



*Protecting Clients. Conserving the Land.*

## Y-6 Ranch

**113,650± acres, Jeff Davis & Presidio Counties, Texas**

**Above the Sierra Vieja Rim 78,900± Acres**

**Below the Sierra Vieja Rim 34,750± Acres**



**James King, Agent**

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# Y-6 Ranch

Jeff Davis and Presidio Counties, Texas

*“RICH IN RANCHING HISTORY AND RANCHING HERITAGE”* James King

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*113,650± Acres*  
*Below the Sierra Vieja Rim 34,750± Acres*  
*Above the Sierra Vieja Rim 78,900± Acres*

## Location

Y-6 Ranch is a combination of 7 ranches making up the 113,650± acres including the famous Means Y-6 Ranch which was established in 1894 near Valentine and the Vieja Pass ranch under the Sierra Vieja Rim owned by legendary Evans Means where Pancho Villa stayed in the early 1900's. The Butterfield Trail crossed over the northern part of the ranch for miles with the Y-6 Hills being a landmark for early travelers between San Antonio and El Paso. Located in Jeff Davis and Presidio Counties this ranch is just 30 minutes from Fort Davis and Marfa. The ranch is a combination of landscapes north and south of Highway 90 including the Valentine Grasslands, Y-6 Hills, Sierra Vieja Mountains, Vieja Canyon, Soldier Mesa, and Wild Horse Draw, creating a vast scenic combination of ranching and recreational habitats centered in a large working ranch neighborhood.



## Description

The vast Y-6 Ranch today is divided into three major operations. The original Y-6 ranch north of Highway 90 next to Valentine includes all of the Y-6 Hills centered in the middle of a broad Chihuahuan desert grassland at the foothills of the towering Davis Mountains and has been managed by descendants of the Means family for over 125 years with a focus on livestock production and wildlife. The Chispa Ranch owned at one time by the White family is south of highway 90 and is a combination of broad grasslands climbing up to the top of the Sierra Vieja Mountains and is today operated by the Brite Ranch heirs as a cattle and hunting ranch. The third operation which is below the rim is a combination of several ranches including Evan Means historic Vieja Pass ranch but also Soldier Springs, and Van Horn Creek ranches. This is the most scenic part of the larger ranch and includes live water springs and National Park quality scenery, canyons, bluffs and exotic geology.



**THE THREE OPERATIONS** all have a diversity of improvements, roads, water systems, history and management. The following are improvements broken down into the three distinct ranch operations:



**MEANS Y-6 RANCH  
CHISPA RANCH  
VIEJA PASS RANCH**



# Means Y-6 Ranch

68,900± acres



## Means Y-6 Ranch



- Headquarters Historic Adobe Home
- Second Rock owners' home with several courtyards, garage, and attached bunk house, Cantina, Green house and covered garden.
- Tack room, horse stalls, pens, and turn outs.
- Large work bark with electricity and concrete floors
- Several outbuildings including historic bathhouse and icehouse
- Large set of shipping pens at HQ and several working pens scattered around the ranch.
- Excellent road system
- 14 water wells with numerous elevates storage tanks and over 50 water troughs
- Several surface water tanks
- Older irrigation wells at fallow farms along highway
- Numerous pastures and traps all set up for a working cattle operation with average stocking of 550 AUU
- Old hunting lodge up in the Hills



In order to understand the ranch today one must reach back into its history and to the people who settled this region. The Mean Cash of 1,250 arrowheads was discover on the ranch in 2002 now on display at Sul Ross University and like the Livermore Cache, was constructed by peoples of the Livermore phase, a nomadic culture of hunters and gatherers who inhabited the Davis Mountains area from approximately 800 to 1350 AD. The Means family who came to this grassland west of Marfa in the late 1800's bought the original ranch from Talley who put it on credit at the Mercan-

tile Store in Valentine. Fine cattle and horses are their legacy and a long line of some of the best ranchers in Texas. The Butterfield Trail crossed this ranch going from waterhole to waterhole from San Antonio to El Paso and Poncho Villa tested the US Military before WWI in skirmishes below the rim. The loner and mountaineer Evan Means arrived in 1901 in Valentine at the age of 9 on a wagon and settled Vieja Pass building the original Adobe and rock buildings under the shade today of the Pecans he planted at the spring that runs through the compound.



