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Eagle Pinon Ranch

2,963 +/- acres, Hudspeth County



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Eagle Piñon Ranch

2963 acres

Hudspeth County, Texas

Location

The Eagles are part of a chain of “sky island” mountains that stretch from New Mexico through West Texas and into Old Mexico. With the Quitman Mountains to the west, the Van Horn Mountains to the south, and the Sierra Viejas to the north, the Eagles are a mountain island in a desert sea, creating unique high elevation habitats and stunning landscapes and views.

Eagle Piñon Ranch sits on the southeast shoulder of the Eagle Mountains and was a pasture at one time in a much larger ownership named Piñon Pasture after the extensive Mexican Piñons found on this ranch. Just nine miles west of Van Horn is the Allamoore exit on I-10 where you head south on a well-maintained gravel county road for 4.5 miles, then over the Union Pacific Railroad and into a 40,000 acre ranch where a deeded easement on a paved and gravel road gets you to this ranch in 11 more miles. Eagle Piñon Ranch is tucked into a very isolated part of the Eagle Mountains, yet you have excellent access and, at the same time, extreme privacy.

Acreage

2963 acres in Hudspeth County, Texas

Description

This high Chihuahuan Desert ranch has elevations ranging from 4,600 feet to 5,800 feet and is a series of canyons, peaks, and valleys, creating a rugged yet accessible terrain. The higher elevations of the Eagles are to the north at 7,400 feet. The Rio Grande valley to the south, with the Mexico mountains beyond, creates extraordinary geology and rock outcrops, one of which, Sawtooth, towers over the ranch. Sunrises and sunsets on this ranch are nothing short of stunning and you can see into the distance for 100 miles.

At this elevation there is a lush grassland matrix with brush, cacti, and Piñon trees creating a Davis Mountains appearance. There is a series of 4x4 roads shown on the map which get you around to the various features on the ranch. An excellent well and a new hunting lodge with six private rooms, each with a private bath, make this a comfortable and functional hide-a-way.

Habitat

This mountain range functions as a habitat island, with intermountain ridge lines and valleys serving as corridors for wildlife migration, especially between Texas and Mexico along the Rio Grande. Numerous bird species that are normally associated with the Rocky Mountains

and/or Mexican Highlands are known to occur within this island of montane habitat. The climate and soils support a mix of desert and mountain vegetation from scrublands to grasslands, to pine and oaks woodlands. Grasses include side oats, blue, black, hairy, and chino grama as well as cane bluestem, green sprangle-top, tobosa, and many others. Along the canyon floors and especially on the north facing slopes there are juniper, pinon, and gray oaks. A variety of flowering plants and cacti provide habitat for migrating and resident birds, bats and butterflies.

This is truly a sky island habitat with unique plants and animals as higher rainfall in the mountains supports an isolated island of woodland habitat. Views of area mountains and grasslands of the Trans-Pecos as well as into Mexico are breathtaking.

Wildlife

This is big mule deer country and the ranch has been carefully managed over the past 10 years to improve the herd and maximize the potential for growing large mature bucks. Blue quail and dove populations are tremendous and create great hunting opportunities. There is also a population of elk located in the Eagle Mountains and they are seen occasionally on this ranch. Native trees, brush, and grasses provide excellent habitat for these game species and many native birds and other non-game animals. Desert big horn sheep have been seen nearby in this mountain range and over time are expected to expand in the Eagles.

Other wildlife include fox, javelina, coyote, eagle, mountain lion, bobcat, songbirds, hummingbirds, Gambel's quail, and an amazing diversity of reptiles, invertebrates and mammals, making this a very special place to see and experience the various Chihuahuan Desert wildlife species.

Improvements

Eagle Piñon Ranch lodge is a metal 60 x 60 building built on a concrete slab divided into common space and separate sleeping quarters. A 10 foot deep covered porch surrounds the entire structure, providing shade in summer. Large metal shutters can be easily lowered and locked when the lodge is unoccupied. The unique design is perfect for a hunting camp that can accommodate large groups or an entire family. A state-of-the-art 48 volt electricity system is powered by solar panels and a wind turbine. With no power lines to/from the property, this "off grid" system ensures low cost of operation while providing the comforts of a typical large home, including full electricity throughout, power for the water well, washer/dryer, televisions, microwave, etc. Propane is used for heating, hot water, and to power an 11kW backup generator on the property. A water well near the HQ is pumped to an elevated storage tank and provides water to the lodge as well as outside troughs for wildlife. There are also a few guzzlers designed after the Desert Big Horn Society water catchment systems scattered on the ranch to provide year-round water for game.

