



Protecting Clients. Conserving the Land.

High Frontier Ranch

300± Acres

Jeff Davis County, Texas



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Location

High Frontier is what everyone is looking for, a 300± acre ranch on the Alpine Highway surrounded by some of the county's largest ranch ownerships. This amazing property was once a famous Dude Ranch run by the Westin Family and in recent times a campus for a boarding school. The 300± acres is a working campus comprising of an immense assemblage of improvements and includes some of the most scenic canyonland vistas in the Davis Mountains of Far West Texas. The Ranch is located on Highway 118 between Ft Davis and Alpine and sits across the highway from Chihuahuan Desert Nature Center located on a high mesa that towers over Musquiz Canyon and the meadow below. High Frontier is close to area amenities like the Davis Mountains State Park, Fort Davis National Historic Site, McDonald Observatory, Marfa, Alpine, Big Bend National Park, Balmorhea State Park and the Marfa and Alpine airports.

Acreage

300± acres in Jeff Davis County



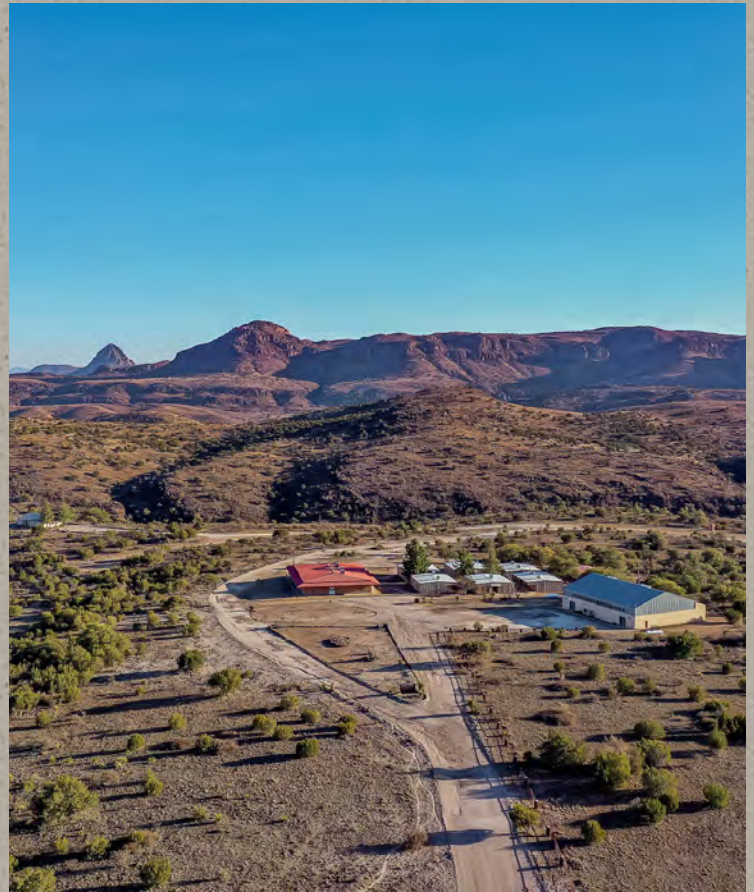


Description

High Frontier is in the high elevations of the Davis Mountains, a Sky Island of the Chihuahuan Desert with ranch elevations ranging from 4,800 to 5,000 feet. The property borders Musquiz Canyon creating scenic bluffs, rocky outcroppings, and incredible views that overlook the cottonwood trees and pasture lands of Musquiz Creek. The property has views to the north of the Davis Mountains, Blue Mountain, Mount Livermore, Star Mountain and Wildrose Pass, and to the south views of the Puertacitas Mountains and Mitre Peak. Two water wells are located on the property with the upper well used for distribution and consumption and the valley well used for irrigation and to fill the swimming pool. High Frontier has over thirty buildings or 70,000± square feet of building improvements ranging from three living quarters, office space, dormitories, classroom buildings, a dining hall and cafeteria, gymnasium, recreation building, laundry, infirmary, outdoor weight room, tennis court, half-court basketball and swimming pool.

High Frontier is currently configured as a boarding school campus capable of housing over 125 full-time residents, the possibilities to re-purpose the property to take advantage of existing improvements are endless:

- Themed Resort or Vacation Property
- Retirement Community
- Charter School
- Remote Campus for University or Private School
- Private or Corporate Retreat Center
- Health Spa





Improvements

Historical Adobe Living Quarters

- Mid-century 2800± square foot adobe dormitory with tremendous renovation potential
- Four dorm style bedrooms and baths
- Living area with floor to ceiling rock wood burning fireplace
- Covered front porch and canyon views

Headquarters Home

- Three bedroom, two-and-a-half bath 2,400± square foot brick home
- Current state is mid-renovation
- Open floor plan living area
- Carport and privacy

Foreman's Home

- Three-bedroom, two bath 2,300± square foot manufactured home
- Open floor plan with large master suite or mother-in-law-suite

