



Protecting Clients. Conserving the Land.

KOEHN RANCH & FARM

11,893± ACRES

CULBERSON COUNTY, TEXAS



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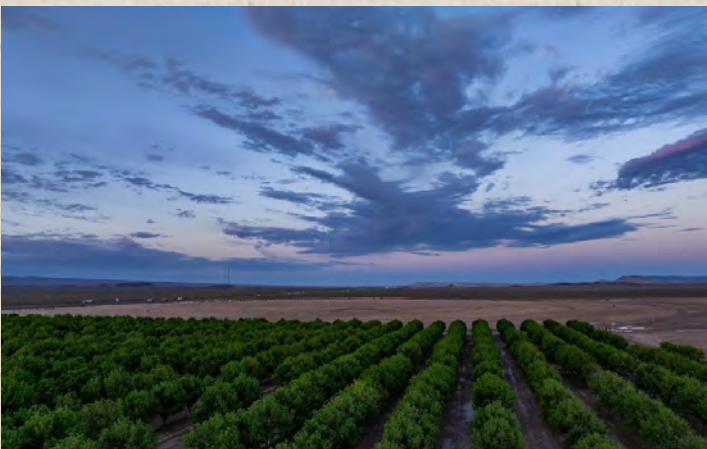
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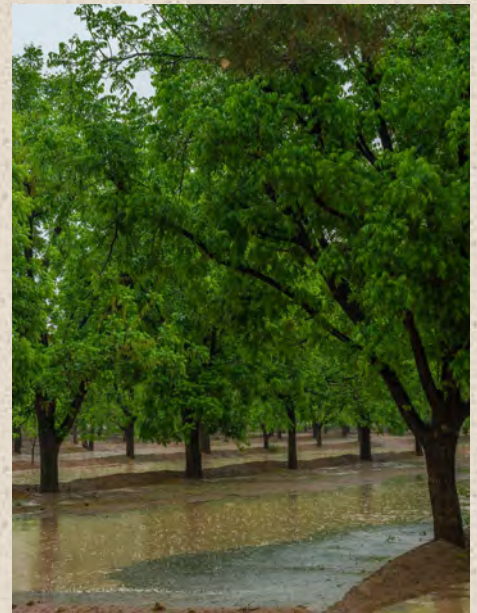
Location

The Koehn Ranch and Farm is located 13 miles east of Van Horn, Texas, fronting Interstate-10 for three miles at Michigan Flat Exit #153. The Ranch also has frontage on Evergreen Road, a well-maintained county road that runs through the property on the west side to Highway 90 giving great year-round access. The main entrance leads through a 100-ac mature pecan orchard with a 25-year-old, pine-lined driveway. There is a 350± ac tract north of I-10 that fronts on the Union Pacific Railroad.

This is one of the most important operating irrigated farms in the region with 14,202.5± acres/ft of permitted Agricultural water rights and 100 ac/ft of industrial water rights. The Michigan Flat area is supported by the West Texas Bolsons Aquifer which is prolific and sustainable. The ranch is minutes from the town of Van Horn with a hospital, many town conveniences, Blue Origin space port to the north, and Culberson County Airport (KVHN, VHN) with its 6,000-foot jet-accessible airport, all within arm's reach.







Acreage

11,893± acres Van Horn, Culberson County, Texas

Description

The Koehn Ranch and Farm is a working irrigated farm with 2,800± acres of historic irrigated land including 20 circles located in a Basin and Range valley of leveled fields surrounded by area mountains. Grain, cotton, hay-grazer, pecans, peppers, peanuts, cattle, sheep, goats, and hunting combine into a ranch/farm unequaled in far-west Texas.

The active agricultural operation has tremendous infrastructure from 20 center pivots, 16 permitted wells, 100-ac flood irrigated mature pecan orchard, three phase electricity, and an integrated pipeline system to handle all the irrigation water and then some. The main house is a two-story 2017 remodeled beautiful southern mansion with a shady location within the pecan orchard. Working HQ has many houses, buildings, and facilities including a 6,000 ft airstrip and hanger. Improvements include:



Homes

- 5br/4.5ba main house with porches, patios, office, garage, and several living areas.
- New under construction 3br/2ba bath manager's house with well supplied pond.
- 5br/5ba worker's trailer.
- 3br/2ba trailer.

