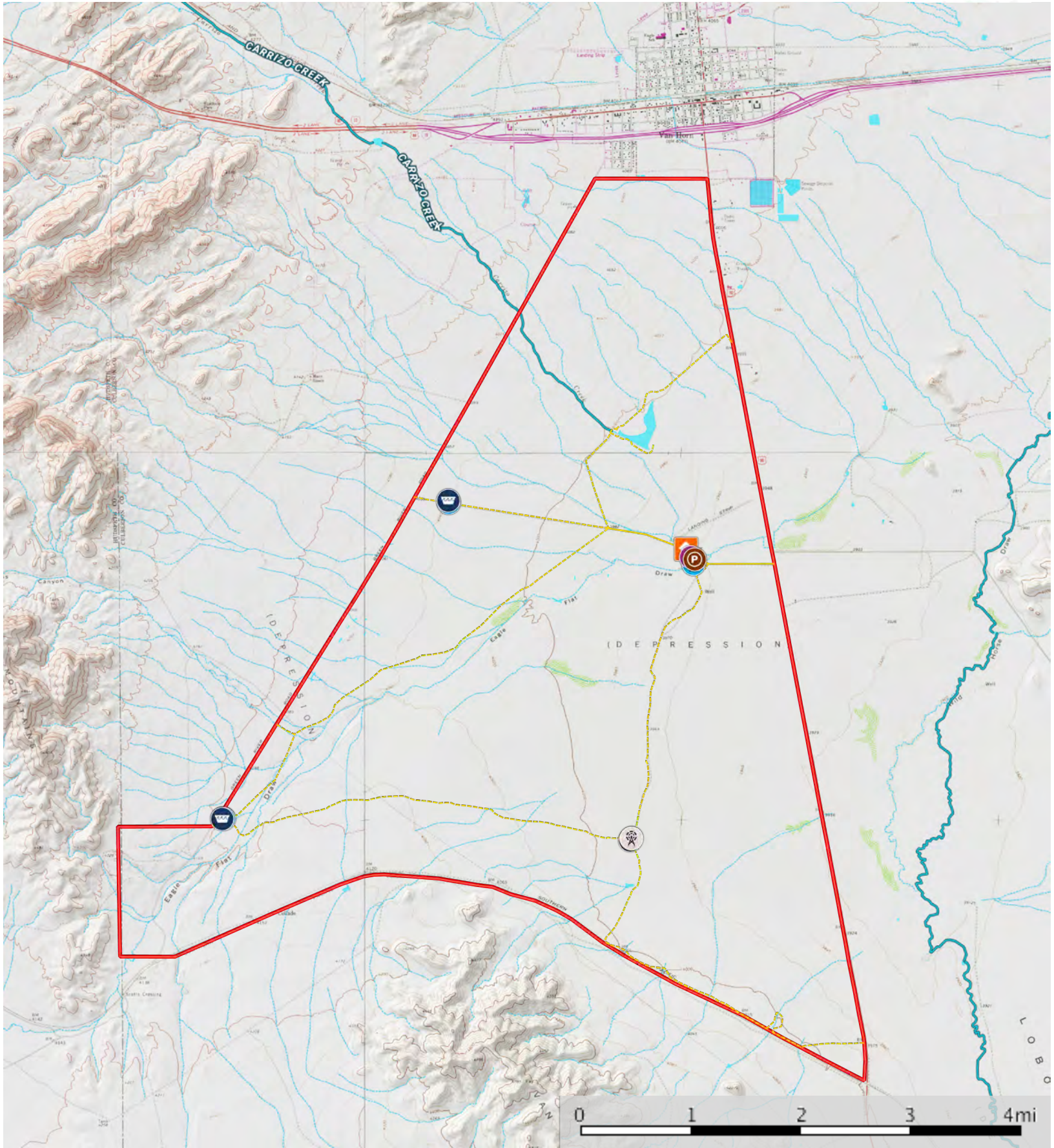


Date: 02.13.18
Data Source: ESRI

-  Property
-  Property Boundary



- Windmill
- Water Storage
- Pens
- Barn
- House
- Well
- Road / Trail
- Primary Road
- Boundary



- Windmill
- Water Storage
- Pens
- Barn
- House
- Well
- Road / Trail
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





















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