KING LAND & WATER

Protecting Clients. Conserving the Land.

ICON.GLOBAL

King Land & Water in association with Icon Global Group are pleased to present:

Fox Canyon Ranch

7,700± Acres

Jeff Davis County, Texas

James King, Agent

Phone 432.426.2024

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ICON Global Group

Phone 214.855.4000

Info@icon.global.com

Fox Canyon Ranch

Davis Mountains, TX

ICON GLOBAL GROUP
AND
KING LAND & WATER

ANNOUNCES:
IMMEDIATE CALL FOR OFFERS
SEALED BID - PRIVATE OFFER PROCESS

BROKER CO-OP INVITED & ENCOURAGED
ALL OFFERS DUE ON OR BEFORE
THE FOLLOWING DATES BY 5PM CST:

FRIDAY NOVEMBER 13
FOX CANYON RANCH | Davis Mountains, TX

TERMS & CONDITIONS APPLY

DATA ROOM & RANCH TOUR ACCESS FOR QUALIFIED BUYERS

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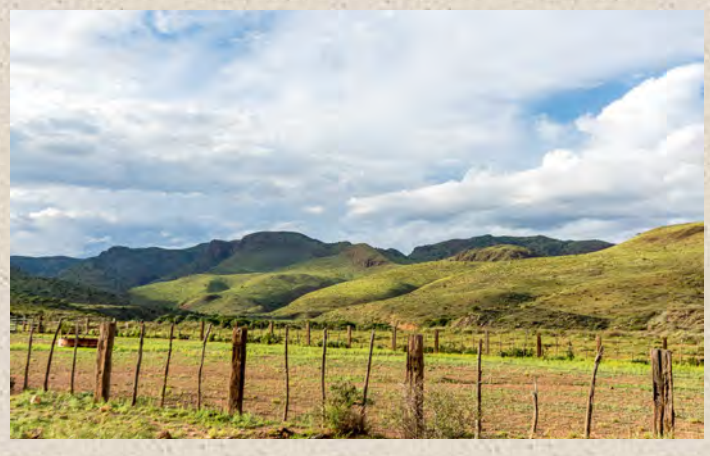
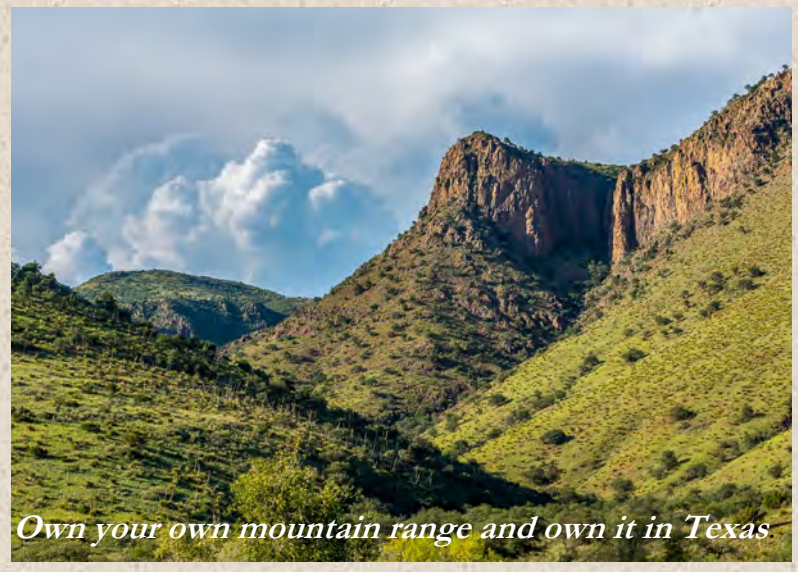


Situated on 66,388± acres of topography-rich land, the Lely Ranch offers miles of diverse terrain including everything from breathtaking cliffs to expansive canyons and open vistas. It is located approximately 30 minutes south of the legendary Marfa, Texas, where you and your guests can go to enjoy dining, museums, modern art and entertainment. The Lely Ranch is also contiguous to the renowned Cibolo Creek Lodge, which allows access to their luxury accommodations. This vast, rugged Ranch is largely untouched, and affords a rare chance to own your own Big Bend park. When exploring this vast country, you will find pictographs on canyon walls, hidden canyons with live water, native wildlife, Chihuahuan desert plants and animals, and many relics from when Indians and outlaws called this ranch their home. It is the first public availability of the Lely Ranch since being purchased in the 1960's by a foreign dairy magnate and renowned inventor. It is truly the last frontier.

