



*Protecting Clients. Conserving the Land.*

# Diamond Eagle Ranch

10,322 +/- acres, Hudspeth County, Texas



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## Location

Diamond Eagle Ranch straddles the northwest summit and shoulder of the Eagle Mountains, nine miles south of I-10 between Sierra Blanca and Van Horn. The ranch is accessed by a private well-maintained gravel road by deeded easement and is a mere 1.5 hours from El Paso International Airport and 1 hour from Van Horn Airport. Large well-established landowner neighbors, all with low fences and excellent game management programs, make Diamond Eagle the perfect hunting and recreation property. The ranch is tucked into a very isolated part of the Eagle Mountains, yet offers excellent access and, at the same time, extreme privacy.

## Acreage

10,322 acres in Hudspeth County, Texas

## Description

The Eagles are part of a chain of “sky island” mountains that stretch from New Mexico through West Texas and into Old Mexico. With the Quitman Mountains to the west, Sierra Blanca Mountain to the north, and the Diablos Mountains to the northeast, the Eagles are a mountain island in a desert sea, creating unique high-elevation habitats and stunning landscapes and views.

This high Chihuahuan Desert ranch has elevations ranging from 4,200 feet to 6,400 feet and is a series of canyons, peaks, valleys, rolling flats, and arroyos creating rugged yet accessible terrain. The higher elevations of the Eagles are just to the east at 7,400 feet. The Rio Grande valley to the south and west, with the Mexico mountains beyond, creates extraordinary geology and rock outcrops, one of which, NT Mountain, towers over the ranch. Sunrises and sunsets on this ranch are nothing short of stunning and vistas stretch into the distance for 100s of miles.

This is a turn-key opportunity to move right in to a world-class hunting and recreation ranch. A custom entertaining lodge with a variety of outbuildings nestled at the foot of Hog Back Mountain is as private and scenic as it gets. There are 42 miles of roads and new water and hunting infrastructure for a day-one start on enjoying the amazing amenities this ranch has to offer.

The neighborhood around Diamond Eagle Ranch is rich in history as this was the raiding ground of Chief Victorio and his Mescalero-Warm Spring Mimbres Apaches where Buffalo Soldiers fought to protect the Overland Trail just a few miles north of the ranch entrance. In 1879 Lt. Carpenter mapped out the main Indian Trails used by Victorio which traveled directly through the Diamond Eagle Ranch.

Hudspeth County remains the second-least populated county in the state. It is possible to experience spectacular sunsets and at night marvel at the heavens filled with billions of stars. After taking all this in, one can't help to appreciate what few people rarely experience - what true silence is all about.

## Habitat

This mountain range functions as a habitat island, with intermountain ridge lines and valleys serving as corridors for wildlife migration, especially between Texas and Mexico along the Rio Grande. Numerous bird species that are normally associated with the Rocky Mountains and/or Mexican Highlands are known to occur within this island of montane habitat. The climate and soils support a mix of desert and mountain vegetation from scrublands to grasslands, to juniper and oaks uplands. Grasses include sideoats, blue, black, hairy, and chino grama as well as cane bluestem, green sprangle-top, tobosa, and many others. Along the canyon floors, and especially on the north facing slopes, there are juniper and sandpaper oaks. A variety of flowering plants and cacti provide habitat for migrating and resident birds, bats, and butterflies.

This is truly a sky island habitat with unique plants and animals as higher rainfall in the mountains supports an isolated island of woodland habitat. Views of area mountains and grasslands of the Trans-Pecos as well as into Mexico are breathtaking.

## Wildlife

This is big mule deer country and the ranch has been carefully managed with a MLD Level III permit over the past 10 years to improve the herd and maximize the potential for growing large mature bucks. Blue quail, Gambel's quail, and dove populations are tremendous and create great hunting opportunities as do Aoudad and other game species. There is also a population of elk located in the Eagle Mountains and they are seen regularly on this ranch. Native trees, brush, and grasses provide excellent habitat for these game species and many native birds and other non-game animals. Desert big horn sheep are on the ranch and several sightings of rams and ewes verify this as a known breeding population.

