KING
LAND & WATER

Protecting Clients. Conserving the Land.

Independence Headwaters Ranch
5659 +/- acres Pecos County, Texas

James King, Agent
Office 432-426-2024
Cell 432-386-2821
James@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 600 State Street, Fort Davis, TX 79734
Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

Independence Headwaters Ranch

5,659 +/- acres

Pecos County, Texas

James King, Agent
Office 432.426.2024
James@KingLandWater.com

Location

Independence Headwaters Ranch is just that, located at the headwaters of Independence Creek an important watershed to the Lower Pecos River, halfway between Fort Stockton on I-10 and Sanderson on US Highway 90. The ranch fronts on the east side of US Highway 285 for more than 3.6 miles, providing very easy access to the property. This is considered Sanderson limestone hill country, with a great diversity of habitats, vegetation, and topography and distant views all the way to the Madera Mountains south of Fort Stockton.

Acreage

5,659 +/- acres in Pecos County

Description

The ranch was formally the southern part of the Cerf Ranch and is 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 brush land to the south, creating one of the most unique wildlife habitats in the state. A central plateau to the west and a plateau to the east, both with broad grassy tops, feature incised steep limestone outcrop bluffs and canyons. The drainages and valleys to the south have had more than 2,000 acres of mechanical brush removal, which has opened up amazing wide grasslands.

New exterior fences, roads, poly pipe water lines and troughs with a good distribution system, make the ranch ready for hunting, grazing, or just outdoor enjoyment and recreation. There are very few improvements on the ranch but there are many building sites and views of the rolling hills, distant valleys, and steep canyons. Topography ranges from just below 3,300 to more 3,600 feet and a network of excellent roads provides access throughout the ranch.

Habitat and Wildlife

Tamaulipan brush land, Hill Country and Chihuahuan Desert habitats are all part of Independence Headwaters 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 excellent condition, a result of the ranch's evolution from a historic sheep and goat ranch into today's recreational uses of hunting, hiking, and enjoyment of the scenic beauty. 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.

Recent use and management has been focused improving and growing Elk, mule deer, and whitetail deer populations, which 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 Aoudad sheep. Wing shooting for Blue Quail and Mourning Dove is tremendous. The ranch has received excellent income from drought insurance under the existing owner.

Water

The groundwater under the ranch is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There are two wells on the ranch, working and supplying water into concrete storage tanks, as well as various water troughs for wildlife and, historically, livestock. The wells are wind and electric with a generator pump.

Minerals

Approximately 4.5 sections are mineral-classified sections owned by the Texas General Land Office, where the surface owner shares in 50% of all bonuses and royalties and negotiates terms of any mineral lease. Seller owns no minerals.

