

TX Pacific Land Trust Ranch

20,335± acres | \$9,150,750 | Van Horn, Texas | Culberson County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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TX Pacific Land Trust Ranch

We are proud to offer for sale this working West Texas ranch located in central Culberson County. This semi-remote property belongs to Texas Pacific Land Trust. The ranch is located approximately 30 miles north of I-10 and 30 miles south of Highway 180. Access is provided by graded county roads. Access into and around the property is easy with three county roads traversing the ranch. Van Horn, the County Seat of Culberson County is located approximately 40 miles to the southwest.

Elevations on the property range from about 3,850' to 4,150'. The ranch has views of the Guadalupe Mountains and 8,750' Guadalupe Peak to the north and to the west you can see the Sierra Diablo Mountains. The terrain of the property is rolling and hilly with low lying overflow draws.

The ranch is fenced and cross fenced into five main pastures with traps centrally located near a set of holding/shipping pens. Vegetation and native grasses are typical of this part of the Chihuahuan Desert. Grasses are a little sparse on portions of the ranch and in good overall condition in other areas, especially in the overflow draws, which have a dense stand of sacaton. Soils are typically shallow and fairly gravelly and rocky in places. Principal brush is greasewood, mesquite and yucca with good browse, including chamisa. Approximately 2,500± acres are included within the boundaries of the ranch, not owned by TPLT. This land is not fenced out and is grazed and used like the rest of the ranch. This 2,500± acres are free-use and in addition to the deeded acreage. This is a rural semi-arid area of West Texas, receiving approximately 12" of rainfall per year.







Conservation Easement

In 1999 a Conservation Easement was placed on the ranch. As stated in the easement, the property possesses significant natural, scientific, ecological, scenic, habitat, and open space values.

The purpose, as stated in the easement document is as follows: to assure that the Property will be retained forever predominantly in its natural, scenic, historic, and open space condition (including habitat for Wild Turkey, Big Horn Sheep, Prong Horn Antelope, and Mule Deer), and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property, including wildlife preservation and management, and the preservation of all native plants, grasses, trees, and other vegetation. Grantor intends that this Easement will confine the use of the Property to such activities, including, without limitation, those involving ranching, as are consistent with the purpose of this Easement.

Rights of the grantee include: (paraphrase) To have visual access to and view the Property in its natural, scenic and open condition; To preserve and protect the Conservation Values of the Property; To enter upon the Property at reasonable times in order (1) to monitor Grantor's compliance with the Easement and otherwise enforce the terms of this Easement; (2) to view the Property in its natural scenic condition; and (3) with the Grantors written permission, to observe and study nature and make scientific and educational observations and studies of all plants, vegetation and wildlife; To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

Prohibited: (paraphrase) The excavation, mining or removal of soil, sand, gravel, rock, peat, or sod. Mining or production of subsurface minerals such as oil and gas is not prohibited; the placement of any signs or billboards on the Property; no residence, barn or other building shall exceed thirty (30) feet in height; the Property shall not be subdivided into tracts of less than 500 acres.



Lease

In 2019 the grazing was leased for a period of five years. This lease for grazing of cattle or goats is based on a rental rate of 35¢ per deeded acre. This lease does have an early termination clause enabling the seller to terminate with 30 days notice.

Water Features

The ranch is considered to be adequately watered for livestock and wildlife. There are several water wells tied to an extensive pipeline system throughout the ranch. The waterline supplies multiple large water storage reservoirs and drinking troughs.









Hunting • Wildlife • Recreation

Mule deer are present in this area along with quail and migratory dove.

Improvements

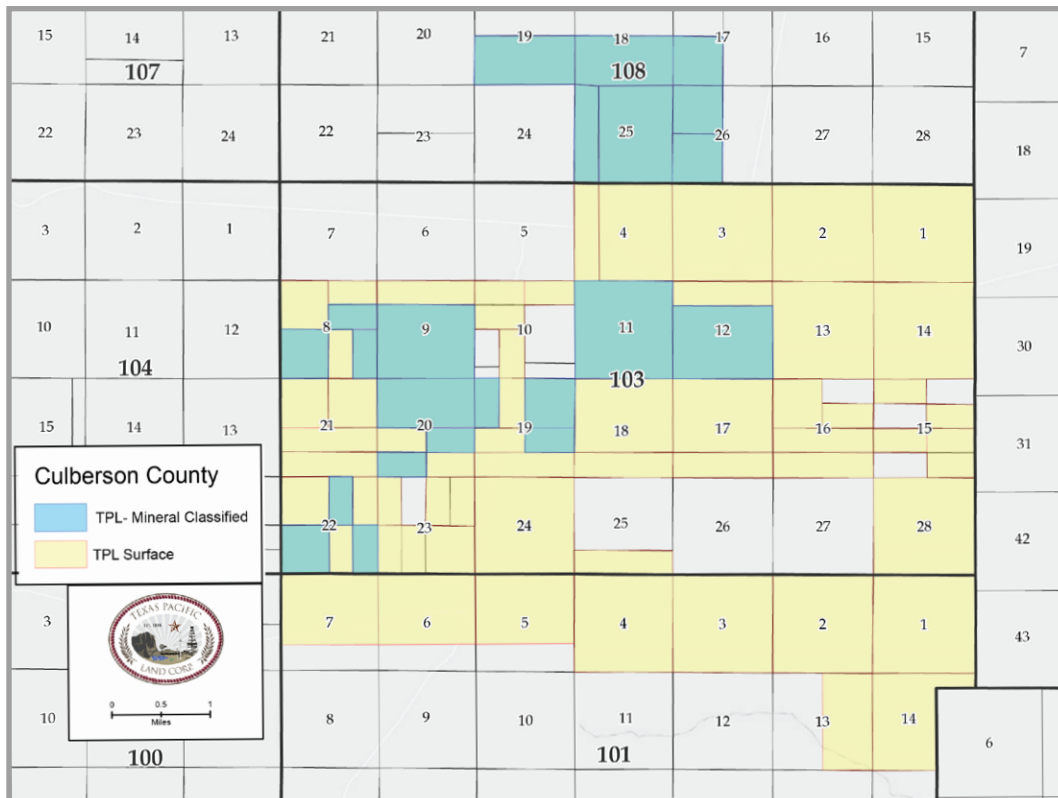
The ranch has a set of livestock pens centrally located near a county road.