Neighboring ranches in these Texas Alps all consist of over 20,000 acres and include the 37,500-acre KC7 Ranch (sold by Icon Global February 2019) as well as the Reynolds Cattle Company West TX Holdings and Cherry Canyon Ranch. Fox Canyon is a premier, historic, legacy ranch holding in true West Texas Big Ranch Country.


Own your own mountain range and own it in Texas.

Acreage

Approximately 7,700± Acres

Jeff Davis County

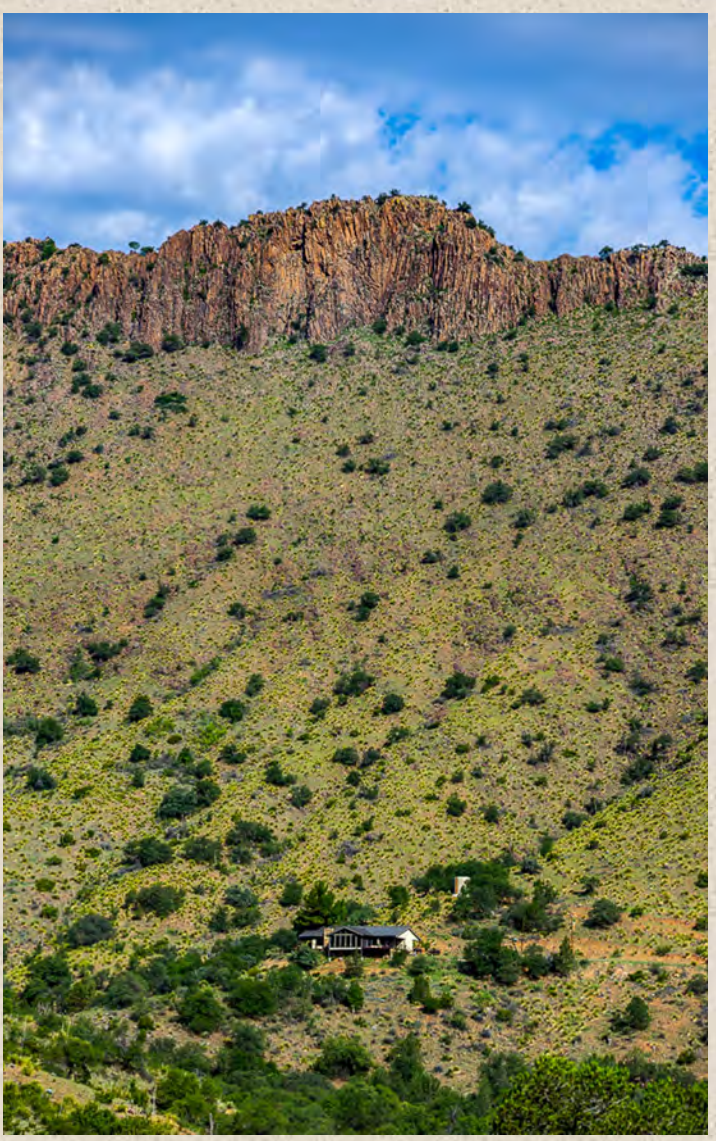
Location:

The main entrance is off CR 3078 15 minutes from Balmorhea TX. This ranch is 2 hours from Midland, an hour from Fort Davis and 1.5 hours from Alpine.

