



Protecting Clients. Conserving the Land.

Circle Ranch

32,000 +/- acres, Hudspeth
& Culberson Counties



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

www.KingLandWater.com

Circle Ranch

32,000 acres

Hudspeth and Culberson Counties, Texas



James King, Agent

Office 432 426.2024

James@KingLandWater.com

A unique combination of wilderness, remoteness, accessibility, wildlife, security, and comfort in a high-desert "Sky Island" - the Sierra Diablo Mountains of Far West Texas.

Location

The historic Circle Ranch located high in the Diablo Mountains of far-West Texas has had only three owners since Obadiah Bounds pioneered the ranch in 1879. He ran the O brand, giving rise to the ranch's name. The ranch is located in Hudspeth and Culberson Counties, just 11 miles northwest of Van Horn, a 30-minute drive from the ranch south gate to its 6,000-foot jet-accessible airport, hospital, and town conveniences. El Paso, just 100 miles to the west, is a thriving major regional city with an international airport offering one-stop convenience virtually anywhere, domestic and worldwide. The fortress rim of the Diablos acts as a natural barrier for protection and creates a wilderness world unto itself.

Acreage

32,000 acres in Hudspeth and Culberson County

Description

Circle Ranch is as unique as it gets, with four distinct geographic regions or habitat providences combined into one ownership. Chihuahuan Desert, Mountain Canyonlands, High Grasslands, and Rolling Pine Highlands are balanced equally in acreage, providing for a diversity of habitats, plants, animals, and natural beauty. Mountain vistas are found throughout the ranch; as scenic as any part of the Big Bend, with clear views of Guadalupe Peak, the highest point in Texas (8,750 feet). Circle Ranch is the 'heart' of the Sierra Diablo Mountains and contains its highest peak – Diablo Peak (6,500 feet). The western escarpments overlook Jeff Bezos' Blue Origin 600,000-acre property. The area views are nothing short of stunning.

The Circle's owners' management efforts have been dedicated for the past 17 years to improving range condition, habitat, and infrastructure. There is a road network, much of it milled for easy traveling throughout the ranch, and an extensive new water system that supports more than 200 watering stations. Subsoiling efforts on more than 8,000 acres and erosion control measures are designed within a holistic management philosophy, and have created healthier soil, more rainfall retention, better grassland cover, and more forage for wildlife and livestock. Livestock has been an essential tool in achieving the restoration goals and the ranch has an extensive pasture system for rotating cattle in a planned grazing system. The improvements are just as impressive as the landscape, located within a protected

sweeping valley with steep slope monument mountains, scattered all around a central headquarters complex. This is a family working and adventure ranch designed as a hacienda with interconnecting walls and buildings, creating a beautifully landscaped complex of houses, buildings, barns, patios, gardens, and lawns all under a forest of evergreen and deciduous trees on a drip irrigation system. The ranch, with its improvements, is immaculately maintained by an impressive local staff and is ready day-one for entertainment or quiet family enjoyment.

Improvements

Housing

- Main house: 4-BR, 2-B, dining, living, kitchen, office, gun area, features oak floors; a full porch overlooks the Sierra Diablos. Constructed with rock quarried on the ranch.
- Large basement includes laundry, work benches, freezer, gun safe, food and wine storage, mouse-resistant clothes storage
- Commander's quarters (CQ): Private walled garden and home. CQ is an exact replica of an Historic Fort Davis officer's house. Bedroom and sitting room are connected by 25' foyer/bar/coat room with gun closets, gun safe. 2-baths, 14' ceilings, oak floors
- School house: 1BR with bunks, 1 bath
- Guest house 1-BR, 1-LR, 1-B, full porch and enclosed garden front and rear
- All houses are fully air conditioned and heated
- All baths are new or updated
- Automatic propane-powered electric back-up generator system able to run the entire HQ compound with all systems operating - summer or winter
- Automatic sprinkler systems
- Professionally designed gardens
- 300 transplanted trees
- Two mechanically renovated walk-in cool rooms
- Small weather station connecting to cellphones by an app for remote viewing.