Price

$650/acre or $3,678,350

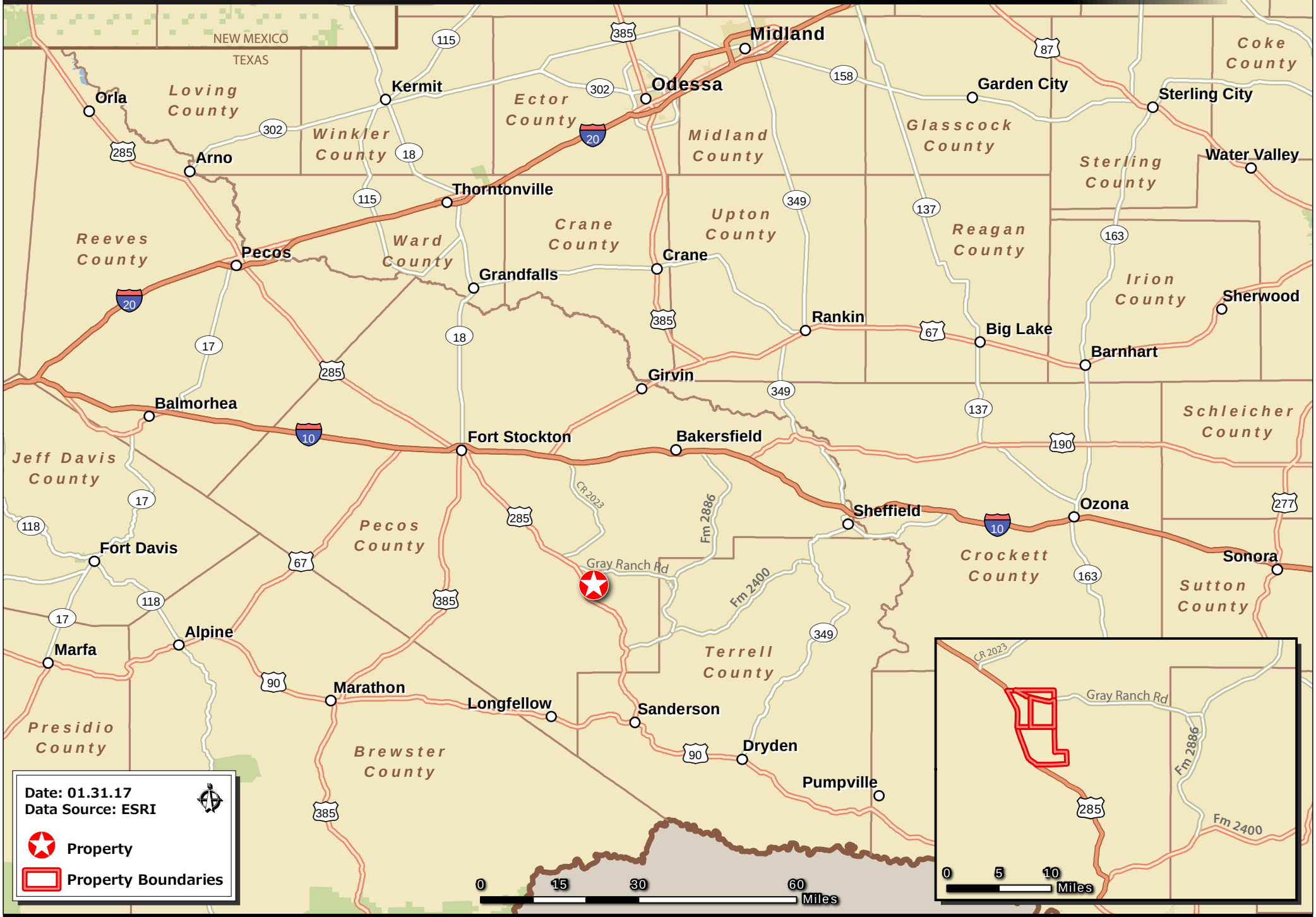
Contact

James King, Agent
King Land & Water, LLC
432 426.2024 Office
432 386.2821 Cell
James@KingLandWater.com

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.