Conference and Academic Center

- 7,300± square foot Conference Center or Administration building with 125+ person theater style auditorium
- Computer training space
- Library
- Administration/Management office space
- Tile floors with tin ceilings
- Breakrooms and storage areas
- 8,700± square foot partial adobe gymnasium
- Six - 1,500 square foot buildings currently used as classrooms

Livestock Pens - Roping Arena - Workshop

- Roping Arena and cattle pens
- Rock building serves as a tack room
- Horse stalls and hay storage
- Hay Barn
- Covered pavilion with outdoor fireplace and built-in smoker
- Workshop and vehicle maintenance shed









Water

The property until recently has operated as a Non-Transient Non-Community Water System. The source for The High Frontier is groundwater without surface water influence. The upper well located near the Foreman's home is used for distribution and consumption. The valley well is used for irrigation purposes and to fill the swimming pool



Habitat

This Davis Mountains property is dominated by mile high grasslands of cane bluestem, blue gramma, and sideoats gramma studded with juniper, Emory oaks, and grey oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. High Frontier is a plateau surrounded by rhyolite palisades mountains that are very accessible and despite the density of improvements, there is much habitat intact within this oak-juniper savannah. The property drops down into Musquiz Canyon where you can find bluffs and cliffs and much older and larger Emory oaks.

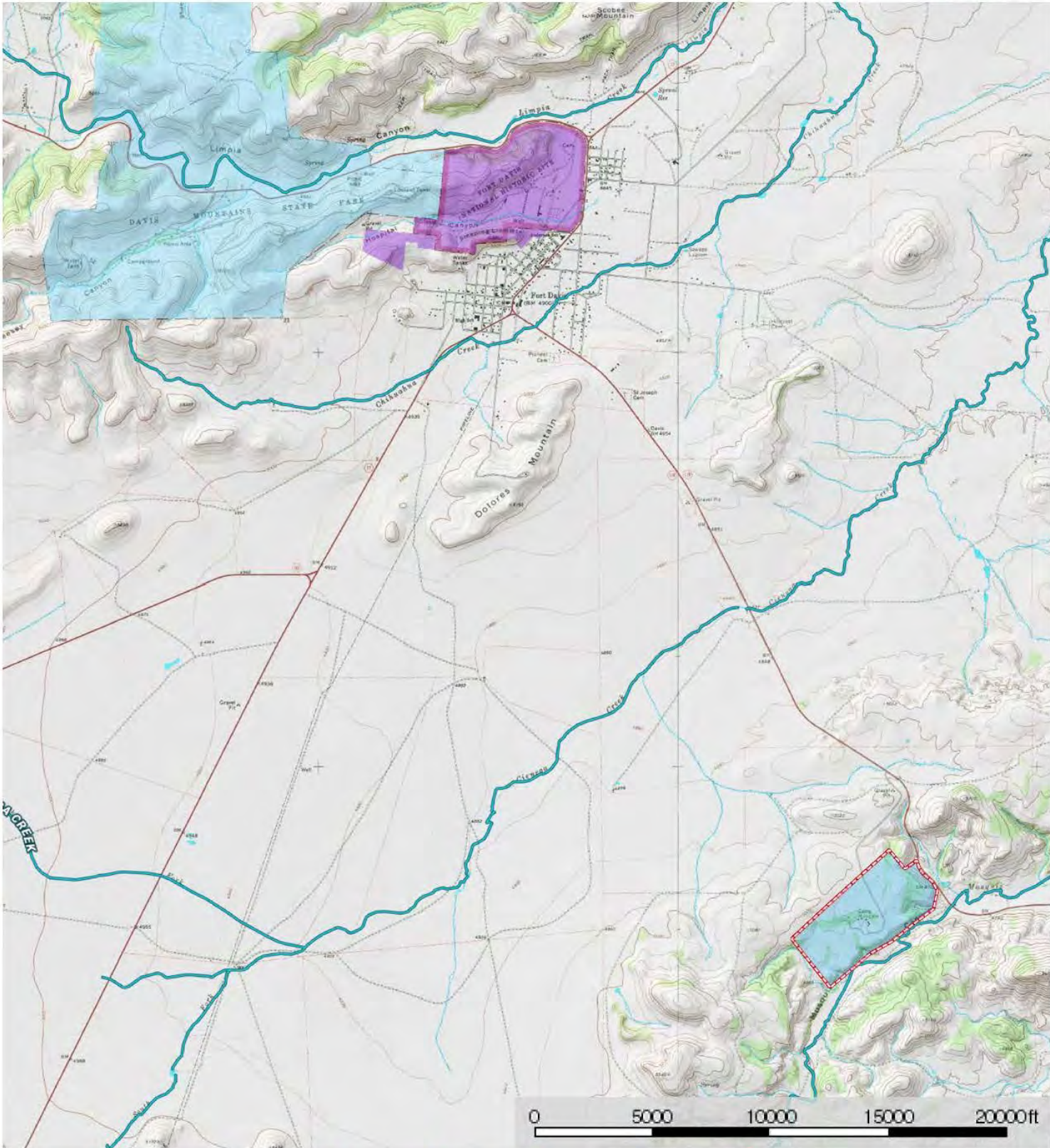


Wildlife

Because of the diverse habitat and the property being surrounded by some of the largest ranches in Jeff Davis County there is an abundance of game and non-game animals. This is big Mule Deer country, and a hardy population of Aoudad Sheep make this a hunter's paradise. The high 5,000-foot mountain mesas and woodlands of the Davis Mountains are also home to the Rocky mountain elk where they can be heard bugling in the fall months. If you drive to Alpine from Ft Davis, you can always see large groups of Mule Deer, Turkey, and Elk in Muzquiz Meadow on the adjoining ranch that High Frontier looks over. There are also smaller animal and bird species found here like Javelina, Fox, Ringtail, Mountain Lion, Hawks, Golden Eagles, and Montezuma Quail. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals.