Resources

Approximately 4,800 acres of the ranch have state classified minerals. This means the state owns the minerals, but the surface owner is granted the right to lease the minerals on behalf of the state and receive 1/2 of any bonus or royalty income. Currently there is no oil/gas production on the ranch. There is a pipeline that runs through the southern portion of the property for a distance of about 1.25 miles. An overhead powerline traverses the central part of the ranch from north to south. All water, solar and wind energy rights convey with the property.



Price • Remarks

Van Horn is the County Seat of Culberson County. This is a rural semi-arid area of West Texas, receiving approximately 12" of rainfall per year.

This working ranch is competitively priced at \$450 per acre.

*For more information or to schedule a showing, contact
Sam Middleton (817) 304.0504 or Charlie Middleton at (806) 786.0313*



Carlsbad, NM

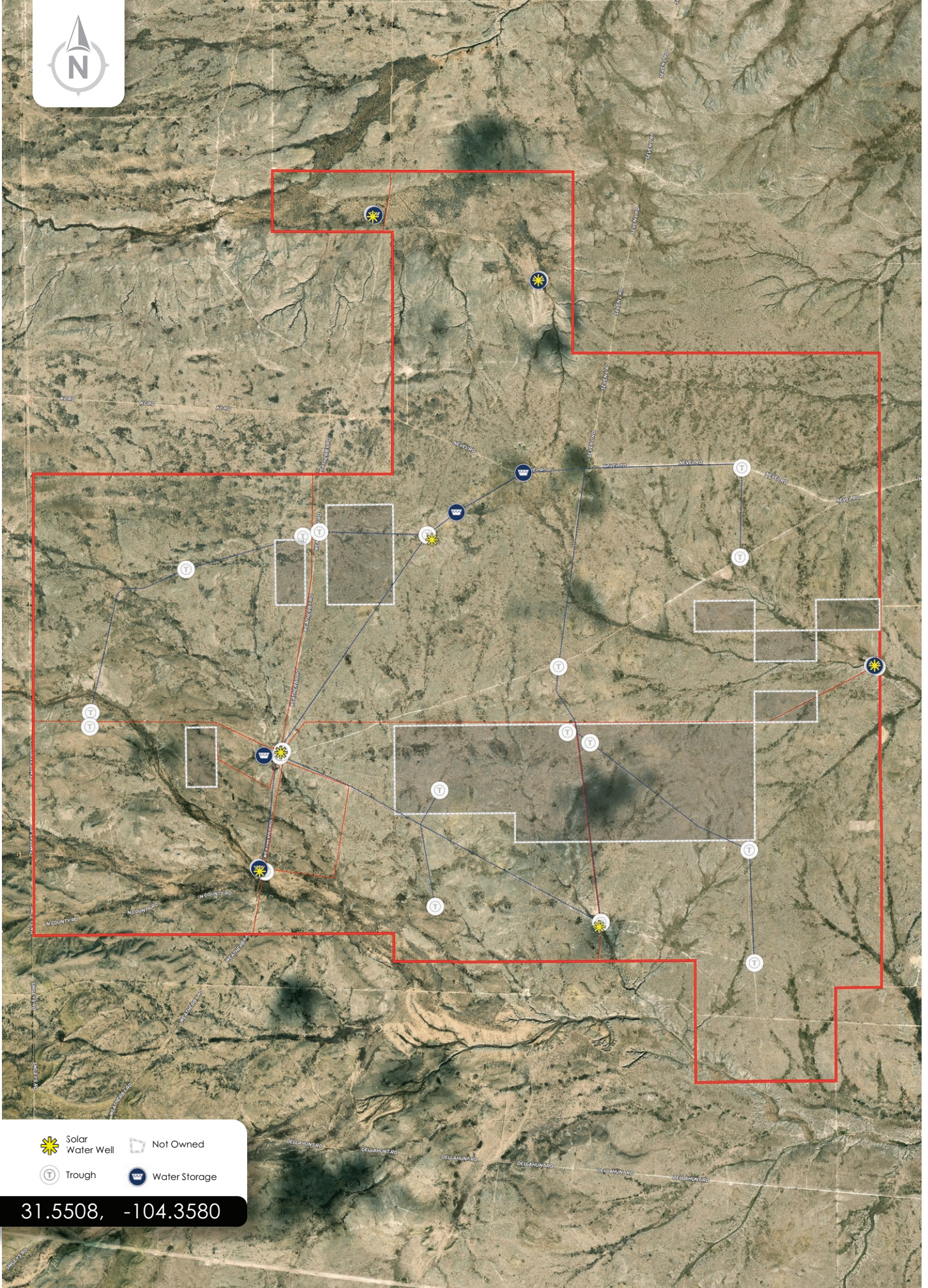
NEW MEXICO
TEXAS

TX Pacific Land Trust Ranch

Pecos, TX

Van Horn, TX





Solar
Water Well



Not Owned

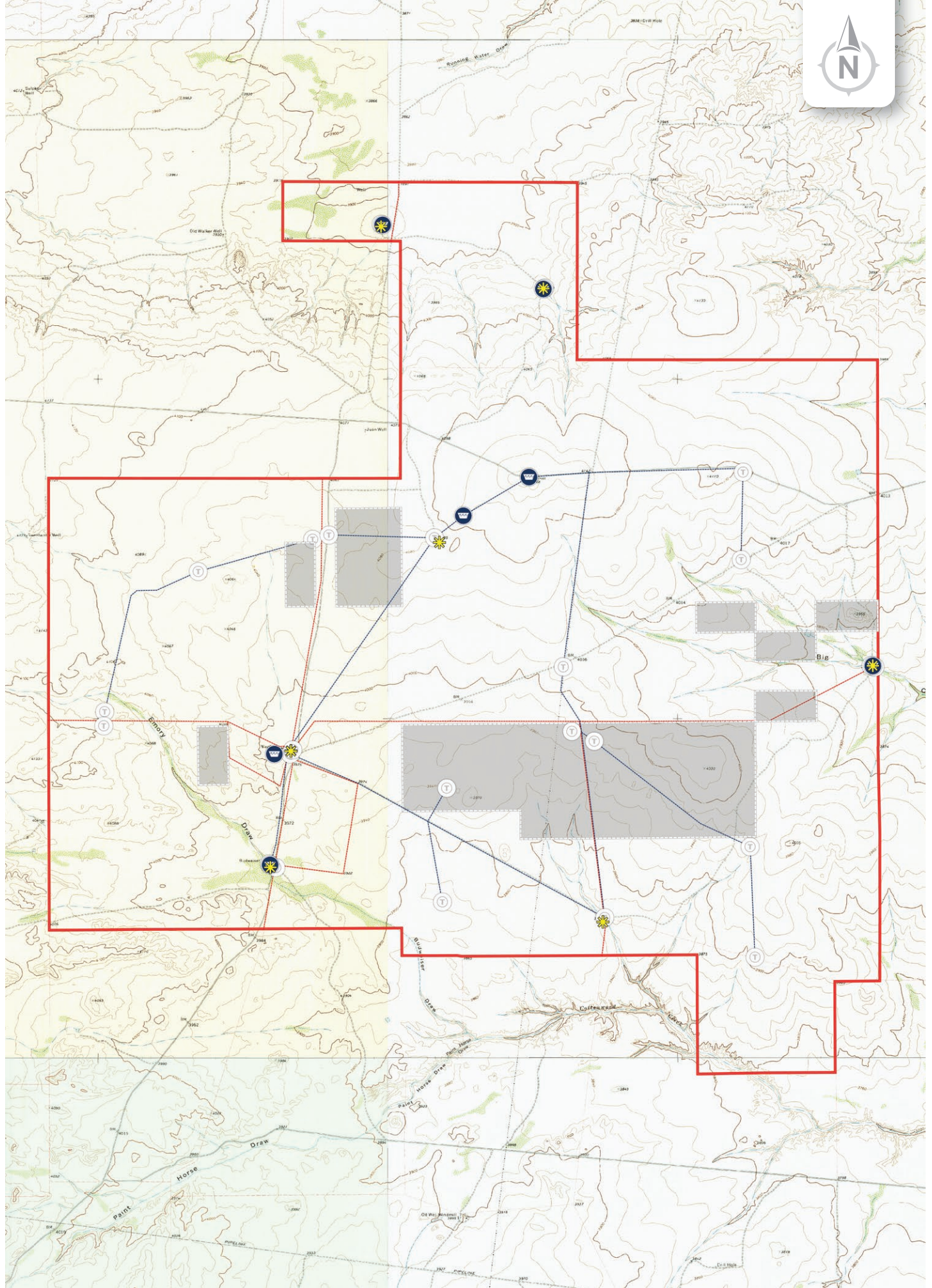


Trough



Water Storage

31.5508, -104.3580



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