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Baeza Ranch

27,495± Acres

Van Horn, Culberson County, Texas

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Location

The Baeza Ranch is located 22 miles east of Van Horn, Texas, between State Highway 90 to the south and I-10 to the north, frontage access on Chispa Road, a well-maintained county road that runs through the property. This high-desert grassland mountain ranch is minutes from the town of Van Horn with a hospital, many town conveniences, and Culberson County Airport (KVHN, VHN) with its 6,000-foot jet-accessible airport, within arm's reach.

Acreage

27,494± acres in Culberson County.

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Description and Habitat

The Baeza Ranch is 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 several mountain ranges and rock outcrops creating spectacular views. 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, Wylie Mountains and Davis Mountains.

This working cattle ranch has been owned and operated with responsible grazing and hunting practices by the same family since 1976. The Headquarters, with electricity, is 15 miles north of Highway 90 on a county road that runs north through the ranch to I-10 along Michigan Draw. The ranch has a series of solar and submersible wells distributing abundant water throughout the ranch. There is a network of roads not only in the open grasslands but also up in the mountains.

In general, the south part of the ranch has most of the improvements and is located within a series of mountains and grasslands. The north part of the ranch opens into wide grasslands, draws, and borders a working farm with large groundwater resources.

Improvements include a three-bedroom ranch house with three sets of working pens with loading chutes and scales. There is also an older house in need of repair with lots of character.

The climate and soils support a mix of high-desert vegetation from scrublands to yucca grasslands.

The ranch vegetation includes tabosa grass flats, to dense pockets of buffalo grass, love grass, spangle-top and gramma grasses to bands of native brushland that provide cover and habitat for wildlife. Michigan Draw has a variety of larger brush and trees meandering through this wide-open grassland portion of the ranch creating collection points for grassland runoff during the summer monsoons capturing water into several large dirt tanks.

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Wildlife

Baeza Ranch is home to many species of birds, raptors, songbirds, and upland game birds including tremendous Mourning dove, Gambel's quail, and Blue (Scaled) quail populations creating fantastic hunting opportunities. Big game includes desert mule deer, elk, pronghorn, javelina, and aoudads. Some of the best mule deer genetics in West Texas are found in the Van Horn area and on this ranch. The grasses and brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grasslands at its best and a hunter's dream.

Water

There are 5 high-quality water wells on the ranch some of which are supported with electricity others with solar. These wells feed through a network of 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.

Minerals

It is unclear at this time what mineral rights, if any, are owned by Seller. Seller will consider conveying all mineral rights owned.

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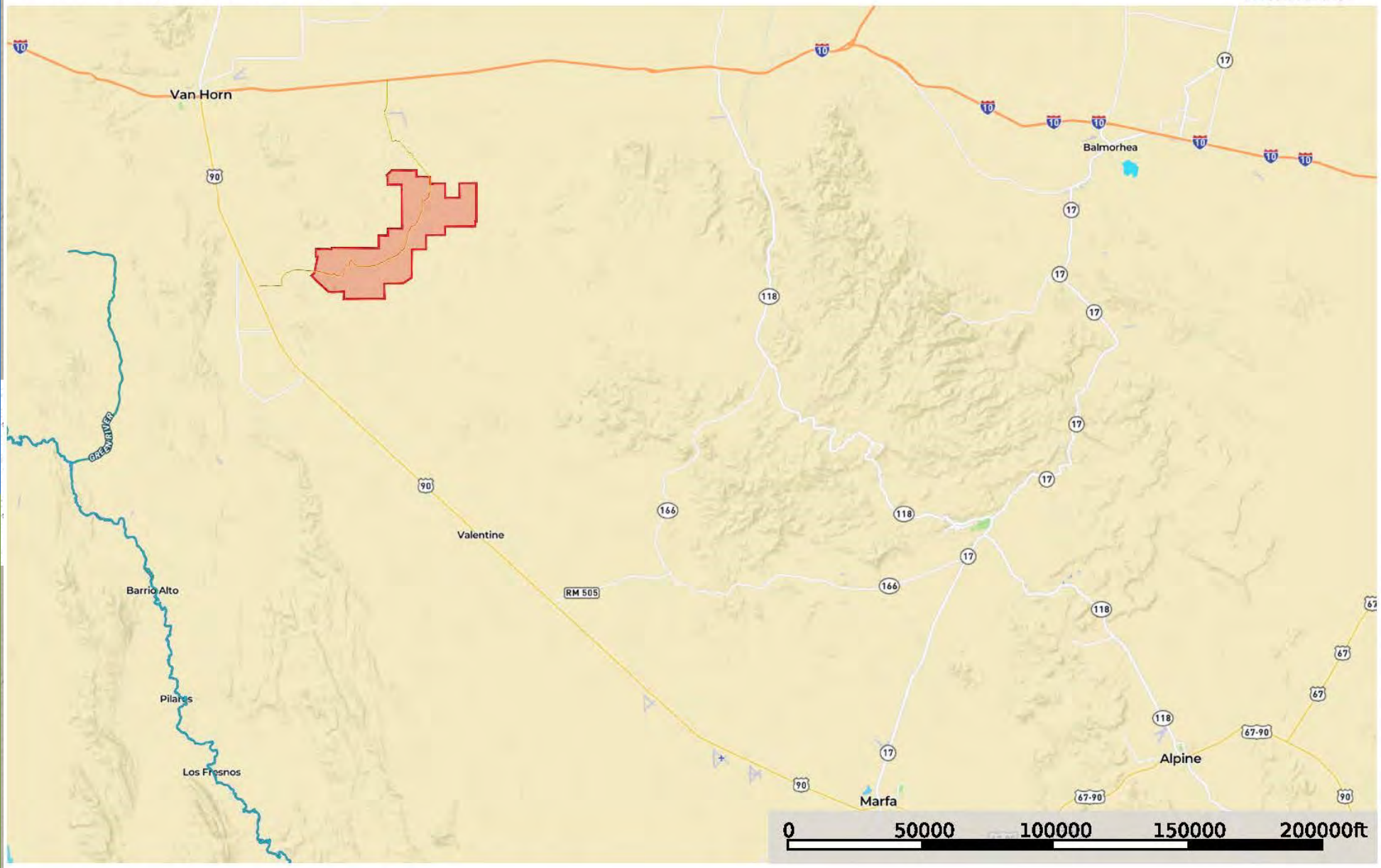
Baeza Ranch