Ranch and Farm

- 20 pivots in grains, cotton, feed, and peppers.
- 16 permitted wells and pumps producing at a capacity of 1,000 to 3,500 gal per minute hooked up to three phase electricity.
- 14,202.5± acres/ft permitted agricultural water rights.
- 125± ac/ft of permitted industrial water rights.
- New fencing for grazing fields.
- 100± ac pecan orchard planted in 1997
- Shipping pens.
- 6,000 ft air strip with hanger
- Large main equipment barn with seed and feed storage.
- Shop
- Implement and tractor sheds with concrete floors.
- Several sheds, storage, and outbuildings.
- Water infrastructure for livestock and wildlife.

This vast Michigan Flat expanse is set in a valley among some of the most stunning mountain landscapes including the Eagles, Carrizo, Beach, Van Horn, Apache, Wylie, and Davis Mountains. The non-farmed part of the ranch is a combination of rolling limestone hills and flats that are excellent grazing. The climate and soils support a mix of high-desert vegetation from scrubland to grasslands. The ranch vegetation includes tabosa grass flats, dense pockets of buffalo grass, love grass, spangle-top and gramma grasses to bands of native brushland that provide cover and habitat for wildlife. Michigan Flat Draw has a variety of larger brush and trees meandering through this wide-open grassland portion of the ranch creating collection points for grassland runoff during the summer monsoons capturing water into several dirt tanks.



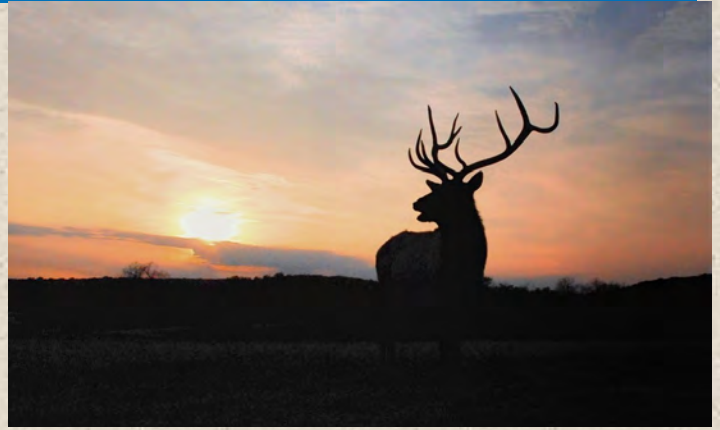






Habitat and Wildlife

Koehn Ranch and Farm is home to many species of birds, raptors, songbirds, and upland game birds including tremendous Mourning dove, and Blue (Scaled) quail populations creating fantastic hunting opportunities. Big game species include desert mule deer, elk, pronghorn, javelina, and aoudad. Some of the best mule deer genetics in West Texas are found in the Van Horn area and on this ranch. Improved farm crops such as wheat, rye, barley and milo create a feedlot effect for wildlife during growing season and harvest. This ranch is an excellent habitat for many game and non-game animals.