# Chispa Ranch

10,000± acres



## Chispa Ranch



Chispa Ranch this diverse ranch fronts on the south side of highway 90 in the Wild Horse Draw valley with wide sweeping tobosa and gramma grasslands transitioning up into scrubland and rising high into and including the Sierra Vieja Mountains.

- Headquarters compound with main house under huge shade trees
- Airconditioned and heated dog breeding kennel
- Large barn with several outbuildings
- Bunkhouse with kitchen
- Shipping Pens at HQ with two other pasture pens
- Four water wells with large storage capacity and over 15 water troughs.
- One large seasonal natural lake
- Two excellent dirt tanks
- Excellent road system

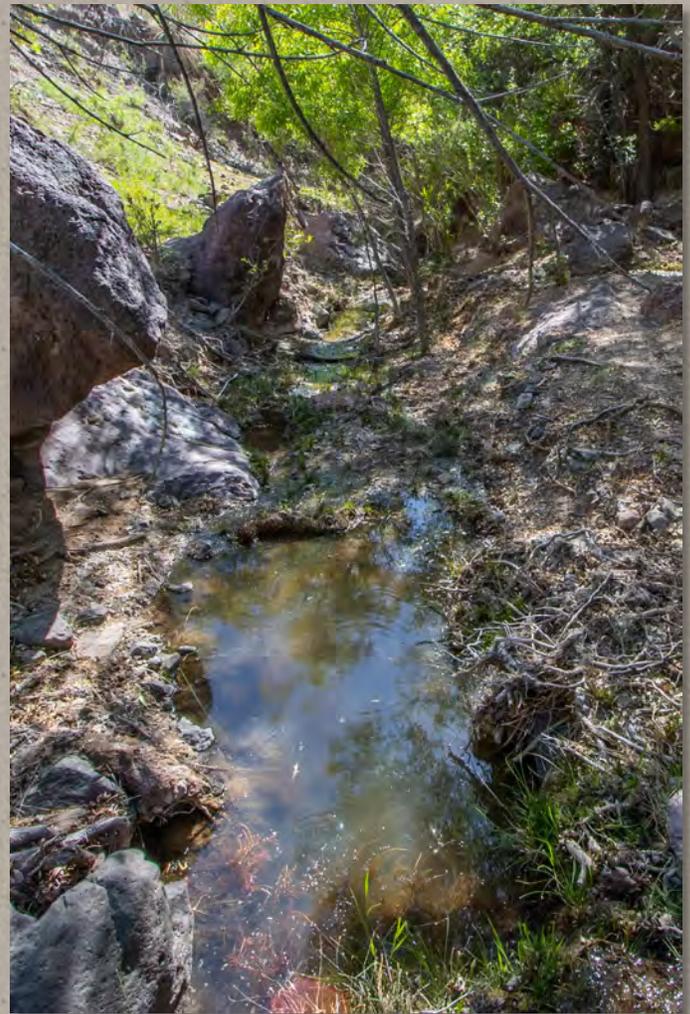


# Vieja Pass Ranch

34,750± acres



## Vieja Pass Ranch



The Vieja Pass Ranch includes Vieja Pass, Soldier Springs, Van Horn Creek, and several other smaller ranches. Below the Rim with Vieja Pass Headquarters and Springs with towering cliffs, mountains, canyons and rock outcrops. This is some of the most scenic land in Texas and offers excellent recreation and hunting. Waters are working on most of the ranch and there is a cattle operation with an excellent road network.



- Vieja Pass Complex of Adobe and Rock homes and rooms with extensive patios under Pecans, Oaks, and Pomegranates.
- Vieja Spring once called Bear Spring runs through Vieja Pass Complex
- Numerous solar wells and elevated Poly Tanks with pipelines provide extensive watering
- Recently maintained internal road system with great access through the ranch
- Airstrip in need of repair
- Several dirt tanks, springs, and live water creeks

## Habitat



This Far West Texas ranch is dominated by Chihuahuan Desert grasslands of Cane Bluestem, Blue Gramma, Green Sprangletop, Tobosa, Black Gramma, and Sideoats Gramma with diverse native trees of Emory Oaks, Gray Oaks, Juniper, Desert Willow, Soapberry, Hackberry, and Mexican Walnut. Numerous large mountains, bluffs, and hills create excellent to animals and livestock. This is an excellent cross-section of the various habitat types found in the high, mid, and lower elevation of West Texas, from rock outcrops to montane woodlands, to oak savannahs, to spring cienegas to pography and the views of the mountains are nothing short of breathtaking. Excellent grasses, shrubs, and Chihuahuan Desert cactus and plants provide habitat for native wildliferolling yucca grasslands, to tobosa flats and to desert canyons and scrublands.