History:

"Going back hundreds of years, the Apache and Comanche Indians were fighting with the Mexicans and with each other over the rights to live in the Davis Mountains, including the property we call Fox Canyon Ranch. In the mid-1800s, thousands of pioneers, freight wagons and mail carriers began traveling through the Trans-Pecos region and the U.S. Army began to build forts to protect their routes of travel, primarily from Indian raids. The "first" Fort Davis, established in 1854, was one of these posts. It remained active until early in the Civil War, being abandoned in 1862.

After the Civil War, travel continued the San Antonio-El Paso Road and so did raiding by Apaches and Comanches, which resulted in the Army re-establishing Fort Davis. In 1867, four companies of African American "Buffalo Soldiers" were assigned to the fort. They became a formidable force that ultimately stopped the raiding by the Indians. But in the process, three soldiers were killed on top of a knob hill on the property now known as Fox Canyon Ranch. The soldiers were surrounded but they held off an Apache raiding party until running out of ammunition. The surrounding territory finally became peaceful during the last ten years (1881-1891) that the fort was in existence.

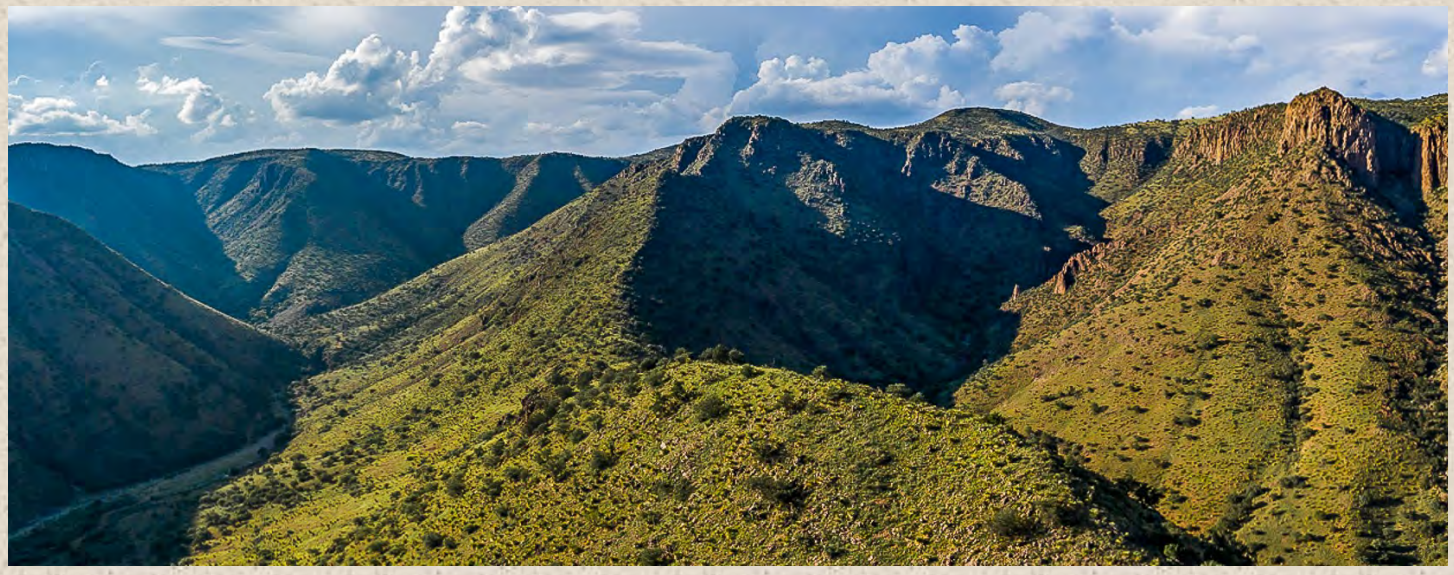


The railroad came to the Trans-Pecos area in the late 1800s. In the early 1900s, a young couple, William Walter McElroy and his wife, Georgia Ann, stepped off one of its passenger cars in search of land to put down new roots. They bought a buckboard and supplies and pitched their tent directly across the creek from where the Apaches had been pounding their grain in their molcajetes years earlier. It was the beginning of the 7,700-acre McElroy Ranch.