HIGH MESA RANCH, INDEPENDENCE HEADWATERS RANCH, NORTH ROCK HOUSE RANCH, ROCK HOUSE DRAW RANCH
PECOS COUNTY, TEXAS

KING LAND & WATER



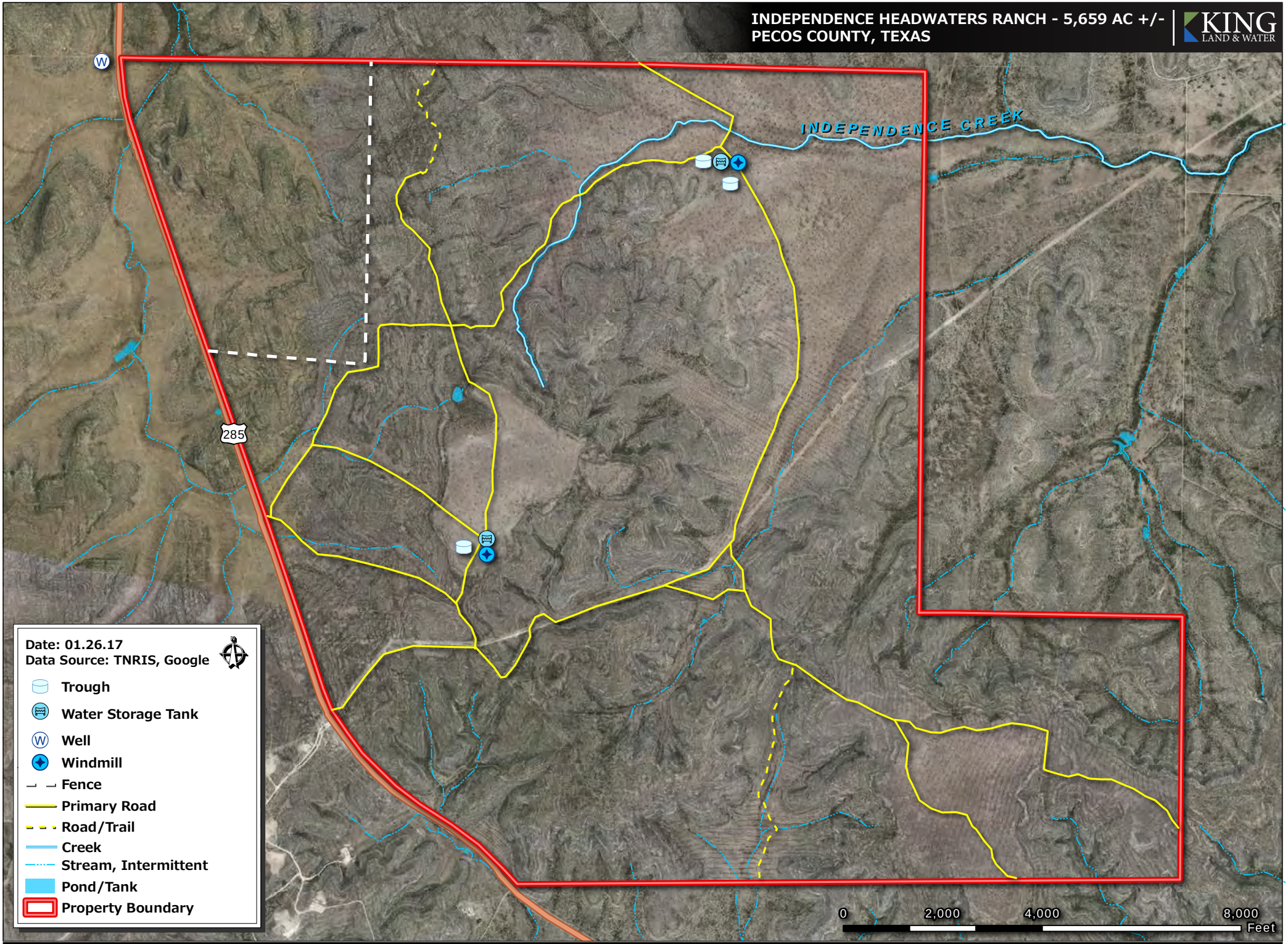
Date: 01.31.17
Data Source: ESRI

Property

Property Boundaries

James King
600 North State Street PO Box 109 Fort Davis, TX 79734 P: (432) 426-2024 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.932.6277 www.mapright.com