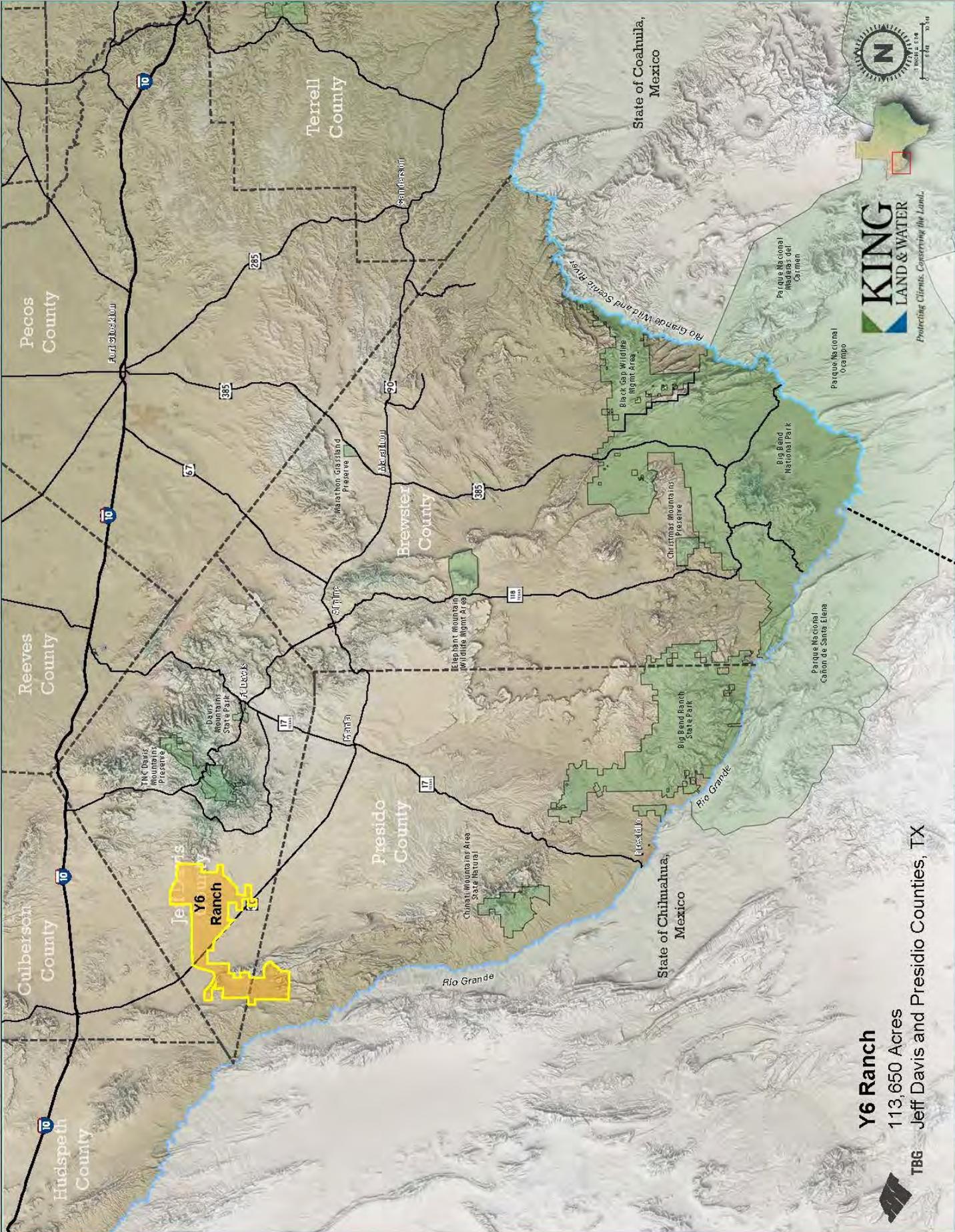


## Wildlife



This ranch has some of the best all-around hunting opportunities in the West Texas area as it combines the mountain habitats with the grassland and desert habitats. This is big Mule Deer country confirmed by a 223 gross B&C Mule deer taken in the Y-6 Hills in years past. Abundant mule deer, herds of pronghorn, aoudad, mountain lion, and elk can all be found here. Smaller animal and bird species of the Valentine Grasslands include javelina, fox, ringtail cat, coyote, dove, Gambles quail and many, many large coveys of blue or scaled quail. There are great hunting opportunities throughout the ranch but also excellent recreational wildlife viewing and photography for its non-game species.