Habitat & Topography:

Forage resources are in good condition on the ranch. The ranch consists of mid-elevation grassland that includes desirable species such as sideoats grama, blue grama, plains bristlegrass and black grama. The growing season is June through September with most grass and forb production during the rainy season at the end of summer. The main body of the ranch has a unique topography which includes approximately 2,500 +/- ft in elevation changes. The ranch is all mountains and your opportunity to own a entire mountain range in west Texas.

For the new owner there are ample spaces and opportunities to expand grazing, viewing spots, camping or additional improvements.



Wildlife, Hunting, Recreation:

This ranch is loaded with game, trophy mule deer, big aoudad rams, large elk herds, javelinas, wild hogs, 3 species of quail and a variety of predators including mountain lions. Rocky Mountain Elk were introduced to the Davis Mountain in the 70's on this ranch and the heard has spread into some of the best wild Elk heard in Texas. This is a true sportsman's paradise. The Lodge also provides year-round recreation such as hiking, mountain biking, birding, or just laying back and looking at some of the darkest skies in North America.

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Water:

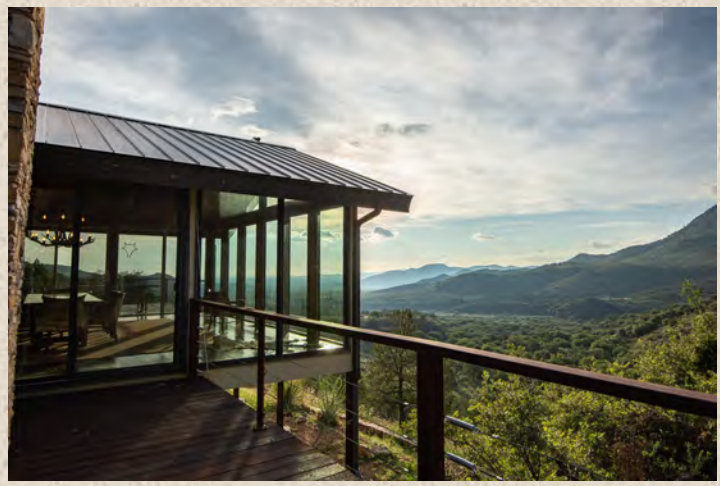
This property has superior surface and subsurface water for the area. Multiple natural springs and tinajas flow from the mountains creating an oasis for wildlife and water for the cattle. In addition to the spring fed water there are 2 deep electric wells to service both the old homestead and the main lodge.

Homes:

The main lodge is an open, spacious lodge with 2 main bunk rooms and 2 large bathrooms. The main room which has a stately bar with ample room for entertaining features floor to ceiling windows centered on the majestic views of the Davis Mountains, whether you are enjoying a cup of coffee in the morning by the picture window or a cocktail on the massive deck in the afternoon, being surrounded by these mountains is something special and the views make you second guess that you are in West Texas.

The old McElroy homestead, situated directly across the creek from where the Apaches had been grinding their grain in their molcajetes, is a 3-bedroom 2-bath camp house with kitchen and storage.

In addition, there is a 2-bedroom, 1-bath caretaker house situated near to the old homestead, a small shop, two truck barns and pole barns for the mountain cruisers. These pole barns hold a dozen full-sized outfitted and rigged trucks and UTV's.



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Taxes

Ag exempt $7,700 in 2019

Property Rights

- Owner has 100% of wind and water rights which will convey
- 50% of the owned minerals will convey, believed to be 5,925 net mineral acres.