Barn

- Vernacular Far West Texas historic structure, built for a working ranch
- Covered stalls
- Tack room
- Feed Room
- Workshop and benches
- Retrofitted with rollup end doors
- Winches for game butchering and/or vehicle servicing
- Horse breaking circle
- Adjacent horse pens
- Multiple water troughs
- Dog runs
- Filled with 90-years of ranching paraphernalia

Rifle Range

- 1,500-meter monumented rifle and pistol range with reactive steel targets and static target boards
- 25-yard pistol with steel targets
- 500-meter NRA match compliant silhouettes
- 4-skeet traps
- Storage area for targets, spotting scopes, shooting bags
- Covered shooting positions with lounging, cooking, viewing areas
- This is a military-grade range designed by Army and Marine long-distance rifle instructors and snipers

Habitat

The Diablo Mountains are truly a high desert “Sky Island” with cool summers and monsoon rains. It is a range of mountains bridging the Guadalupe Mountains to the north with the Eagles, Van Horn, Sierra Viejas, Chinatis to the south and beyond into Mexico. These Mountain Islands are providing extremely important 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. Hummingbirds, neotropical songbirds, eagles, hawks, and many more creates a year-round birding paradise.

The climate and soils support a mix of desert and mountain vegetation from scrublands to grasslands, to pinon/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 hillside slopes, there are Piñon Pine, Juniper, daggers, and oaks. A variety of flowering plants and cacti provide habitat for migrating and resident birds, bats, and butterflies.

The four distinct habitat providences on the ranch created by elevation, slope, topography, soils, and vegetation provides a diversity rarely found anywhere in Texas. Quail hunting in the Desert, Big Horn Sheep in the Mountain Canyonlands, Elk and Deer in the Rolling Pine Highlands, and Pronghorn in the High Grasslands. Circle Ranch has it all!

Wildlife

The Circle Ranch, with its combination of geographic regional habitats, provides for the perfect location to manage and enjoy a variety for game and non-game species. Blue Quail hunting is second to none, as is the Desert Mule Deer, Elk, Big Horn Sheep, and Pronghorn. The ranch has a Level III Managed Land Deer Permit, providing for an extended season for Mule Deer and the opportunity for better management of the herd. Water distribution and

road access, combined with excellent range condition and habitat provides for some of the best hunting in the state. Add the jaw-dropping mountain vistas, Circle stands alone. This area features all large ranch neighbors with low fences, including the Diablo Mountain Wildlife Management Area with a common focus of improving wildlife resources.

Free-ranging game species

- Desert Bighorn Sheep (sheep permits received in 16 of the last 18 years).
- Desert Mule Deer
- Pronghorn
- Elk
- Aoudad
- Collared Peccary (Javelina)
- Scaled (Blue) Quail
- Gamble's Quail
- Mearns Quail (Texas' season is closed)
- Whitewing Dove
- Mourning Dove
- Collared Dove
- Transient ducks in small numbers

Non-game species and rescue animals

- Wild Burros
- Alpacas & Llamas
- Longhorn
- Prairie Dogs (6-Dog Towns)

Predators (not hunted, seemingly in healthy balance)

- Mountain Lion
- Bobcats
- Coyotes
- Ferrets
- Foxes
- Badgers
- Chupacabra (alleged)

Birds of interest

- Transient waterfowl including ducks, curlew, seagulls
- Many songbirds
- Golden Eagles (many pairs nest in the ranch's cliffs)
- Great Horned Owls
- Many other raptors

- Hummingbirds
- Migratory Swallows (hundreds nest at HQ)

also

- Mexican Freetail Bats (the Carlsbad bat populations feed and roost on and around the ranch)

Water

Water on the Circle Ranch comes from a perched aquifer of shallow abundant sweet water. Most wells are only 60 feet deep with one well being 1,200 feet deep. Seven of the wells have electricity from Rio Grande Electric with submersible pumps and two are solar. Widespread electricity over the ranch provides opportunities to pump water to high, elevated storage where it gravity feeds to the more than 200 water troughs.

- 50 storage structures
- 1-40,000-gallon tank doubles as swimming pool: very beautiful site and very cold water
- 200 plus waterers
- 15-miles of quail lines in desert, north and Rock Water Hole pastures
- 60-miles (estimated) pipeline
- 10-wells in service plus 1-well awaiting recompletion.

Sources of income

- Cattle
- Bighorn Permits
- Deer Hunts
- Pronghorn Hunts
- NRCS Subsoil Contracts
- Future Radio Tower Leases
- Grass Insurance
- Minerals

Minerals

- Conveyed minerals are significant
- Almost all 50 sections are Mineral Classified, Free Reserve or Fee

Other Significant Features

Indian Cave

- “Most important cave dwelling in far-West Texas” according to Dr. Bob Malouf, former Chairman of Anthropology at Sul Ross State University.
- 80 x 80 x head-high cave
- The excavation is entirely under ranch control and currently suspended. It will require decades to complete.