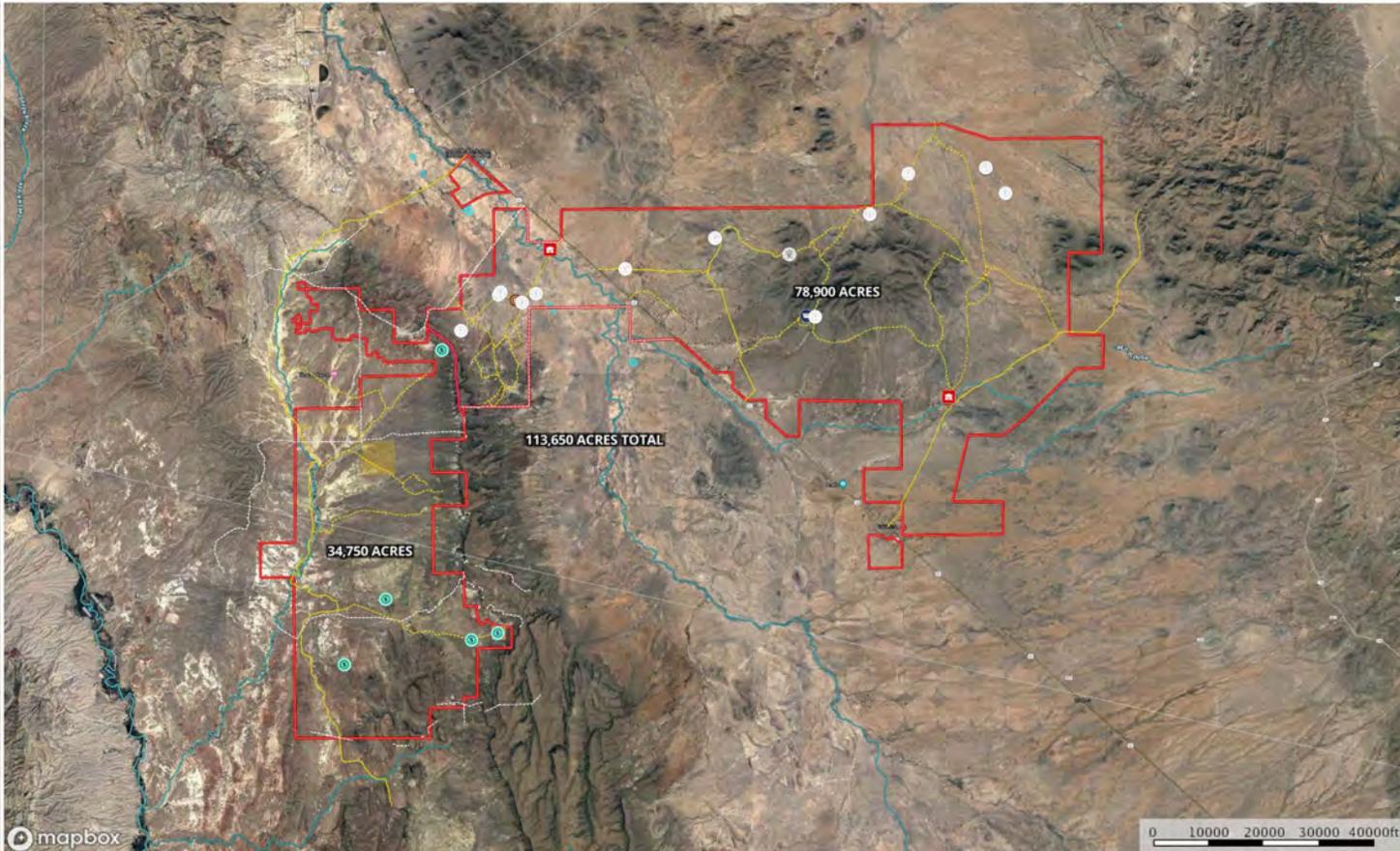




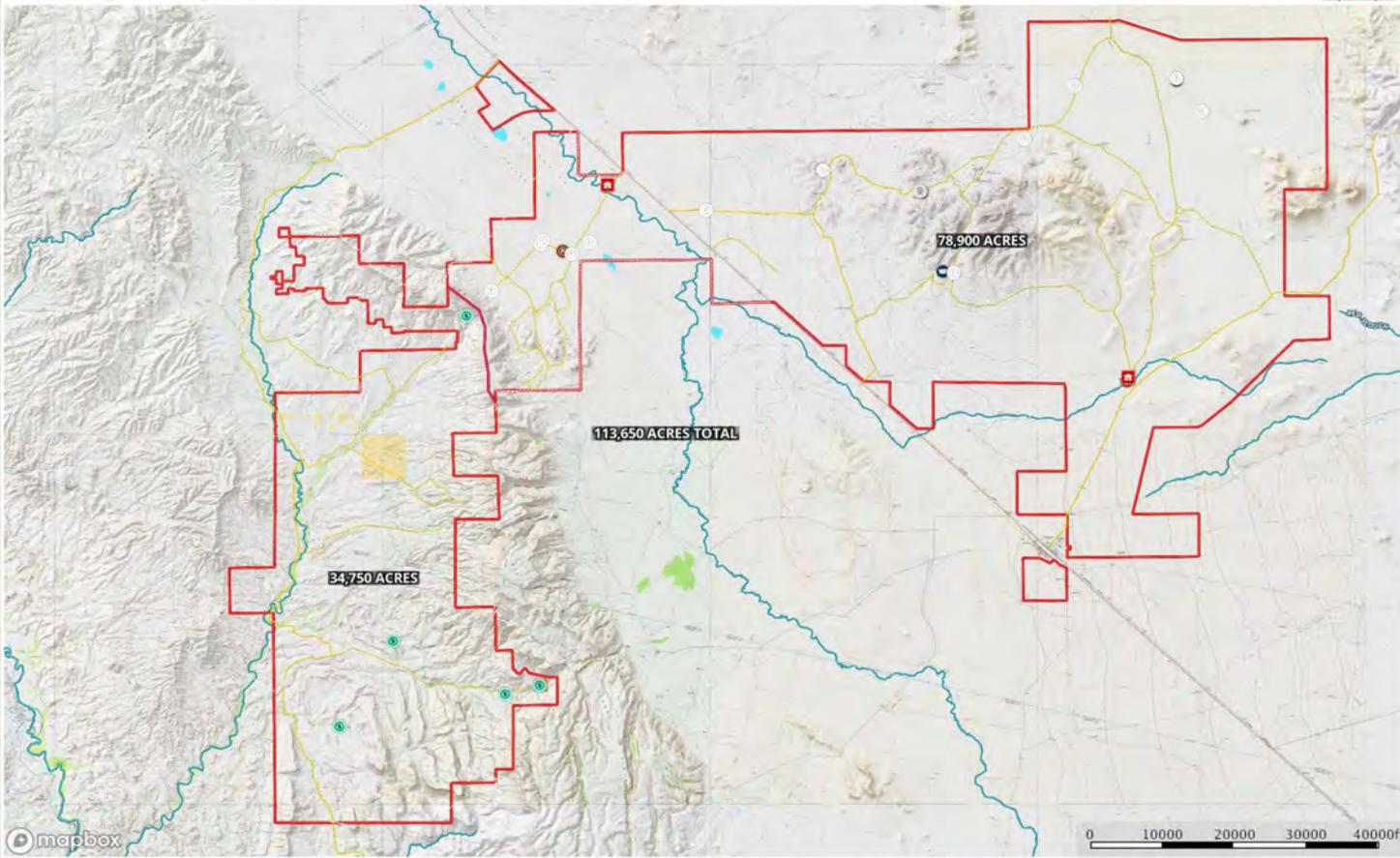
**Y6 Ranch**  
 113,650 Acres  
 Jeff Davis and Presidio Counties, TX