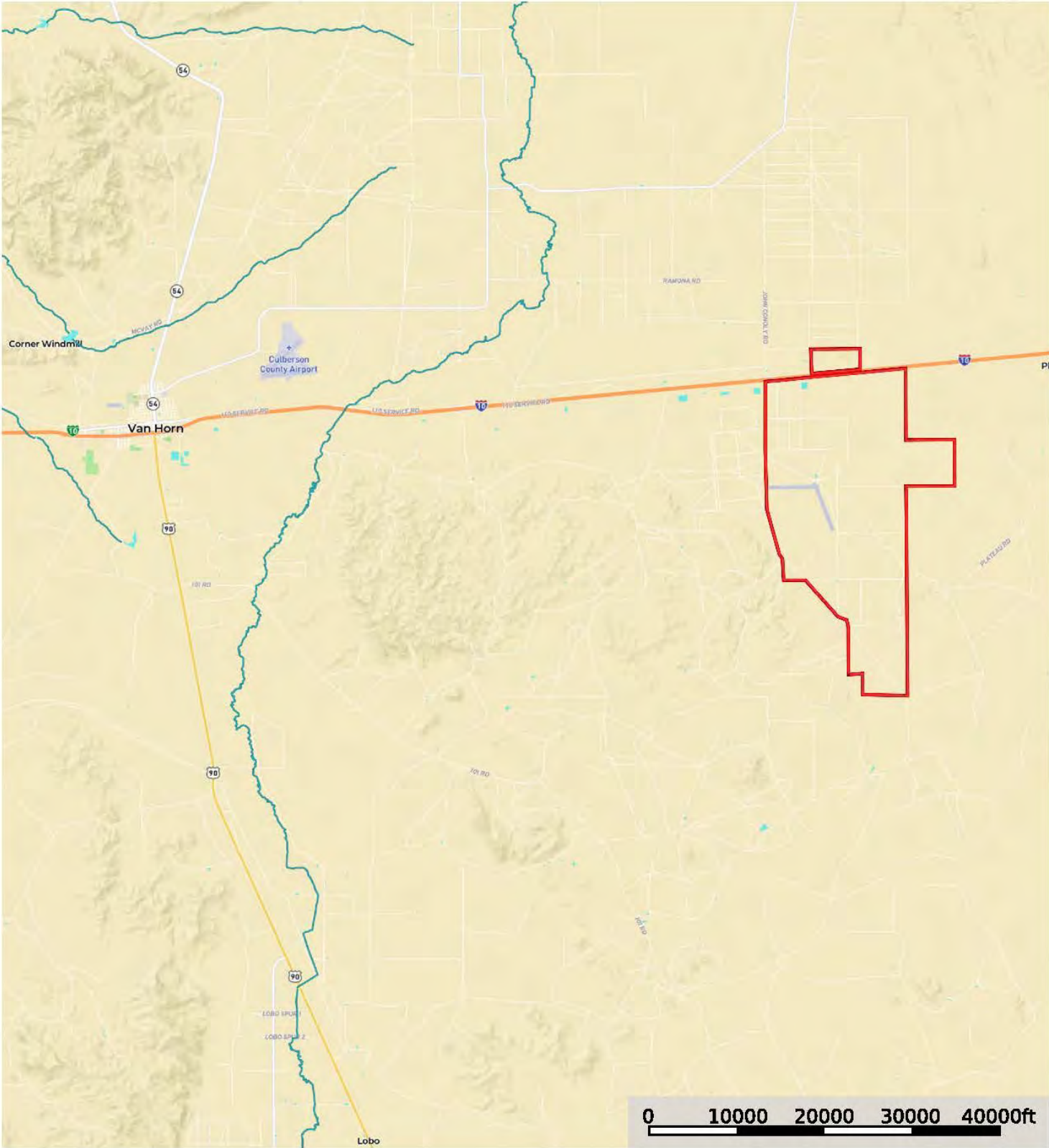
Water

The ranch and farm has 16 permitted irrigation wells, many which are tied together to push water to the circles throughout the farm. Water can be moved to active circles from around the ranch. The pecan orchard is flood irrigated by large three phase electric pumps. Michigan Flat Draw runs water during summer rains. There are several troughs, ponds, and large reservoirs that are supplied by well water infrastructure for livestock and wildlife.





