Farmer Ranch
12,000+/- acres, Culberson County, Texas

HarrisonKing, Agent
Office 512-840-1175
Cell 432-386-7201
Harrison@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
**Farmer Ranch**  
12,000 Acres +/-  
*Van Horn, Culberson County, Texas*

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**Location**  
The Farmer Ranch is located immediately south of Van Horn, Texas, fronting on State Highway 90 for over 7 miles to the east, county-maintained Scott's Crossing Road to the west and the Southern Pacific Railroad to the south. This high-desert grassland ranch sits alongside the historic Butterfield Overland Stage route and is just minutes from the town of Van Horn with its 6,000-foot jet-accessible airport, hospital, and town conveniences within arm’s reach.

**Acreage**  
12,000 +/- acres in Culberson County.

**Description and Habitat**  
The Farmer Ranch, one of the original farming operations developed in the Van Horn area is now a working cattle and hunting ranch set within the vast scenic landscape of far-west Texas. The majority of the ranch consists of gently rolling high-desert grasslands, draws and flats with spectacular views of the towering area mountains. This vast grassland expanse is set among some of the most stunning vistas overlooking the landscapes of the Eagle Mountains, Carrizo Mountains, Beach Mountains, Van Horn Mountains and Wylie Mountains and Davis Mountains.

The ranch is a working cattle ranch which has been operated with responsible grazing practices by a single Lessee for the past 5 years. The climate and soils support a mix of high-desert vegetation from scrublands to yucca grasslands. The southern 10,000 acres consists of a variety of grassland settings from wide open tabosa grass flats, to dense pockets of buffalo grass, love grass, spangle-top and grammas to bands of native brushland that provide cover and habitat for wildlife. Eagle Flat Draw and Carrizo Creek, meander through this wide-open grassland portion of the ranch creating a collection point for grassland runoff during the summer monsoons capturing water into several large dirt tanks including Farmer Lake being over 10 acres in size when full. The northern 2,000 acre portion of the ranch consists of scattered desert scrubland spanning up into the town of Van Horn. This part of this ranch has additional potential as development land and solar potential. A transmission line borders the ranch to the west and cuts across this northern end to a substation along the boundary.
Wildlife
This Farmer Ranch is home to many species of birds, raptors, songbirds, and upland game birds including tremendous Mourning Dove, Blue (Scaled) Quail and Gambel's Quail populations creating fantastic hunting opportunities as well as for larger wildlife of the open prairie such as Desert Mule Deer. Some of the best mule deer genetics in West Texas are located in the Vah Horn area. The grasses and brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grasslands at its best and a bird hunters dream.

Water
There are 3 high-quality submersible water wells on the ranch some of which are supported with electricity and one operated with a generator. These wells feed through a network of new waterlines to a series of storage tanks and drinkers for cattle and wildlife. Several natural pockets as well as earth tanks along the creeks capture water during wet periods.

Improvements
The ranch is modestly improved with and old 1930’s ranch home in need of repair. The operational headquarters includes a large concrete block barn, excellent pipe pens and several smaller outbuildings. There is a good road system throughout the ranch. Fences are in fair condition.

Minerals
It is unclear at this time exactly what mineral rights, if any, are owned by Seller. Seller will consider conveying a portion of any mineral rights owned.

Price
$7,500,000 or $625 per acre

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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.
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Culberson County, Texas, 12000 AC +/-

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.

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Farmer Ranch
Culberson County, Texas, 12000 AC +/-

- Windmill
- Water Storage
- Pens
- Barn
- House
- Well
- Road / Trail
- Primary Road
- Boundary
- Stream, Intermittent

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