- Recipient of National Geographic grants.
- Over 40 years, the excavation has produced extensive Pleistocene artifacts including 5 radio carbon charcoal dates (Arizona State University) that appear to predate earliest presumed human presence in North America by 25,000 years.

Other artifacts

- Several unexplored caves.
- Many Native American campsites with grind holes and fire remains.
- Cornucopia Silver Mine shaft
- US Geological Survey markers
- Burch Carson inscription – Carson was a renowned Bighorn Sheep Inspector who explored Circle's mountains 70-years ago.

Access and Area Amenities

Driving access

- Circle Ranch has easy access compared to most far-West Texas ranches
- 6-miles north of IH10 on a county-maintained gravel road.
- Accessible from north via Sierra Blanca
- Exit # 129, Allamoore is at American Talc which is clearly visible to first time arrivals at all times of day and brightly lit at night
- Fuel and mechanical services are available at Sierra Blanca 20-miles west, and Van Horn 11-miles east.
- Driving times from Exit 129: El Paso 1:30; Marfa 1:30, Midland 2:40; Santa Fe 6:00, San Antonio 6:15
- From Allamoore Exit 129, there is no stoplight or stop sign west to Santa Monica or east to Jacksonville

Commercial aircraft access

- Only 100-miles from El Paso, Circle ranch has unique accessibility compared to other West Texas ranches
- HQ is less than two hours from El Paso International Airport
- El Paso International Airport is served by Allegiant Air, American Airlines, American Eagle, Delta Airlines, Frontier Airlines, Southwest Airlines, United Express
- Nonstop service to and from Las Vegas, Oakland, San Diego, Orlando, Dallas-Fort Worth, Dallas-Love, Chicago-O'Hare, Los Angeles, Phoenix-Sky Harbor, Atlanta, Denver, Austin, Houston-Hobby, Houston-Intercontinental, San Antonio
- 200 miles from Midland International Airport

Private aircraft access

- South gate is 30-minutes from the Culberson County Airport in Van Horn.
- 6,000-foot main runway
- 5,600-foot cross-wind landing strips
- ADF and GPS approaches

- Sells low-lead and Jet-A fuel
- Can take a loaded C-130; G-4's and G-5's
- Any aircraft can land at Van Horn without violating insurance provisions, allowing use of time-shared airplanes
- Van Horn has good, abundant (1,200) hotel rooms for pilots

Nearby town of Van Horn

- A small town with pharmacy, schools, hardware, grocery, auto parts, Dollar General, and other amenities
- Circle Ranch owns a nice Foreman's House and adjacent vacant lot in Van Horn's best subdivision, across from the Van Horn Hospital.
- Van Horn Hospital, has a good emergency room and helipad; Bezos's organization has upgraded this facility.

Nearby Parks

- Carlsbad Caverns
- Guadalupe National Park
- Historic Fort Davis
- Big Bend National Park
- Big Bend Ranch State Park

Staff

The ranch has one of the best ranch staff teams in West Texas with a long history of operating and caring for this amazing ranch and its owners. Cooking, cleaning, gardening, equipment driving, guiding, water system management, dirt work, and cowboying, all under the guidance of an excellent foreman. It's a family of workers dedicated to making any owners use of the ranch seamless and enjoyable.

Price

REDUCED TO \$1,235.00 per acre/\$39,500,000

The Ranch is offered with all the operational equipment, tools, equipment, vehicles, and livestock.

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

james@kinglandwater.com

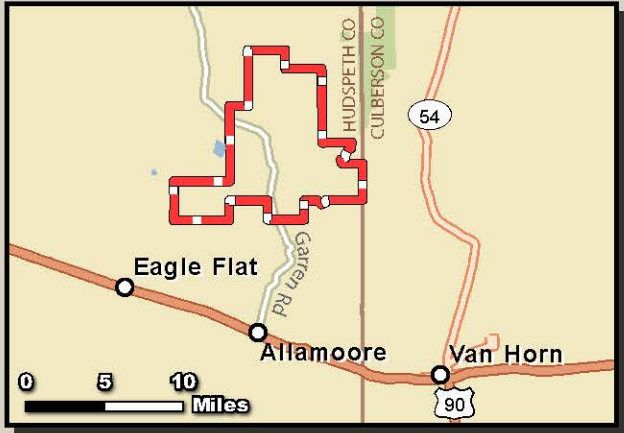
Disclaimer

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.