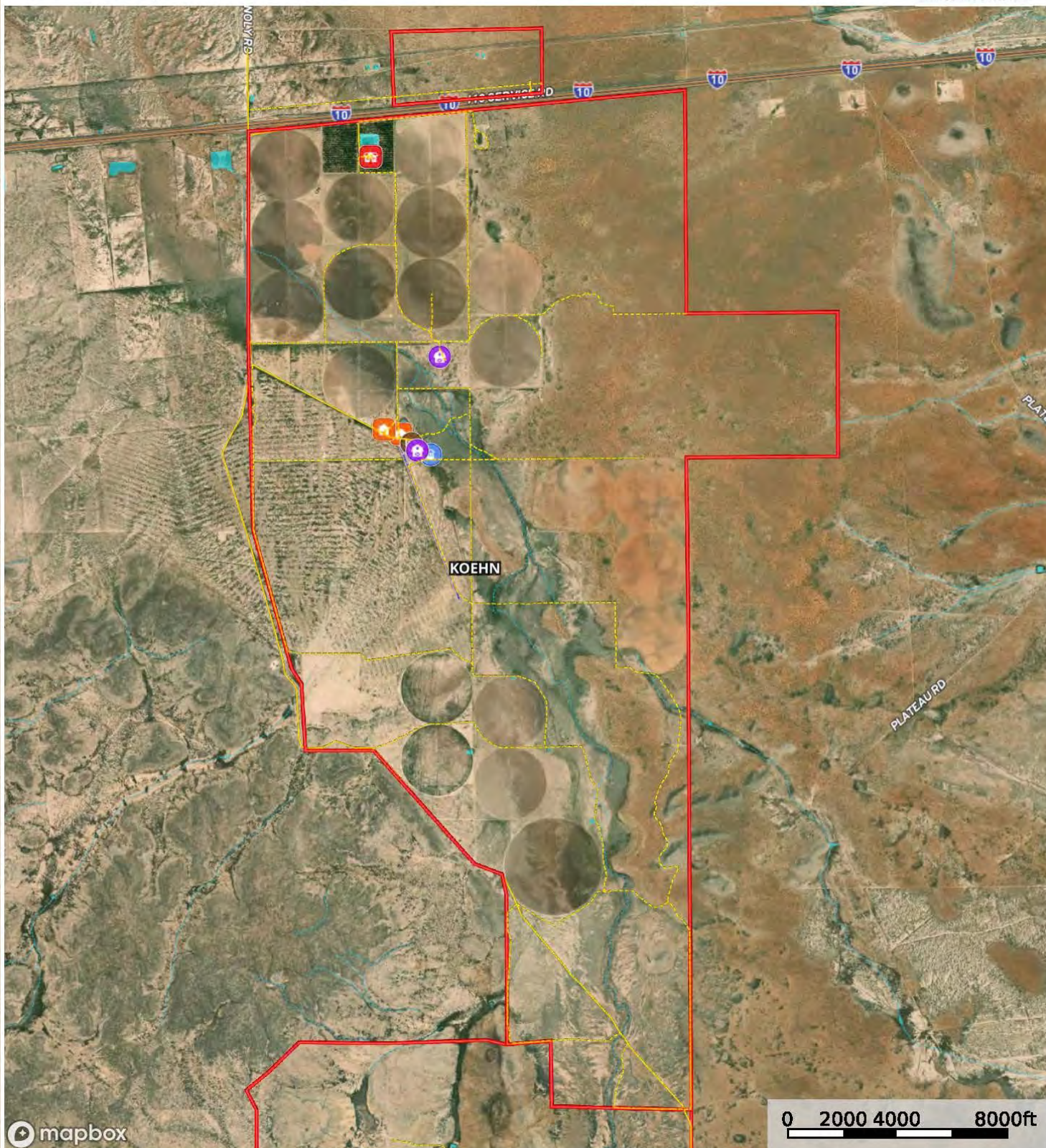
Michigan Flat Koehn
Culberson County, Texas, 11893 AC +/-



- Boundary 1.1
- Stream, Intermittent
- River/Creek
- Water Body

Michigan Flat Koehn

Culberson County, Texas, 11893 AC +/-



- | | | | | | | | | | |
|--------------|--------------|----------|---------------------|--------------------|------------|-------|----------|---------------|--------------|
| Main House | Barn | Cabin | Well | Water Storage Tank | Pens | House | Airstrip | Division Line | Road / Trail |
| Primary Road | Boundary 1 1 | Boundary | Stream Intermittent | River/Creek | Water Body | | | | |