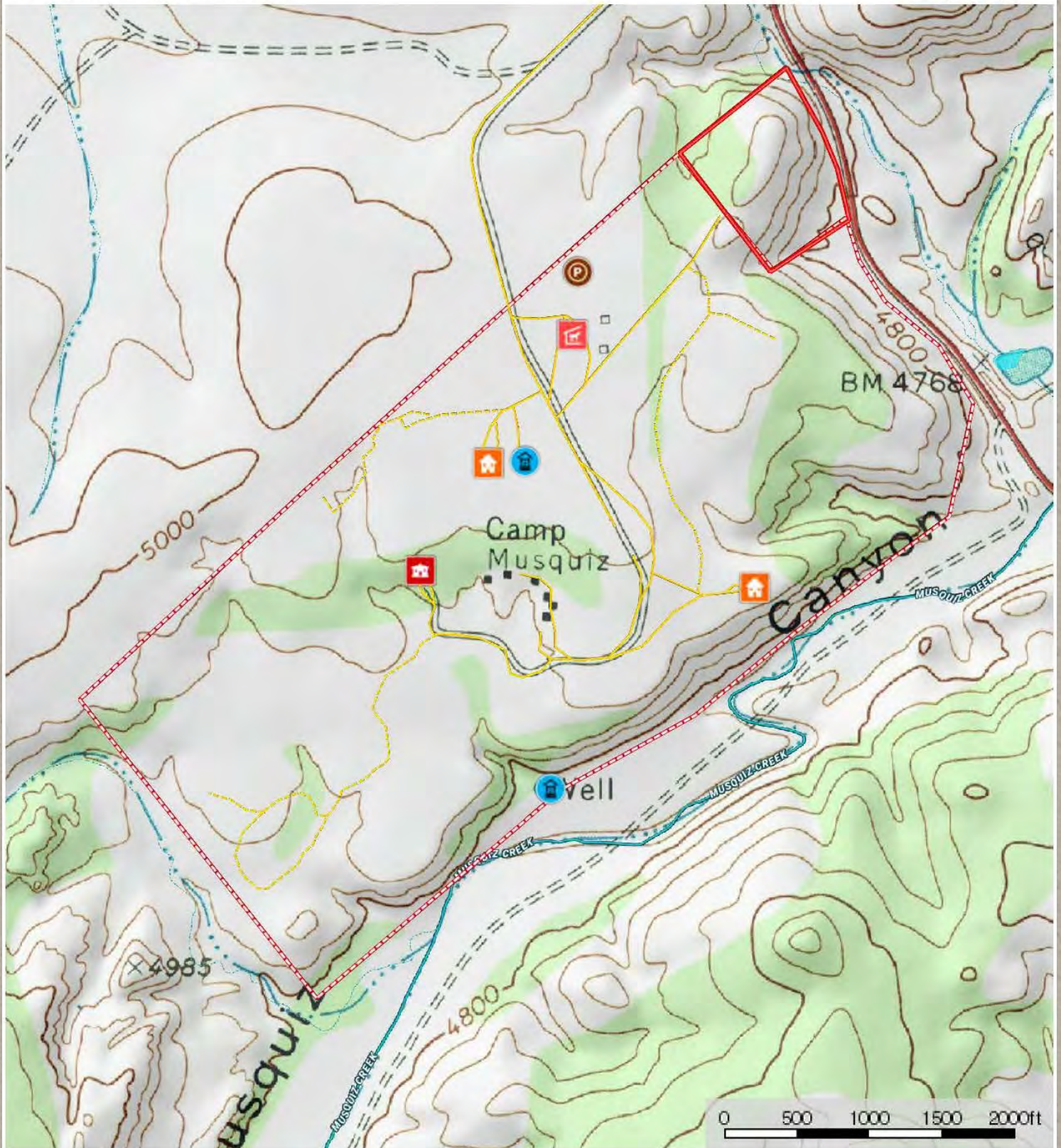


High Frontier
Jeff Davis County, Texas, AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body





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|------------|-------------------|---------------|-------|-------------|------------------|------------------------|----------------------|-------------|----------------|
| Well | Pens | Main House | House | Horse Stall | Road / Trail | Primary Road | Boundary | Boundary | Forest Service |
| State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | Stream, Intermittent | River/Creek | Water Body |



Price

\$2,750,000

Contact

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Disclaimer

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