Date: 02.13.18
Data Source: ESRI

- Property
- Property Boundary



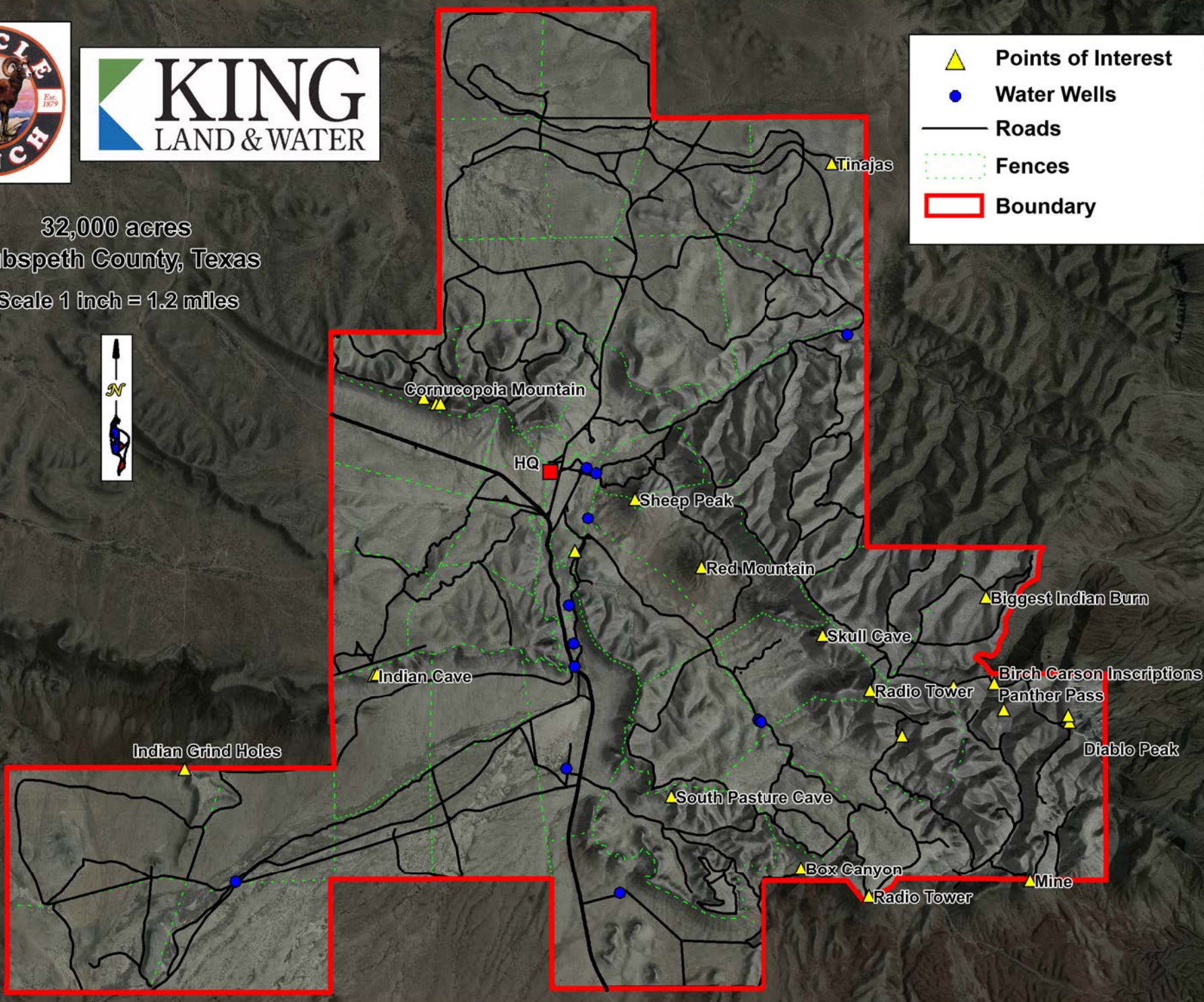


32,000 acres
Hubbepth County, Texas

Scale 1 inch = 1.2 miles



- Points of Interest
- Water Wells
- Roads
- Fences
- Boundary



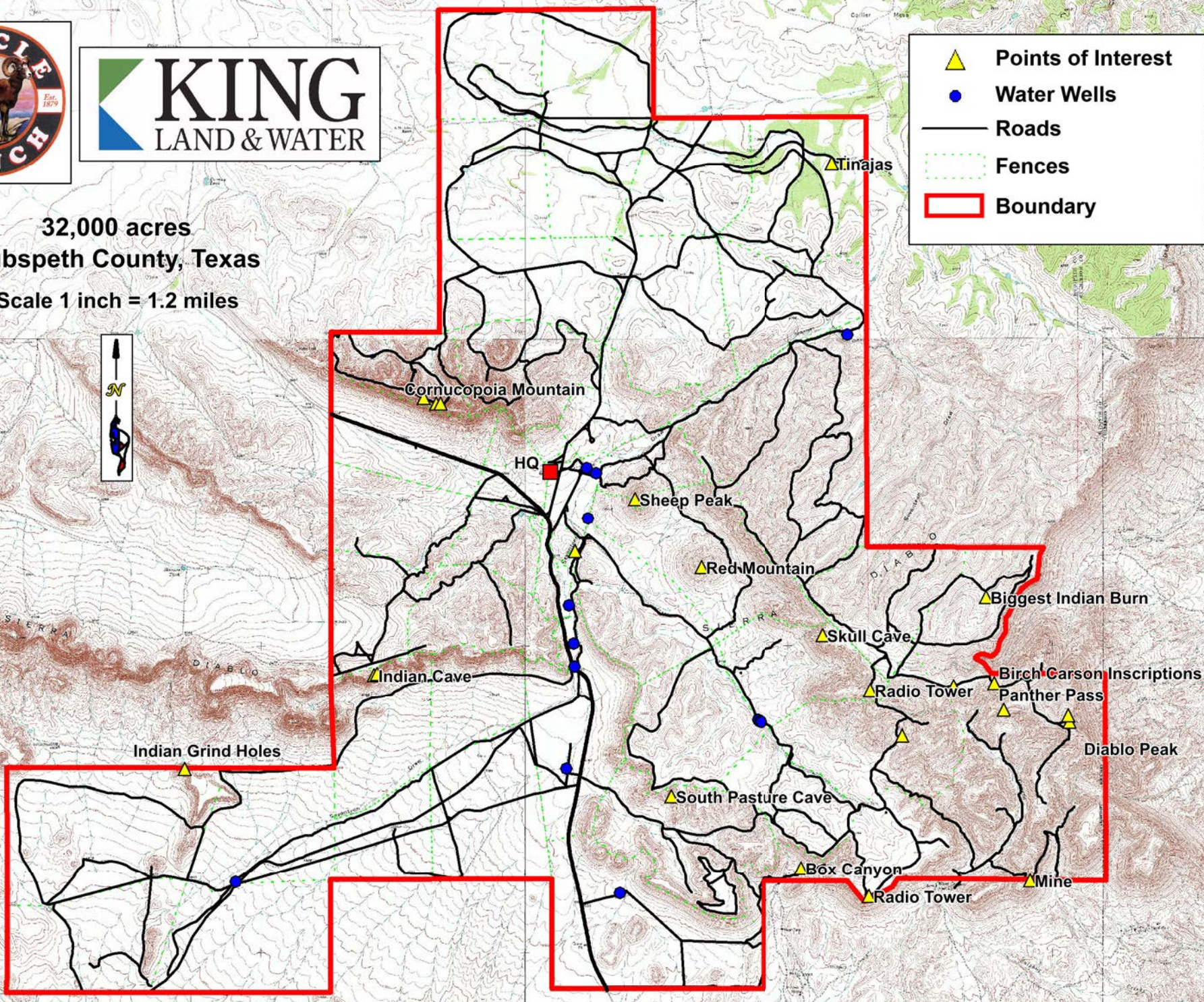