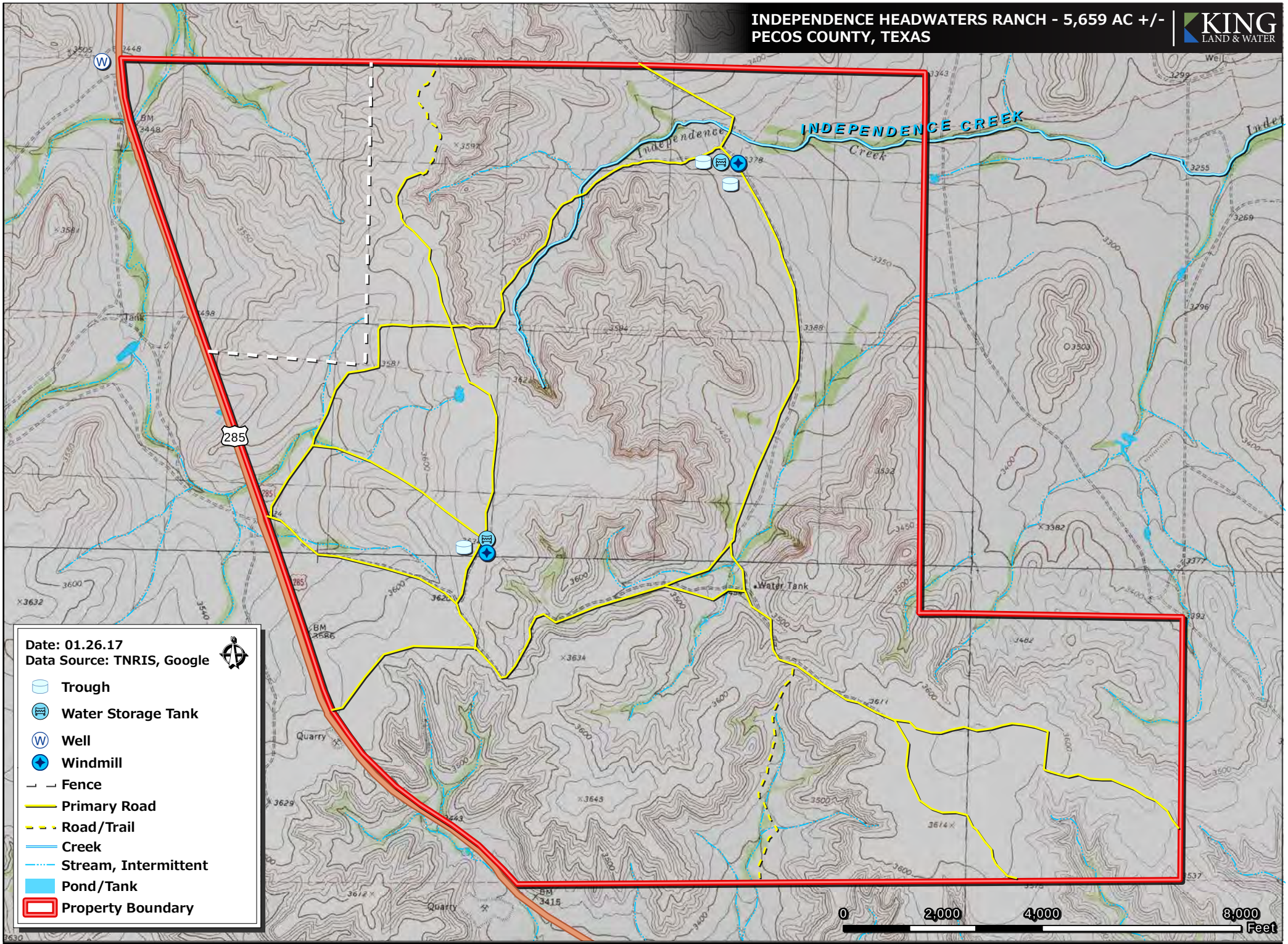


James King
600 North State Street PO Box 109 Fort Davis, TX 79734 P: (432) 426-2024 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.932.6277 www.mapright.com

INDEPENDENCE HEADWATERS RANCH - 5,659 AC +/-
PECOS COUNTY, TEXAS

KING LAND & WATER



James King
600 North State Street PO Box 109 Fort Davis, TX 79734 P: (432) 426-2024 kinglandwater.com

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.932.6277 www.mapright.com

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.