TBG



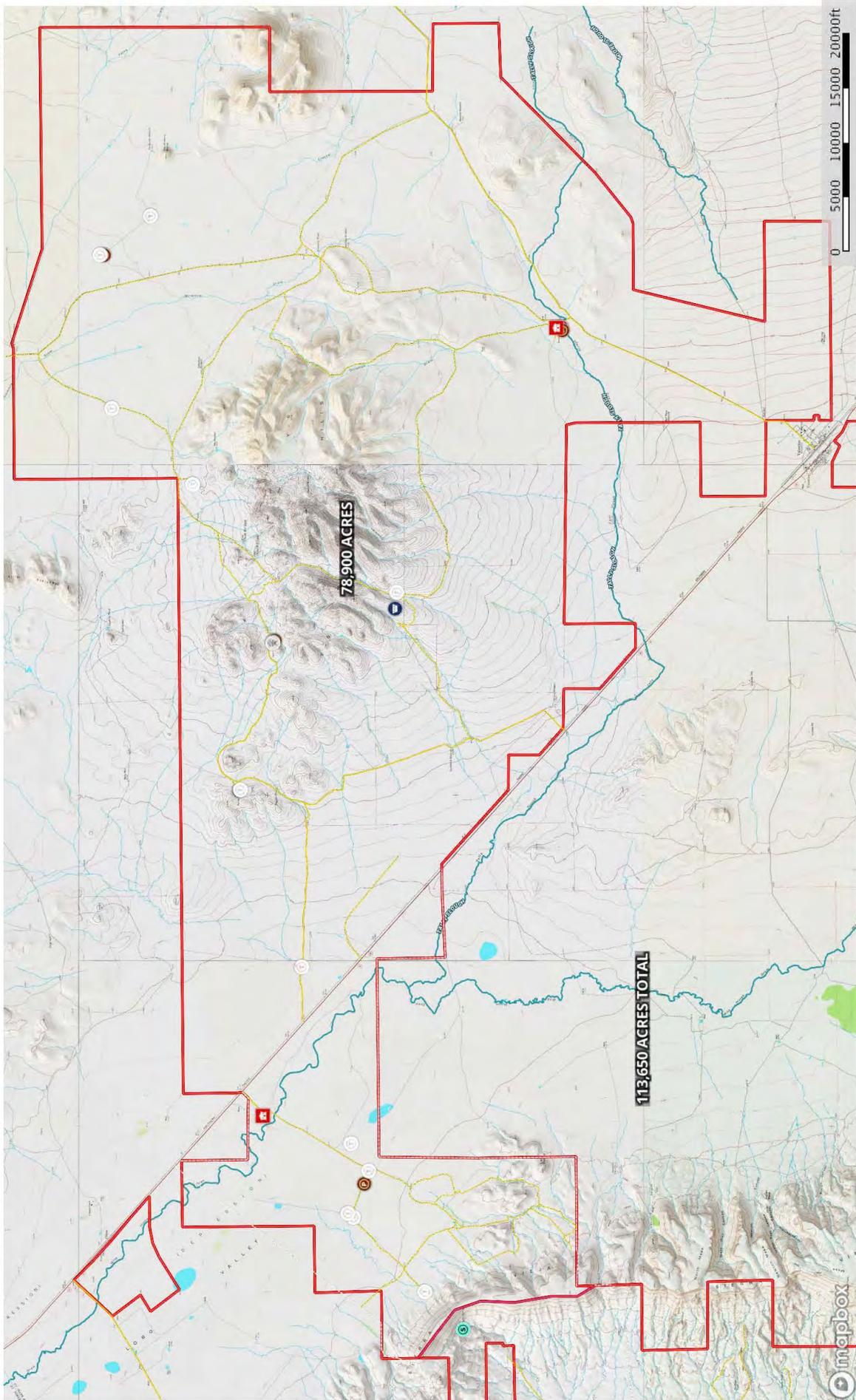


- Spring
- House
- Main House
- Trough
- Windmill
- Water Storage Tank
- Pens
- Pen
- Ranch Division
- Road / Trail
- Fence
- Primary Road
- Inholding
- Boundary
- Stream, Intermitent
- River/Creek
- Water Body



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Y-6 Ranch  
Jeff Davis County, Presidio County, Texas, 113 AC +/-