Other wildlife include fox, javelina, coyote, eagle, mountain lion, bobcat, songbirds, hummingbirds, and an amazing diversity of reptiles, invertebrates and mammals, making this a very special place to see and experience the various Chihuahuan Desert wildlife species.

## Improvements

Diamond Eagle Ranch has a central lodge with master suite and two other bedrooms and an additional bath. Custom rockwork clads the exterior and a huge deck surrounds the entire

building, covered and uncovered, providing the perfect entertainment area. The house is furnished and is powered by a generator near the barn. Improvements include many outbuildings, a hunting camp with septic/electric hook-ups, and working pens nearby. There are several custom features like a rifle range and a trap-shooting area with covered picnic table not far from the headquarters.

Improvements include specifically:

### **Lodge and Headquarters**

- 3-bedroom 2-bath custom rock home
- Complete furnishings, range, refrigerator, heaters
- Large wrap-around Trex deck and covered patios
- Solar well with elevated 5,000-gal water tank, gravity feeding to the HQ
- Rifle range
- Trap range with pavilion
- Outdoor firepit
- Outdoor BBQ
- Outbuildings

### **Hunting Improvements**

- Bunkhouse trailer with BBQ entertainment area
- Barn, storage, and pens
- Diesel generator
- 15 quail feeders with enclosures
- 13 2,000 Lb. Protein Deer Feeders
- Unfinished solar battery building and propane hook-up
- 24,000-pound feed bunk
- 2 Hunting blinds
- Game cleaning area
- One-ton feed truck with blower

### **Ranch Improvements**

- Two pipe construction working pens
- Wood corral
- 42 miles of improved roads
- Buried ATT fiber cable
- Road easement on neighboring land to access top of mountain
- Six pastures



## Water, Minerals, and Taxes

The ranch has 21 watering troughs with new 1.25-inch poly main lines and 1 inch line to each trough with individual cut off valves. There are 3 solar wells, 1 windmill, 5 dirt tanks, five 2,000-gal storage tanks, and one 5,000-gal elevated tank. In short, the ranch is exceptionally watered with a new system for a ranch in this part of the State.

The Ranch has an Ag Exemption with total taxes for the year being around \$1,400 annually. The entire 10,322 contiguous acres are deeded in the owner's name and will convey to the new buyer. The mineral interests on the Ranch are designated as "Mineral Classified" where the owner and the State of Texas own equal percentages. The balance of the mineral interest is owned by Texas Pacific Land Trust.

~~\$925 per acre or \$9,547,850~~ ~~\$875 per acre or \$9,031,750~~

## Contact

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King Land & Water, LLC

432 426.2024 Office

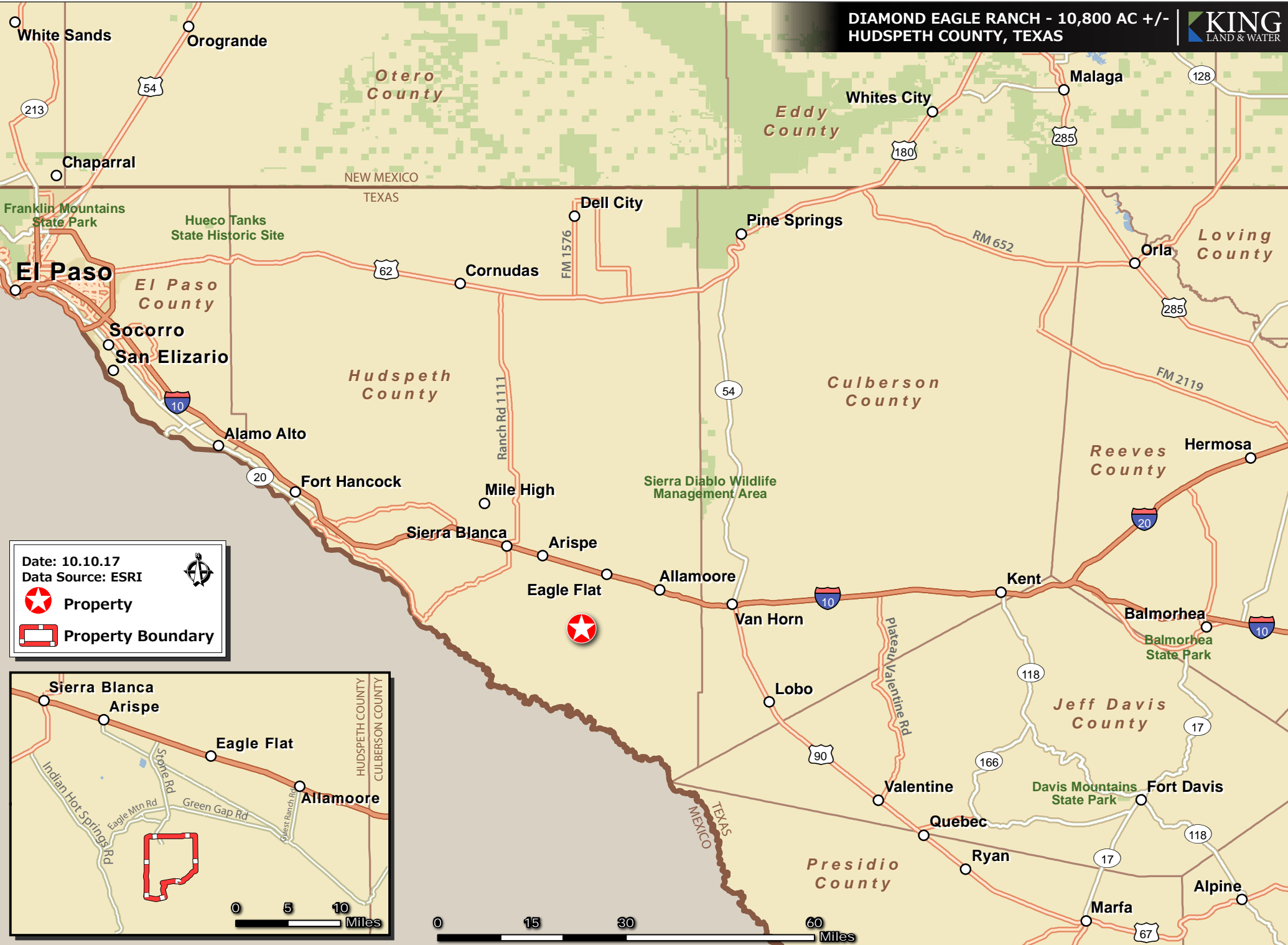
432 386.2821 Cell

james@kinglandwater.com

## Disclaimer

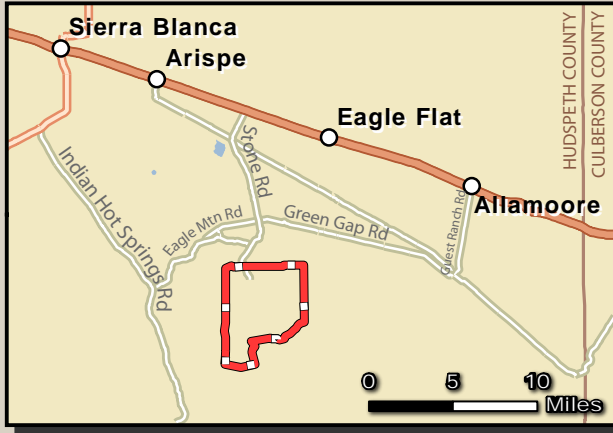
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

DIAMOND EAGLE RANCH - 10,800 AC +/-  
HUDSPETH COUNTY, TEXAS

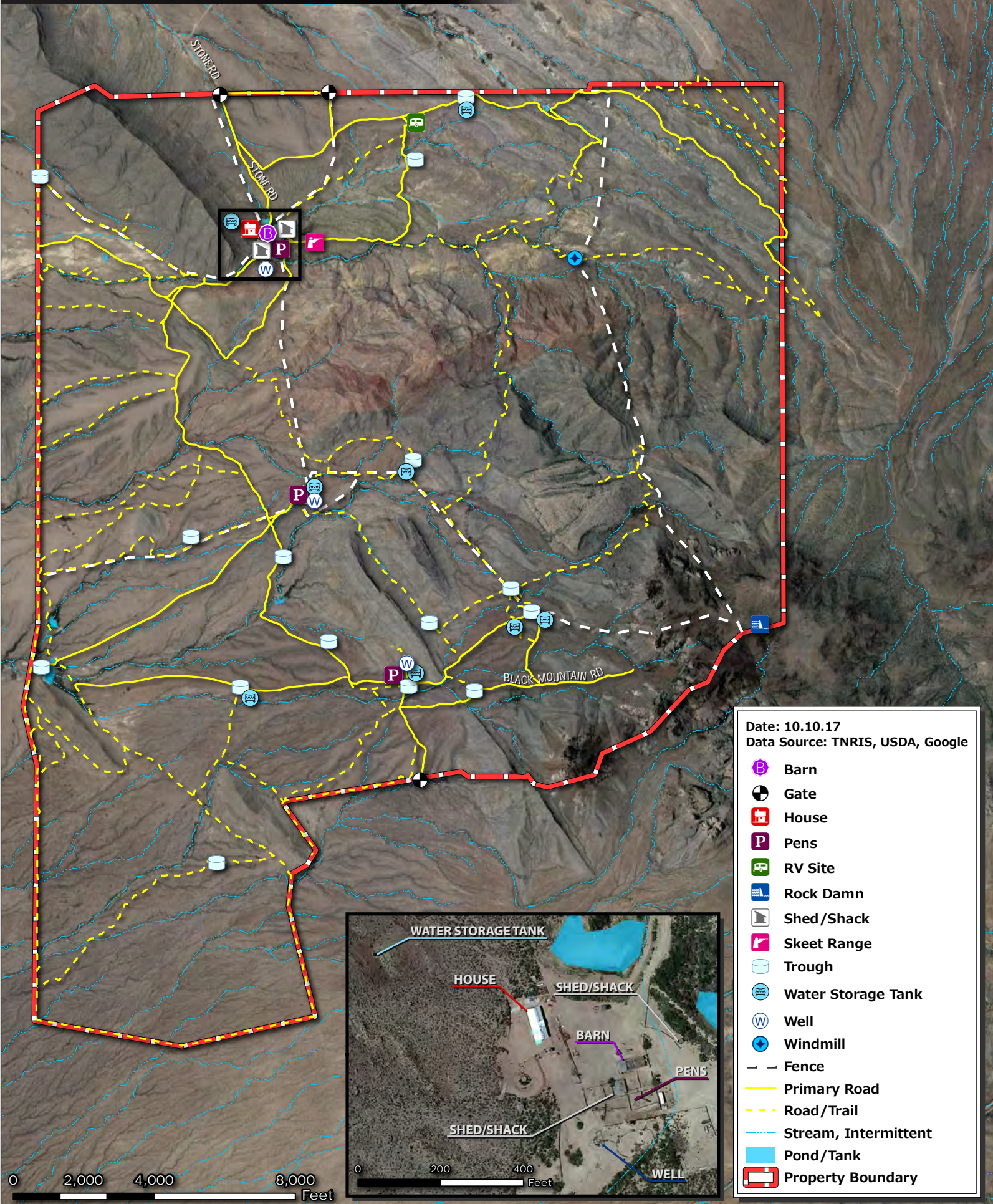


Date: 10.10.17  
Data Source: ESRI

- Property
- Property Boundary



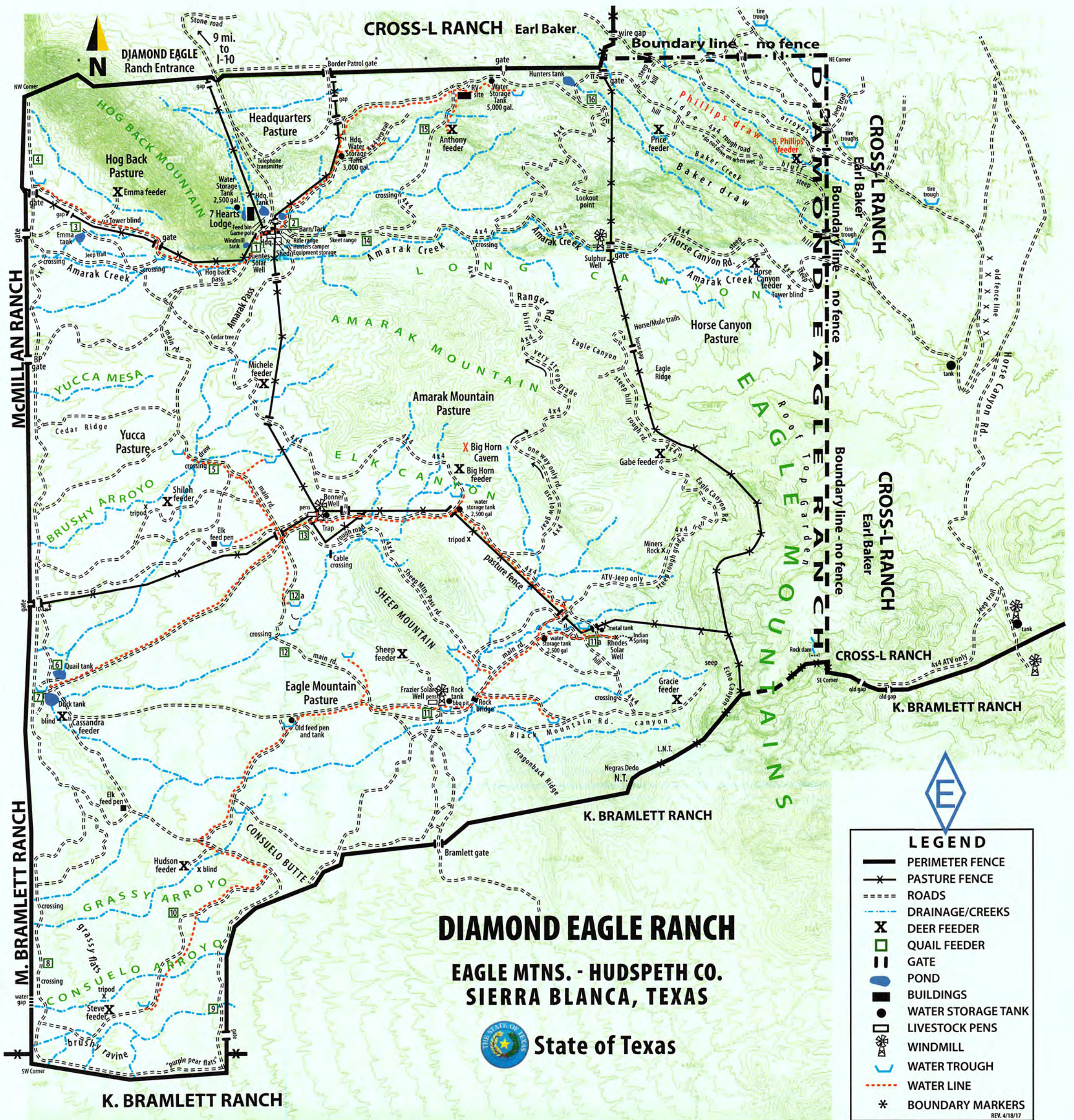




Date: 10.10.17  
 Data Source: TNRS, USDA, Google

- Barn
- Gate
- House
- Pens
- RV Site
- Rock Dam
- Shed/Shack
- Skeet Range
- Trough
- Water Storage Tank
- Well
- Windmill
- Fence
- Primary Road
- Road/Trail
- Stream, Intermittent
- Pond/Tank
- Property Boundary





**CROSS-L RANCH** Earl Baker

**DJAMOND EAGLE**  
Ranch Entrance

Boundary line - no fence

**CROSS-L RANCH**  
Earl Baker

Boundary line - no fence

**CROSS-L RANCH**  
Earl Baker

**CROSS-L RANCH**

**K. BRAMLETT RANCH**

**K. BRAMLETT RANCH**

**DIAMOND EAGLE RANCH**

**EAGLE MTNS. - HUDSPETH CO.**  
**SIERRA BLANCA, TEXAS**



**State of Texas**

**LEGEND**

- PERIMETER FENCE
- PASTURE FENCE
- ROADS
- DRAINAGE/CREEKS
- DEER FEEDER
- QUAIL FEEDER
- GATE
- POND
- BUILDINGS
- WATER STORAGE TANK
- LIVESTOCK PENS
- WINDMILL
- WATER TROUGH
- WATER LINE
- BOUNDARY MARKERS





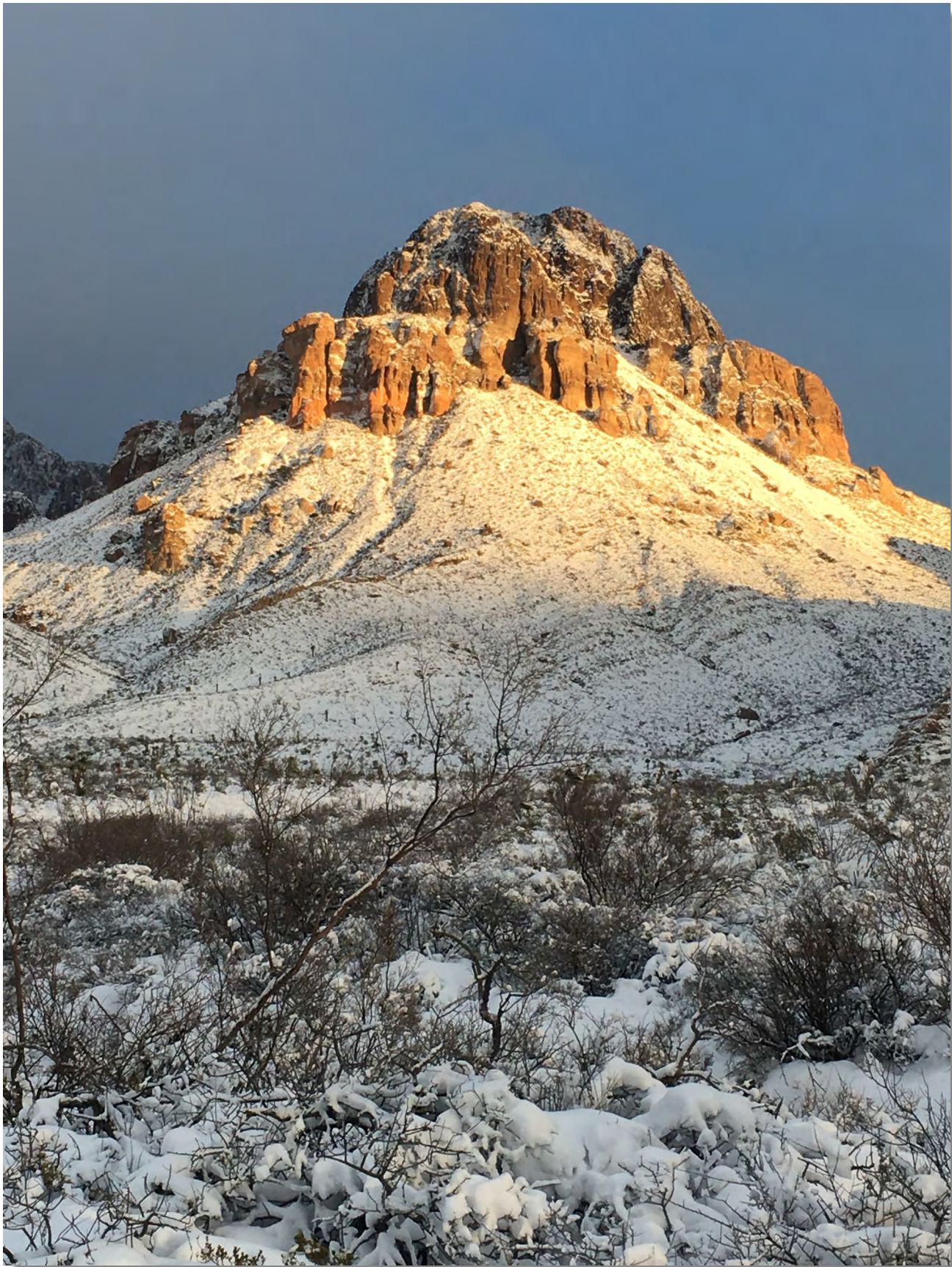




























































## Information About Brokerage Services

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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