Culberson County, Texas, 27,495AC +/-



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Culberson County, Texas, 27,495 AC +/-

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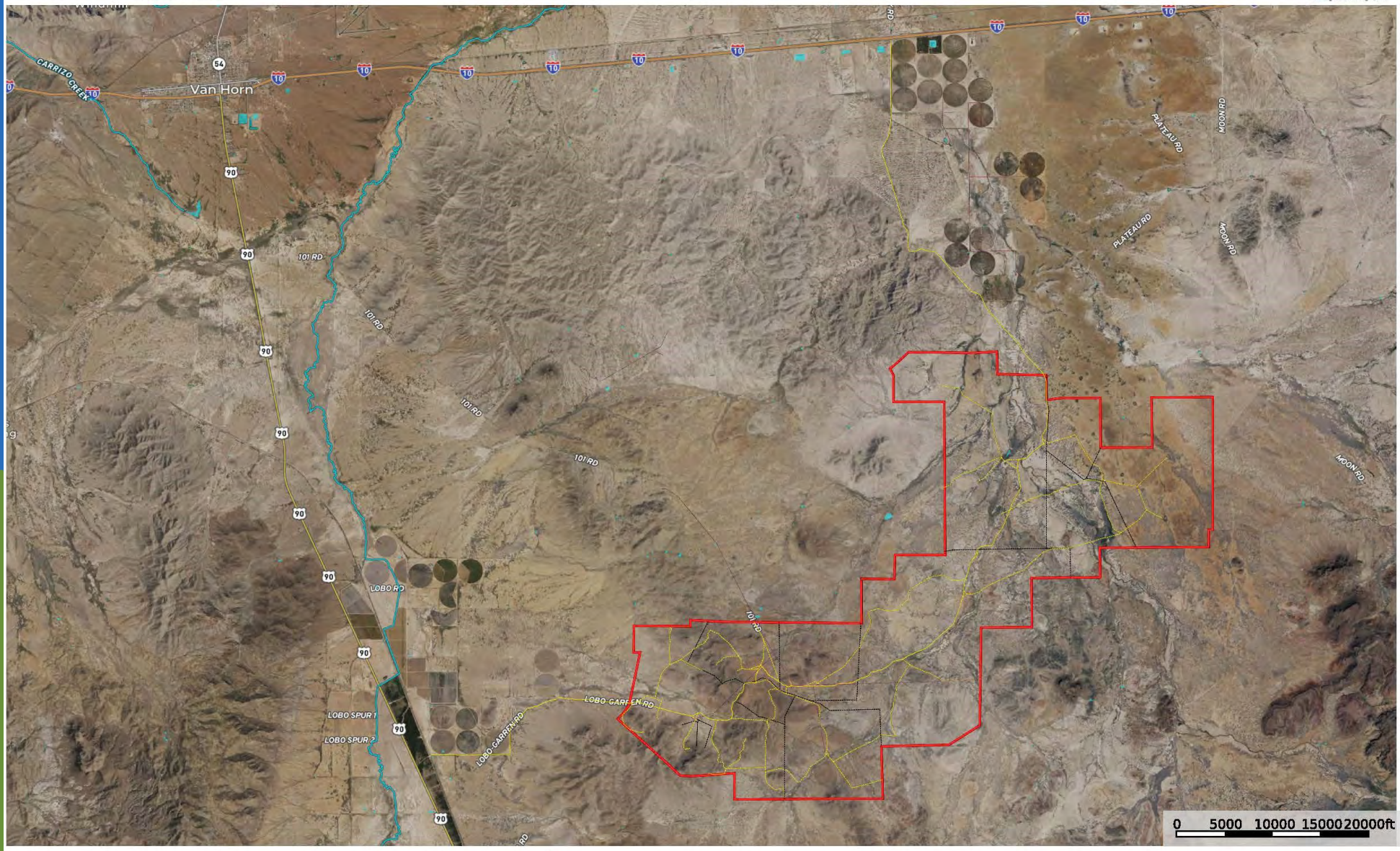