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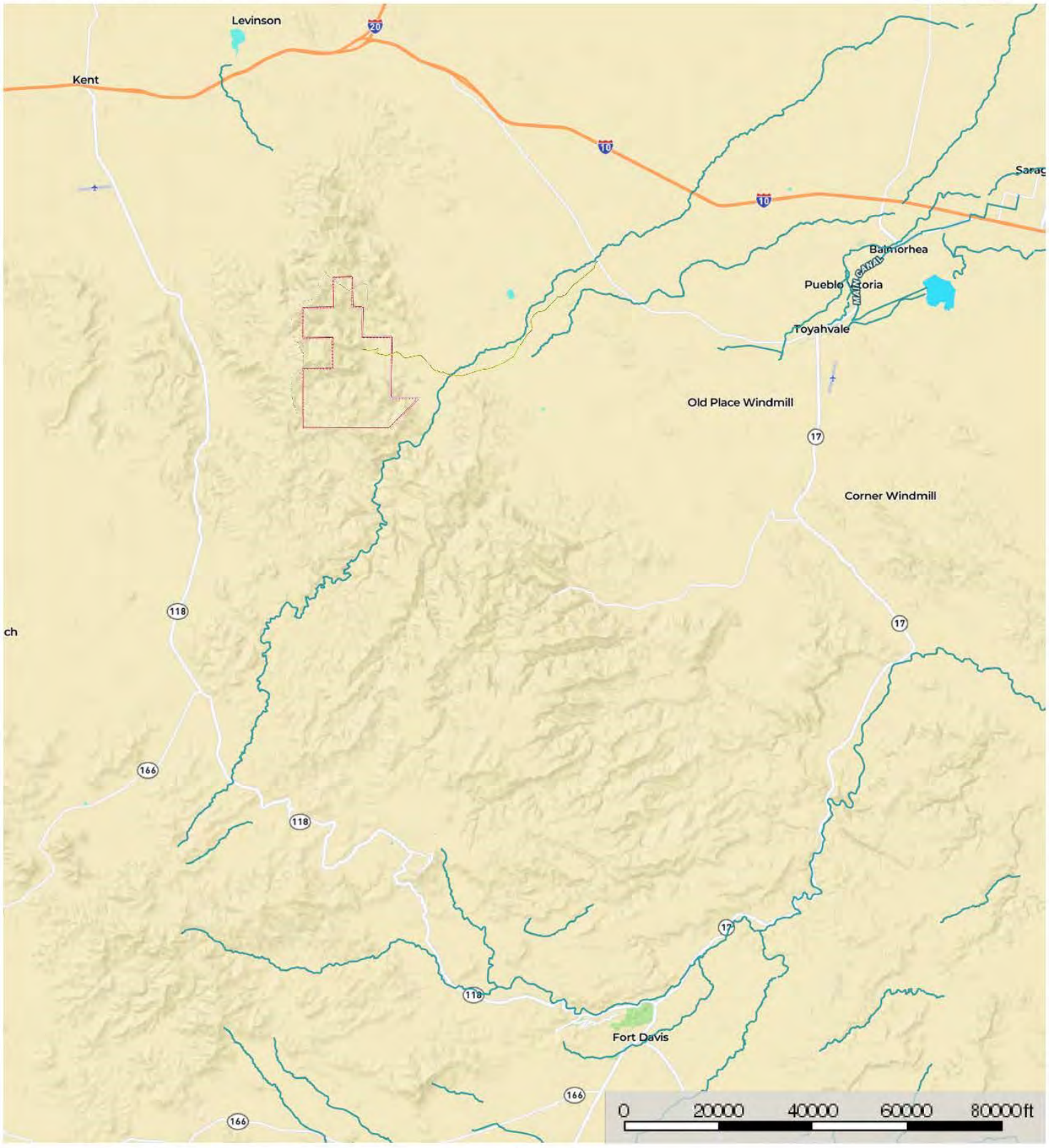
Fox Canyon

Jeff Davis County, Texas, AC +/-



Primary Road | Fence | Boundary | Stream, Intermittent | River/Creek | Water Body