Price

\$850 per acre or \$2,518,550

Contact

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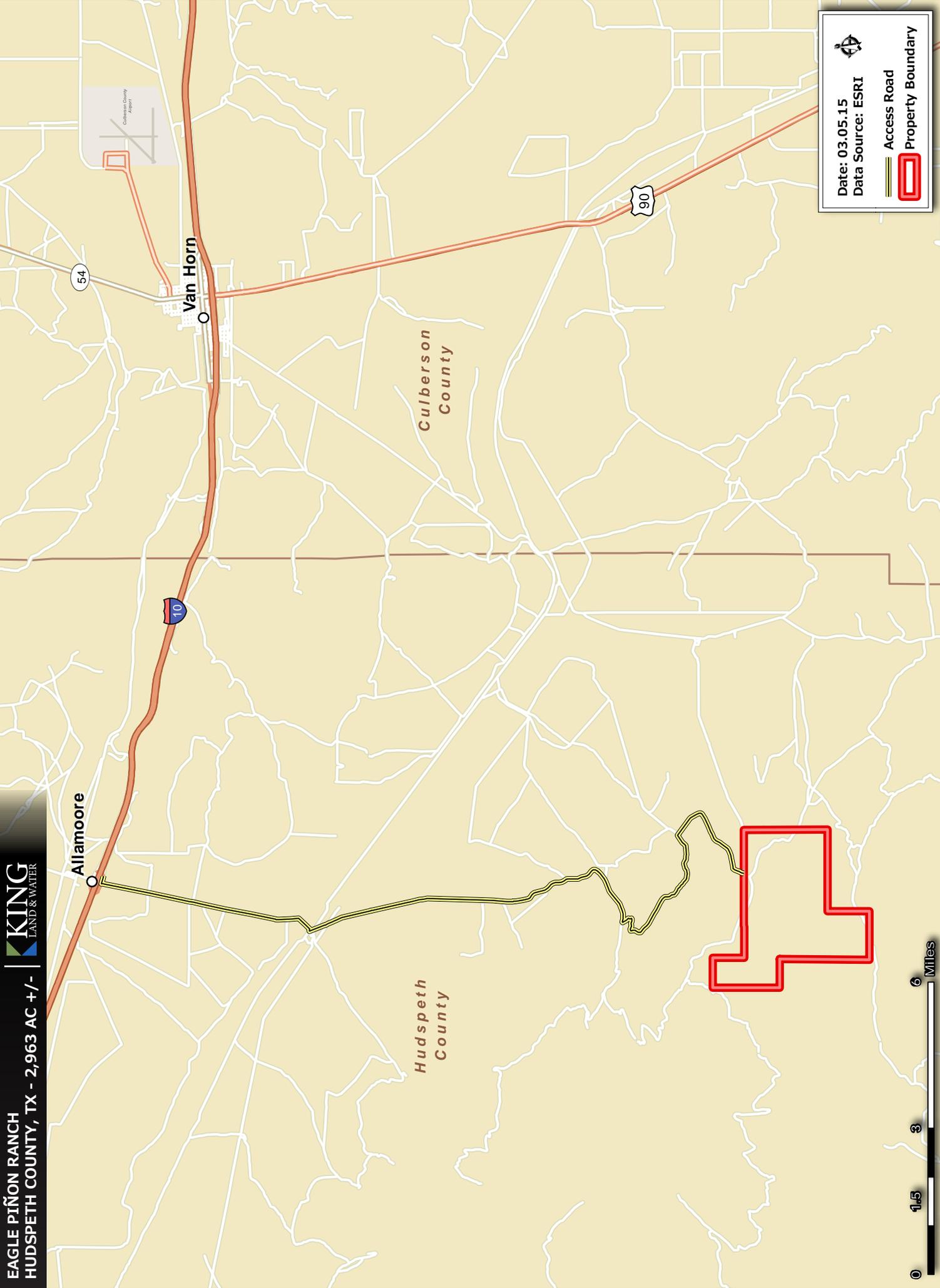
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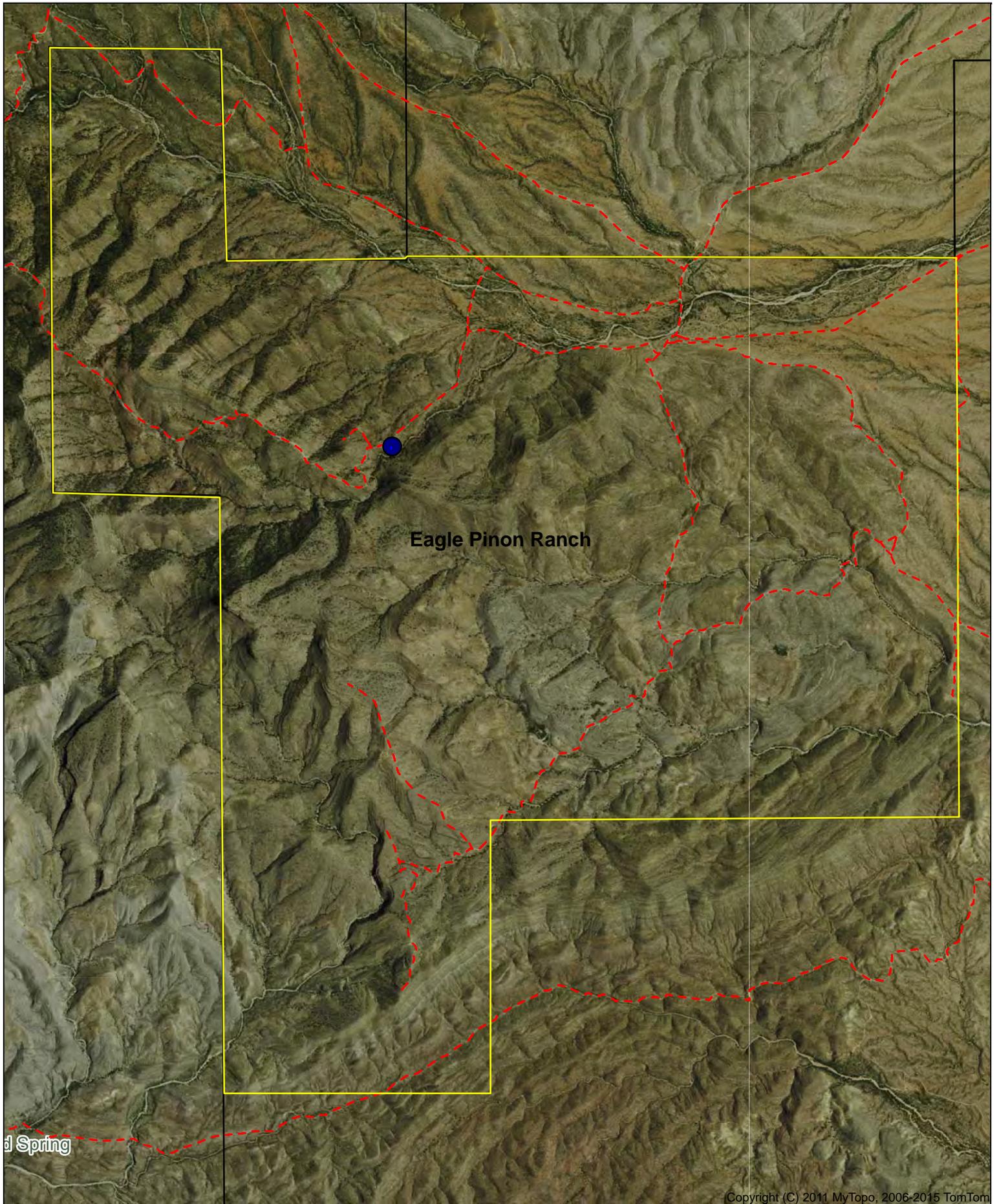
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Date: 03.05.15
Data Source: ESRI

- Access Road
- Property Boundary





Eagle Pinon Ranch

d Spring

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Eagle Pinon Ranch
2,956 Acres
Scale: 1 inch = 2,000 ft.



Location: 030° 51' 49.39" N, 105° 00' 45.07" W
Caption: <<Type caption here.>>





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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