Power Line · Road / Trail · Fence · Primary Road · Boundary · Stream, Intermittent · River/Creek · Water Body

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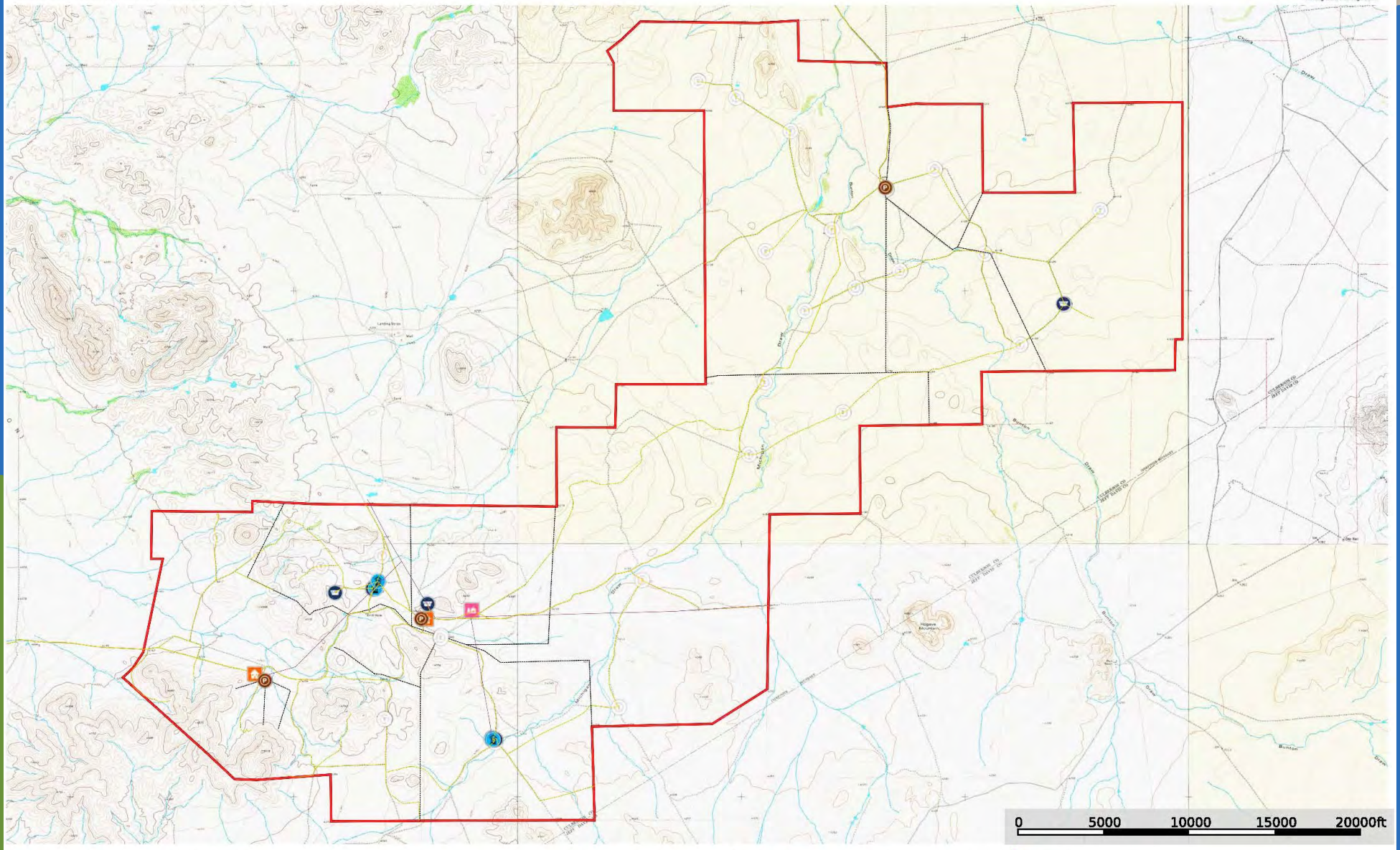
Culberson County, Texas, 27,495 AC +/-



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Price

$605 per ac or $16,634,475

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.

Information About Brokerage Services

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