**Legend**

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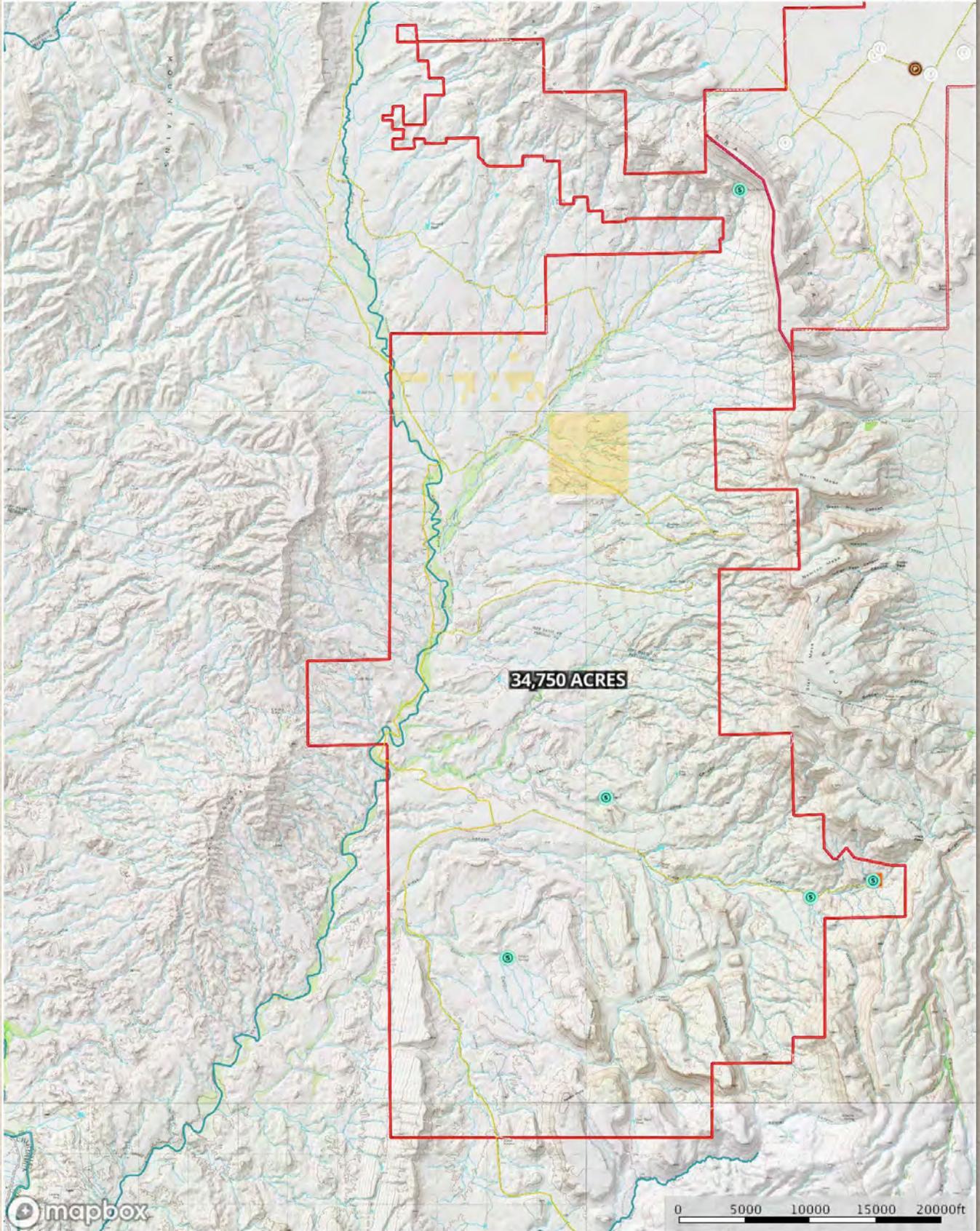
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**Mapbox**

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- Primary Road

## Price:

The ranch can be divided and sold into two parts or sold as an entire ranch.

113,650± Acres at \$845 per acre or \$96,091,250

Below the Sierra Vieja Rim 34,750± Ac at \$665 per ac or \$23,108,750

Above the Sierra Vieja Rim 78,900± Ac at \$925 per ac or \$72,982,500

# Y-6 Ranch Valentine, TX

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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.



## 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date