32,000 acres
Hubbepth County, Texas

Scale 1 inch = 1.2 miles



- Points of Interest
- Water Wells
- Roads
- Fences
- Boundary



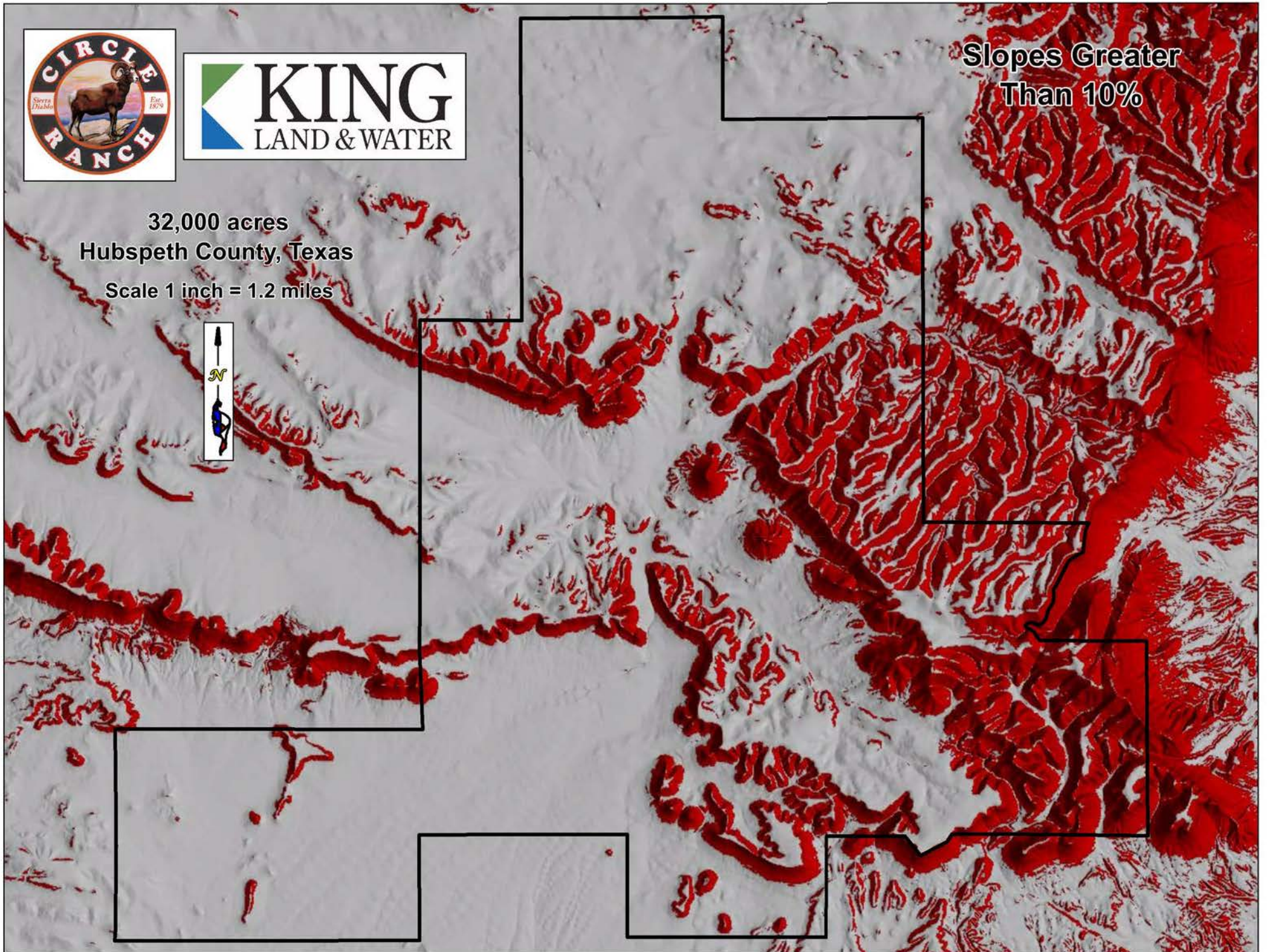


32,000 acres
Hubbepth County, Texas

Scale 1 inch = 1.2 miles



Slopes Greater
Than 10%