King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

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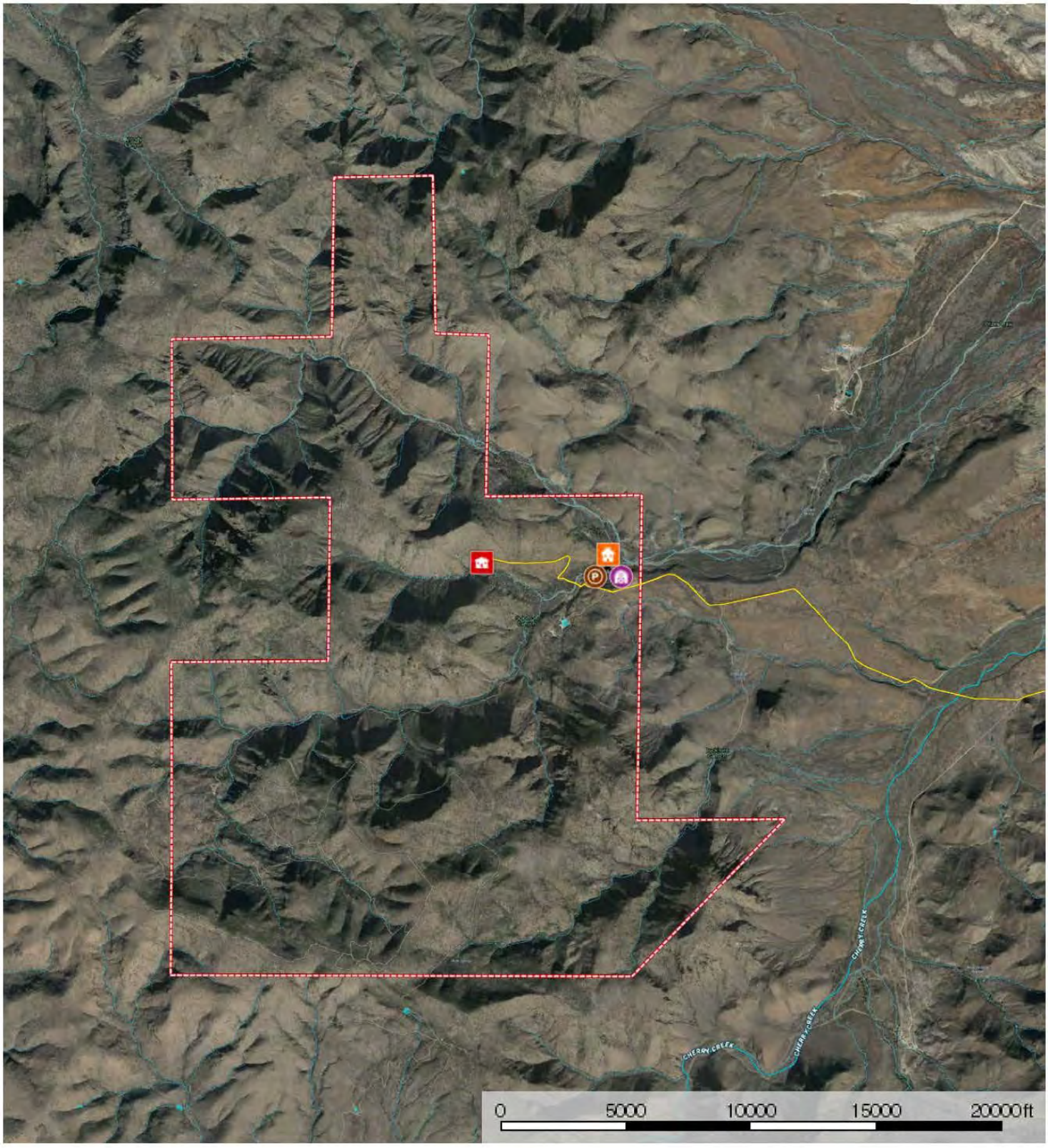
Jeff Davis County, Texas, AC +/-