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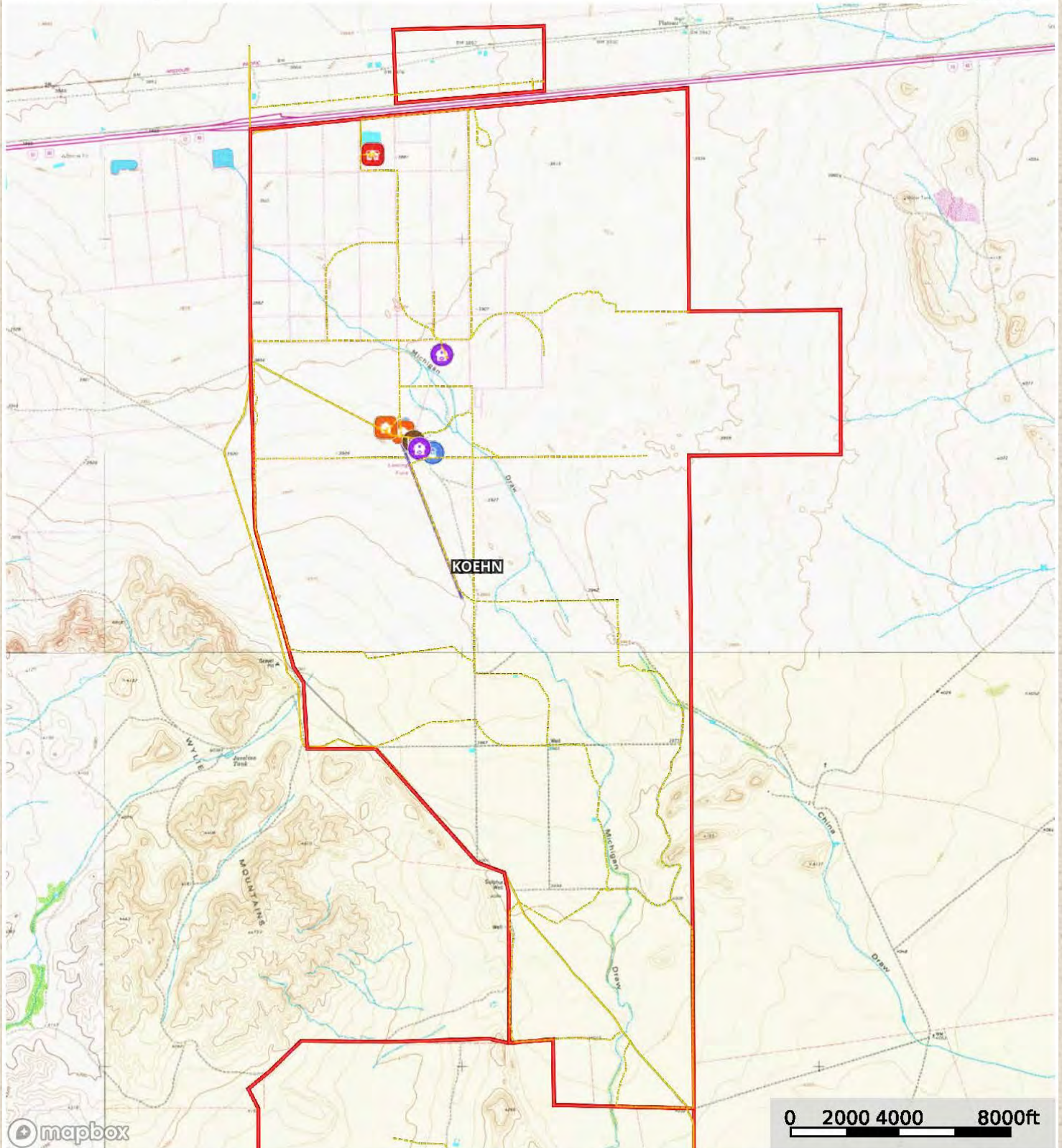
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kinglandwater.com

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Michigan Flat Koehn

Culberson County, Texas, 11893 AC +/-



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Price

\$3,195 per acre | \$38,000,000

Property is a good candidate for IRS Residual Soil Fertility Deduction for a new owner.

Contact

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Disclaimer

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