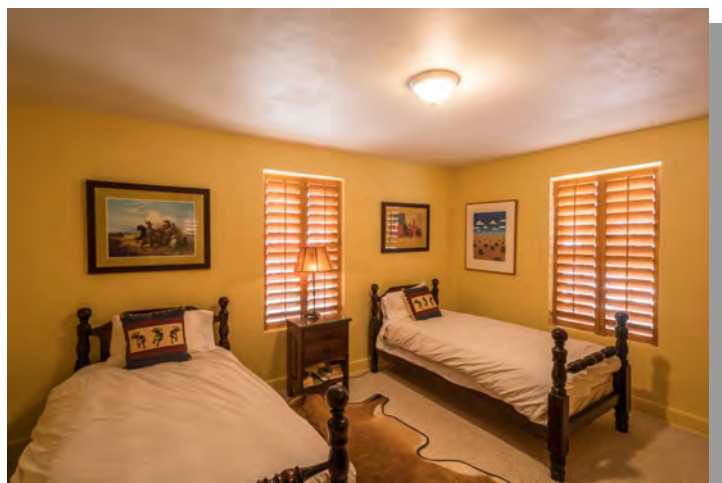


Wildlife & Hunting









Main House



Commander's Quarters



Bunkhouse, Guest House & Barn







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
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
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