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

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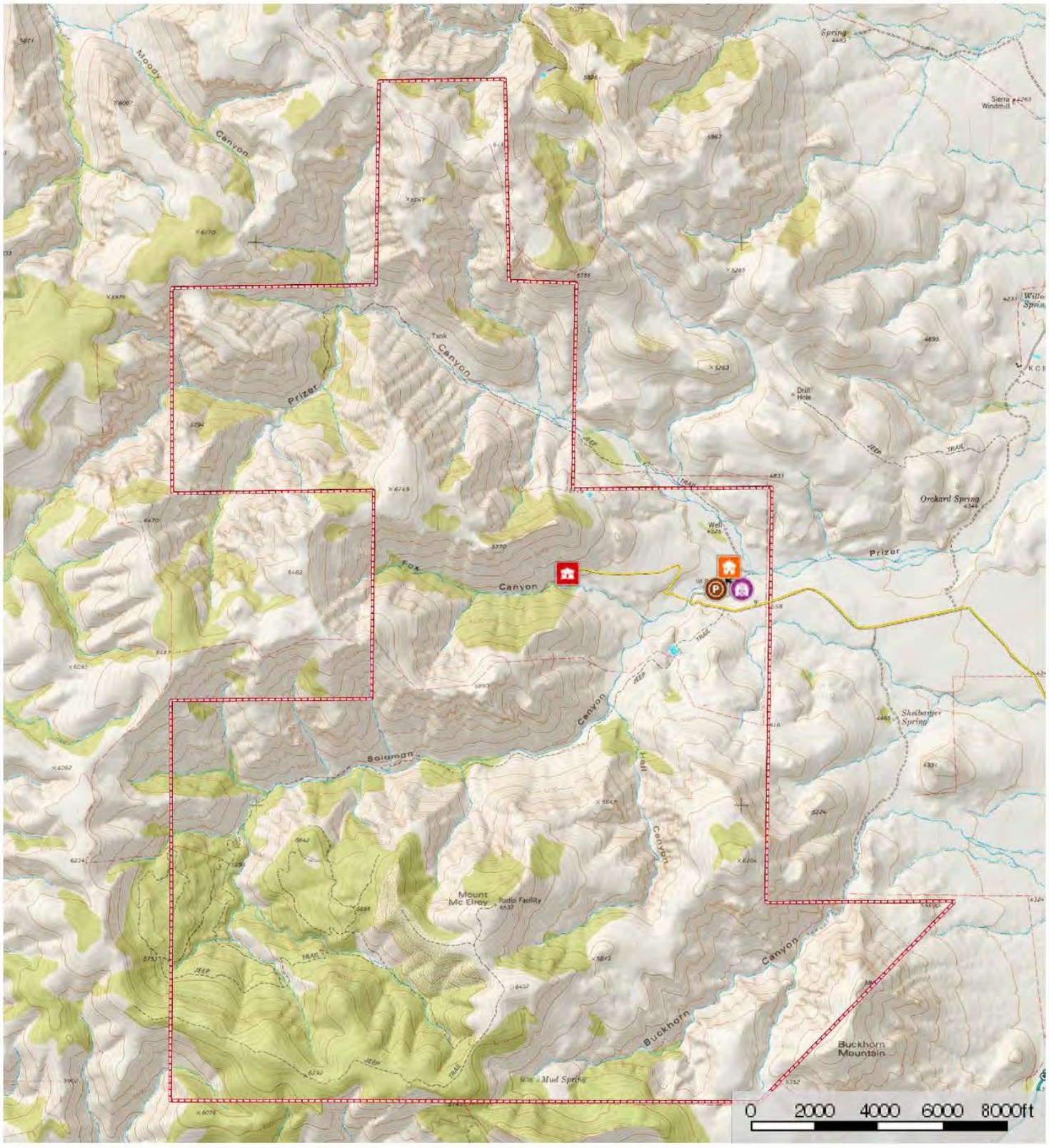

