H Bar H Ranch
7,410.126 acres, Terrell County, Texas

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**H Bar H Ranch**

7,410.16 acres

*Rio Grande Frontage*

*Terrell County, Texas*

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**Location**

H Bar H Ranch is located 5 miles south of US Highway 90 just 15 miles east of Dryden, Texas between Del Rio and Marathon. This is true western rolling hill country and rugged wild canyon country; an area filled with history and amazing natural habitat and wildlife. The ranch has 1.75 miles frontage on the Rio Grande accessible by vehicle with several limestone flat rock and beach areas. This is a turnkey deal with an excellent restored historic furnished rock home, many outbuildings at the headquarters and excellent hunting blinds with feeders located throughout the ranch.

**Acreage**

7,410 +/- Acres in Terrell County

**Description**

The Ranch was once called Casa de Piedra as it described the main headquarters and its cut limestone rock home. Set up today as a recreation hunting ranch this is land “West of the Pecos”, a region full of early Texas history, including Judge Roy Bean and his iron hand of the law, who ruled from nearby Langtry. Prehistoric people lived in limestone shelters on the ranch and along the major canyon systems including Bear Canyon. The area is a recreation mecca for both whitetail and mule deer hunting or exploring the canyons in search of adventure. The Serranias del Burro Mountains create a backdrop of high elevations to the south in Old Mexico and serve as a source of black bears dispersing back into this region of Texas.

H Bar H is predominantly within the Bear Canyon drainage with steep hills, cliffs, and drainages along with grass covered flats. A road system gets you down to the river and around the ranch making this place private and extremely accessible. Seven wells with several watering troughs provide amazing water distribution for wildlife.

The headquarters is a compound with a 3 bedroom and 2 bath main house with custom rock fireplace, hunter’s camp, barns and outbuilding. The house today, although original rock built decades ago, is a modern with very nice furnishings and is ready to go day one. A Caliche county road give access to the entrance from Highway 90 at the north end of the ranch where there is electricity, water and is the jumping off point for the ranches many roads. Elevation ranges from 1,850 feet at the headquarters to 1,300 feet along the river. There is an old hanger with a caliche airstrip located at the HQ.
Habitat and Wildlife
Tamaulipan brushland, hill country and chihuahuan desert habitats are all part of H Bar H Ranch. From ocotillo and sotol, to hackberry, persimmon, and mesquite woodlands, to black brush and juniper, the ranch represents a crossroads of diverse habitats with excellent cover. The property’s browse and grasslands are in excellent condition, a result of the ranch’s evolution from a historic sheep and goat operation 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 deer, turkey, quail, Barbados Sheep, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, golden eagles, fox, ringtail cat, mountain lion, black bear, and many other mammals and birds.

Recent use and management has been focused on improving and growing both mule deer and whitetail deer populations, which are tremendous. The population is about 80% mule deer and 20% whitetail and with the water distribution and excellent cover, this is some of the best Blue Quail hunting in Texas.

Water
The Edwards Trinity groundwater under H Bar H Ranch is high quality and is accessed by 7 wells three of which are solar. The Rio Grande and its 1.75 miles of frontage allows you to canoe and enjoy the water but is also a great place for a takeout from the multi night Lower Canyon adventure upstream.

Price
$425/acre or $3,149,318.00
-Seller will convey 25% of Minerals owned.
-Possible owner financing available

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.
H Bar H Ranch
Texas, 7410 AC +/-

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

King Land & Water LLC
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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.

<table>
<thead>
<tr>
<th>King Land &amp; Water LLC</th>
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<th><a href="mailto:office@kinglandwater.com">office@kinglandwater.com</a></th>
<th>(432)426-2024</th>
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</thead>
<tbody>
<tr>
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<td>Sales Agent/Associate's Name</td>
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<td>Phone</td>
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Buyer/Tenant/Seller/Landlord Initials ___________________________ Date ____________

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov