



Protecting Clients. Conserving the Land.

Rainbow Ranch

10,800 +/- acres Terrell County, Texas



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Location

Rainbow Ranch is located between I-10 and US Highway 90, ten miles north of Dryden and only fifteen miles from paved Terrell County Airport. The ranch lies between Meyers Canyon, which crosses on the south, and Big Canyon, which crosses on the north, with more than seven miles of frontage on Highway 349 to the west. This is Western Hill Country and rugged Canyon Country at its finest. An area filled with history and amazing natural habitat and wildlife.

Acreage

10,800 +/- Acres in Terrell County

Description

Meyers Canyon was named for one of the black Seminole soldiers who served under Lt. John L. Bullis and who lived at Fort Meyers on the bank of the canyon. In the late 1870s and early 1880s, Black Seminole scouts, who were known as the Black Watch, occupied the small outpost called Fort Meyers, which was located above the canyon downstream from Rainbow Ranch. Prehistoric people lived in the limestone caves before that time in natural rockshelters along the main and side canyons where they left middens, fire-blackened cave walls, rock art and artifacts. Sixteenth-century Comanches raided across the Rio Grande into this same country, leaving more pronounced black images including those of Spanish Settlers.

Rainbow Ranch was assembled by the current family of owners, starting in 1991 and today is a solid 10,800 acre block of rolling hills and huge limestone canyons with a diverse assemblage of native vegetation. The ranch is situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state.

The north/south orientation of Highway 349 allows several entrances to different parts of the ranch and into a network of roads allowing access to both sides of the major canyons and along several internal smaller canyons and ridgetops. This is not flat Plateau country with dissected canyons, but rather an extensive landscape of rolling hills, valleys and long canyons creating very scenic and amazingly beautiful views.

There are very few improvements on the ranch outside the two primitive hunting camps; roads, working windmills, and old ranching facilities. With topography ranging from just below 2,000 to over 2,400 feet there are many building sites with distant views or vistas of sheer wall canyons.

Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of the Rainbow Ranch. From ocotillo and sotol, to live oak and mesquite woodlands, to black brush and juniper, the ranch represents a

crossroads of diverse habitats. The property's browse and grasslands are in excellent condition, resulting as the ranch has evolved from a historic sheep and goat ranch into today's recreation uses of hunting, hiking, and just enjoying the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other mammals.

Recent use and management has been focused improving and growing both mule deer and whitetail deer populations which are tremendous. The population is about 50/50 for these two deer types and with the steep terrain along the canyons, one can also find Aoudad sheep.

Water

The groundwater under Rainbow Ranch is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There are three windmills on the ranch, all working and supplying water into concrete storage tanks, as well as various water troughs for wildlife and, historically, livestock.

Minerals

Approximately 4,000 acres are mineral-classified sections owned by the Texas General Land Office, where surface owner shares in 50% of all bonuses and royalties and negotiates terms of any mineral lease.

Price

\$425/acre or \$4,590,000

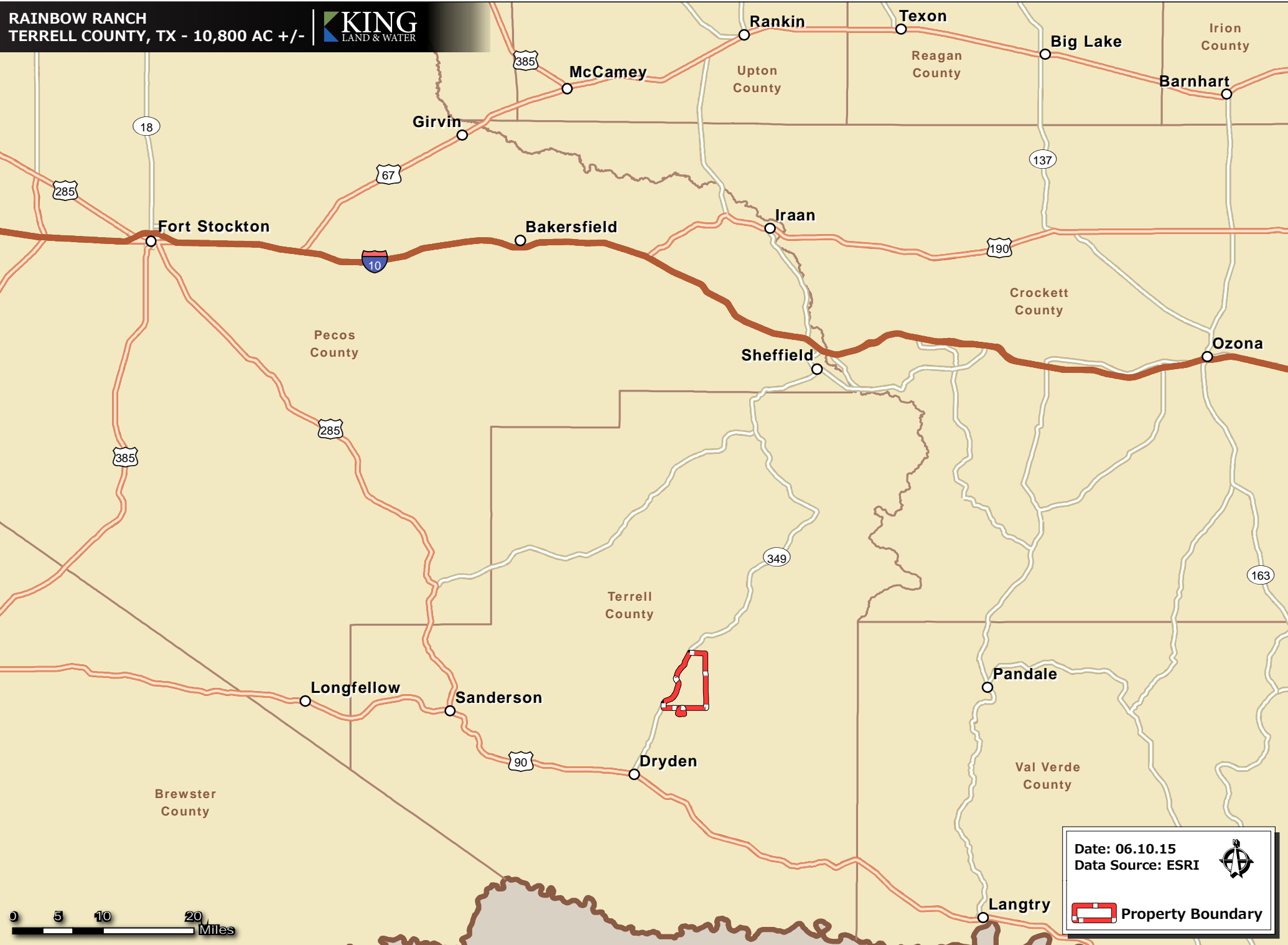
Contact

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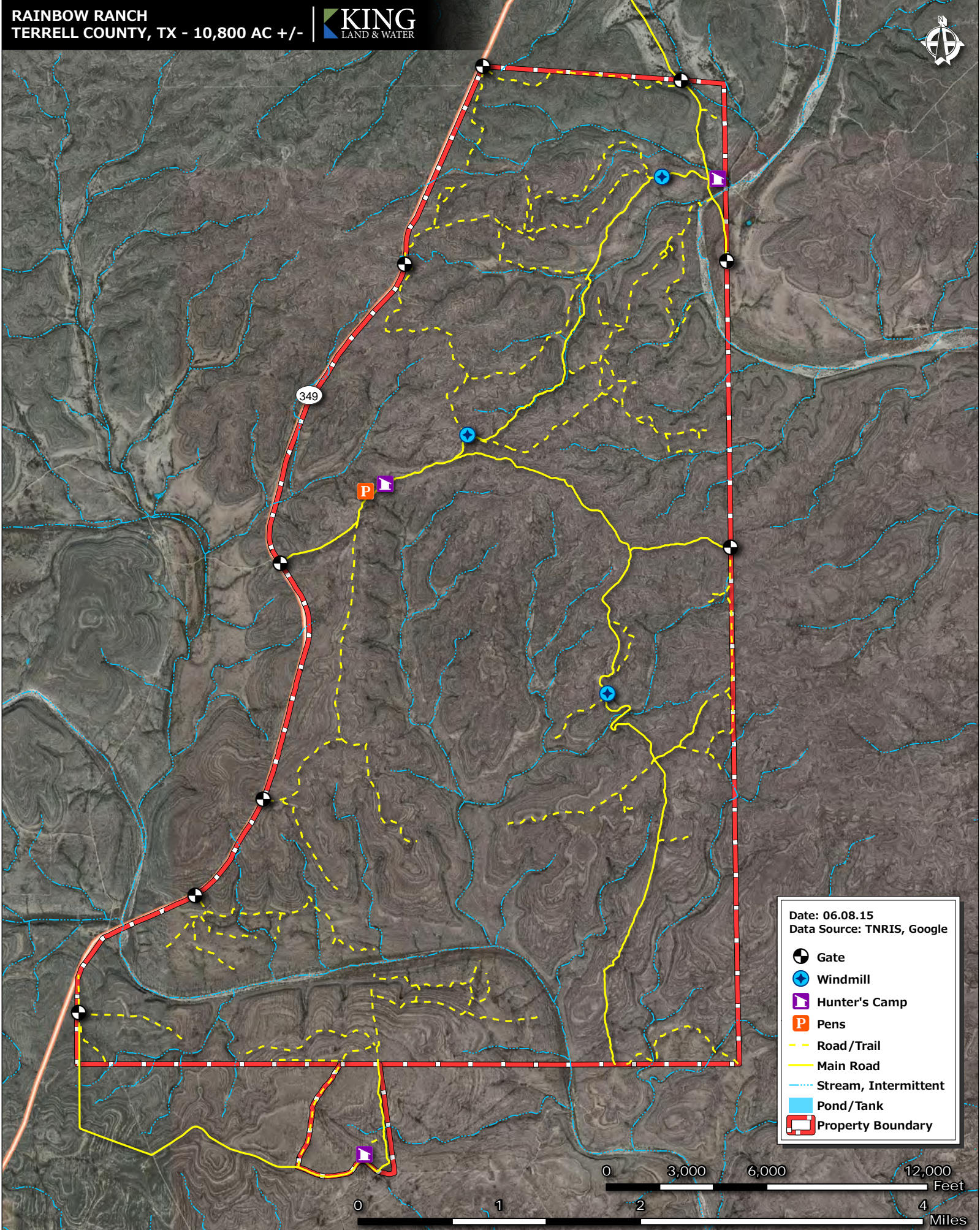
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.





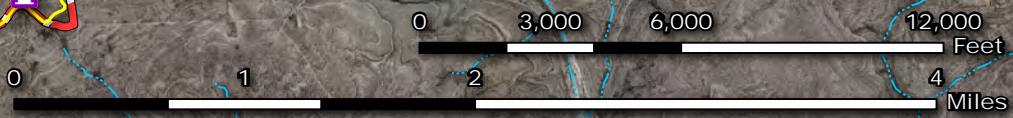
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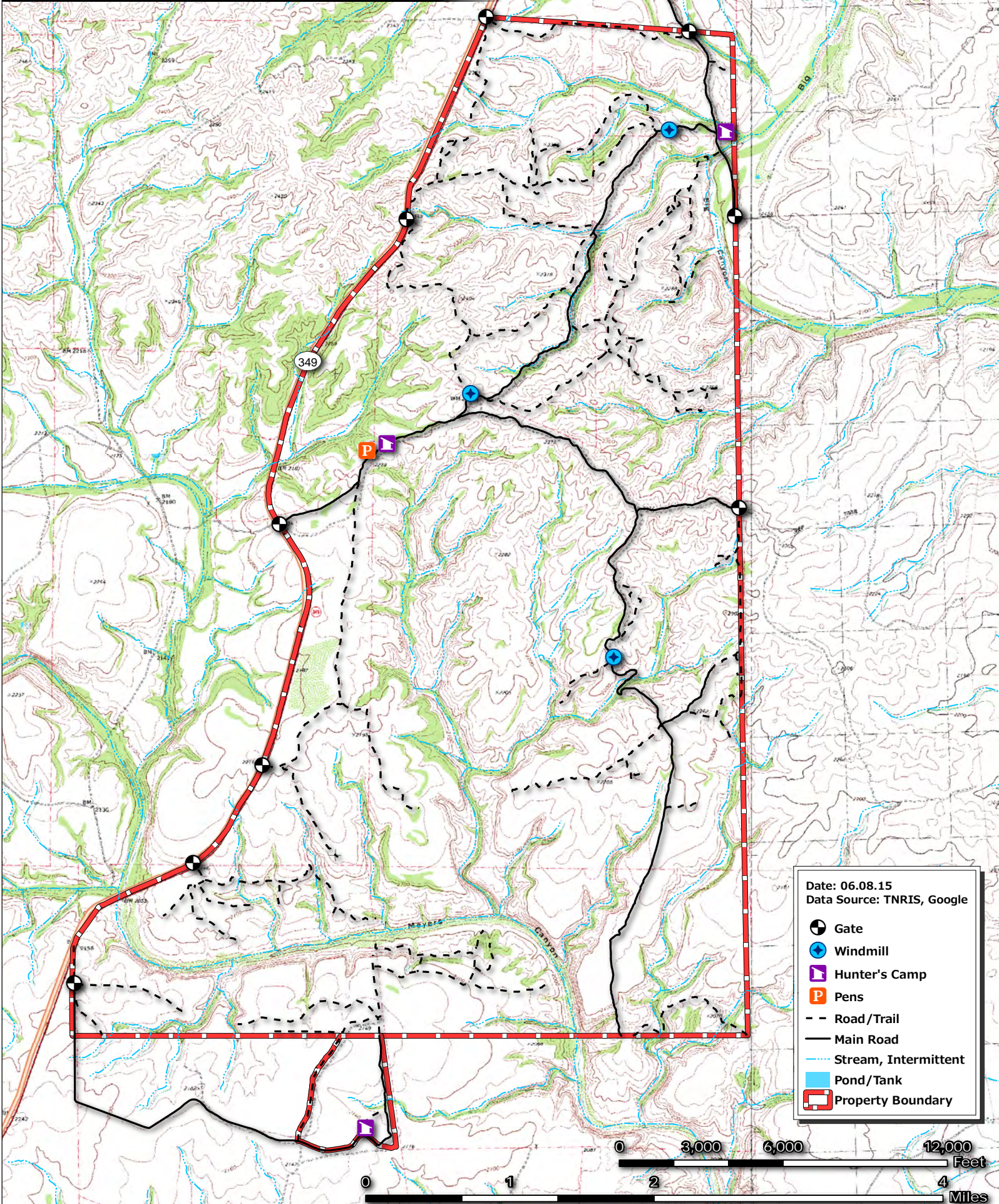

 Property Boundary



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Data Source: TNRIS, Google

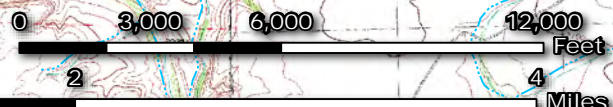
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- Windmill
- Hunter's Camp
- Pens
- Road/Trail
- Main Road
- Stream, Intermittent
- Pond/Tank
- Property Boundary





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- Gate
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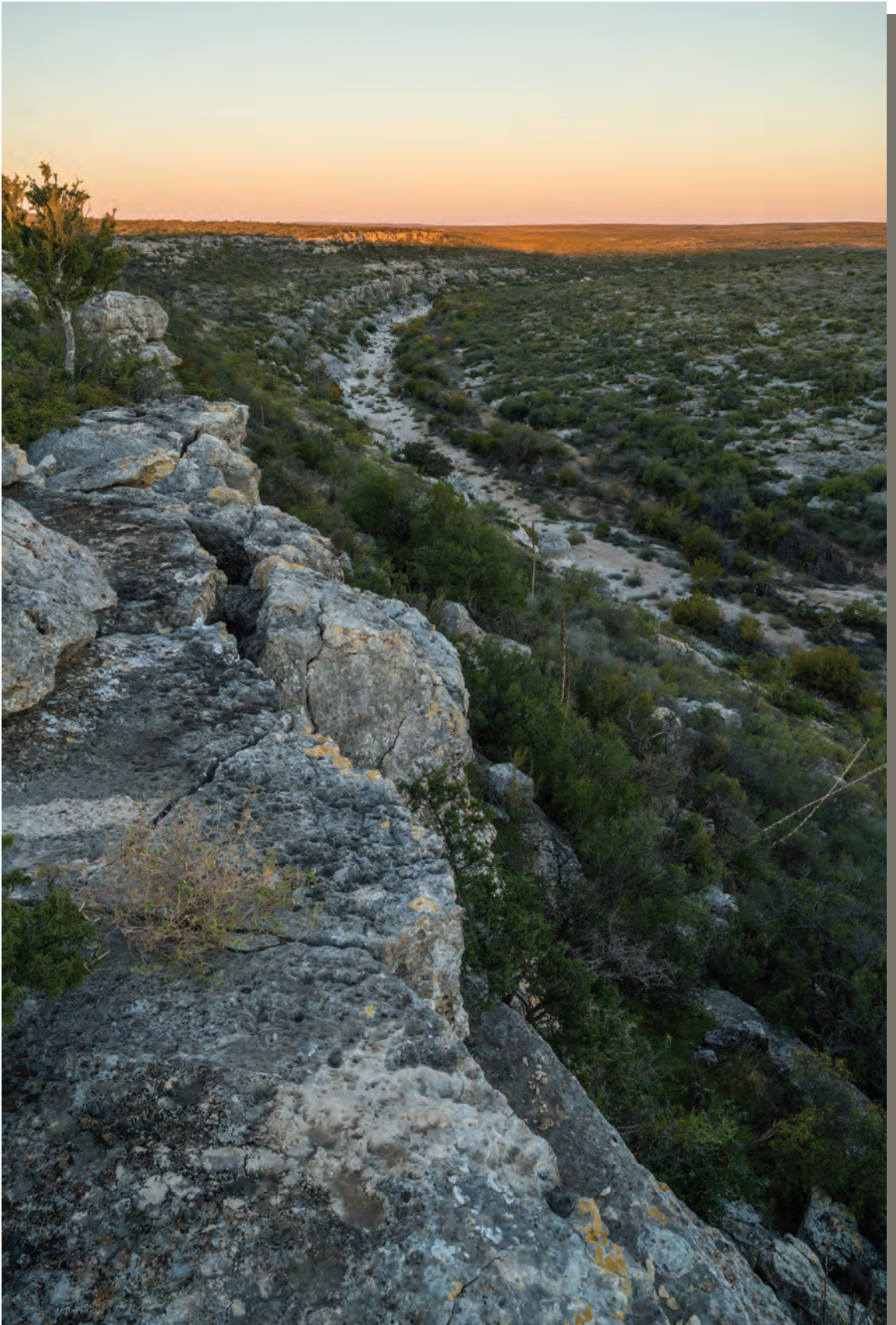
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Information About Brokerage Services

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.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
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

IABS 1-0 Date