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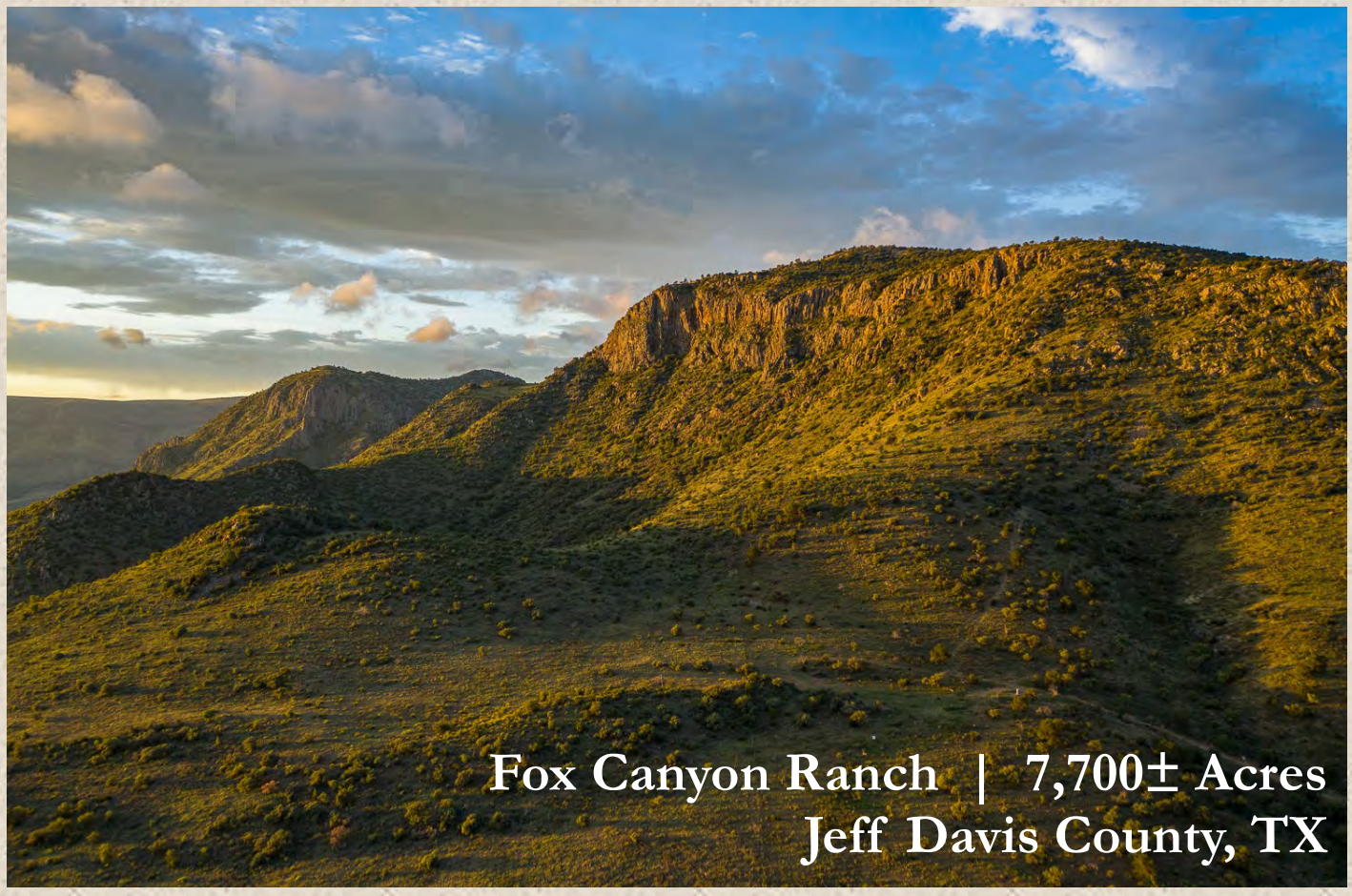

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Contact

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