



Protecting Clients. Conserving the Land.

Desert Mountain Ranch

20,424± Acres
Brewster County, Texas
Close to Big Bend National Park



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Desert Mountain Ranch name says it all. Tucked away within the solitude of the Chihuahuan Desert of Brewster County just north of Big Bend National Park and Black Gap WMA the ranch is rich in history, habitat, geology, and modern conveniences.





Location

Thirty miles south of Marathon on Highway 385 you turn east on gravel Dove Mountain Road, which was recently remodeled into a 30 mile an hour private road, then 28 miles to the front gate on deeded road through two ranches. The road south of Marathon into Big Bend is nothing like the development on the west side of the park as it is still large ranches with landscape views to the horizon. The perfect backdrop to the “way back in there” private Desert Mountain Ranch. The Ranch is located along the western end of the Bullis Gap Range with its variety of mountains, canyons, valleys, draws, and limestone bluffs.

This ranch is embedded in a landscape of public lands creating unlimited recreational opportunities just down the road. Big Bend National Park, Black Gap WMA and Big Bend State Park create the largest assemblage of public land in Texas.

Acreage

20,424.25± Acres



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Description and Improvements

The ranch has a centrally located Headquarters with above average improvements that makes getting here worth the stay. The deeded road into the ranch was recently improved so it is a straight shot and a hour drive from the highway all within the valley floor and easily traversed with trailers and equipment. The Headquarters itself is just south of the north Beef Canyon Draw in a private southern branch with a complex of buildings, barns, lodge, and a two rock camp houses. There is a maintained airstrip at the complex that is currently 4,400 ft with lots of room for expansion. The ranch can also be accessed on its southern boundary using Bullis Gap Road.

In recent times, the ranch has been a working cattle and hunting operation just waiting for the new owner. There are wells and water troughs scattered around the ranch, as well as several dirt tanks that catch water during the summer monsoon season. A private tributary of Beef Canyon is called Beef Gap which you can drive through this amazing steep canyon walls to a large dirt tank in a hidden valley. Lots of topography and mountains and canyons and even a significant Indian Cave. Excellent road system with just a little work at several crossings makes getting around this ranch a breeze including several landscaped rocked cattle guards with Desert Mountain Ranch over-head signs.

Improvements include the following:

- Two story Ranch House Lodge with great room/kitchen/2bedroom with bath downstairs and bunkroom with bath upstairs. Rock patios with large front covered porch.
- Rock home 1ba/kitchen used by past caretakers
- Second rock bunkhouse with fireplace, bath, and kitchen.
- Large natural rock barn with feed/tack room with several outbuildings
- Saloon with amazing bar, pool table, shuffleboard, jukebox, dart board, and many historic memorabilia including several deer mounts and historic pictures. Has back and front large porches. Upstairs loft and full bath downstairs.
- Several working Cattle Pens with traps
- 4,400 ft airstrip
- Upgraded Electricity is located at the Headquarters Compound as well as a land phone line.
- Cell service barely available an HQ which could be enhanced with booster

There is road easement to the adjoining Beef Canyon Ranch across the ranch but not next to any improvements.

Elevations range from 2,676 to 3,265 feet.









 **KING**
LAND & WATER

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Habitat

The Chihuahuan Desert is the largest desert in North America-stretching all the way from the southwestern United States deep into the Central Mexican Highlands. Classic “Big Bend Country” of the Old West, Desert Mountain Ranch has maintained much of the environment and appearance of times past. This is lower Chihuahuan Desert with dagger, yucca, lechuguilla, creosote, catchlaw, javalina bush, mariola, sotol, ocotillo, and cholla with a mix of chino grama, black grama, red grama, bear grass, and sideoats grama. Brush and trees include juniper, hackberry, willow, mesquite, persimmon, oaks, and juniper can be found in the draws. In springtime this landscape is in bloom with a wide variety of cacti, yucca, daggers, and native forbs.

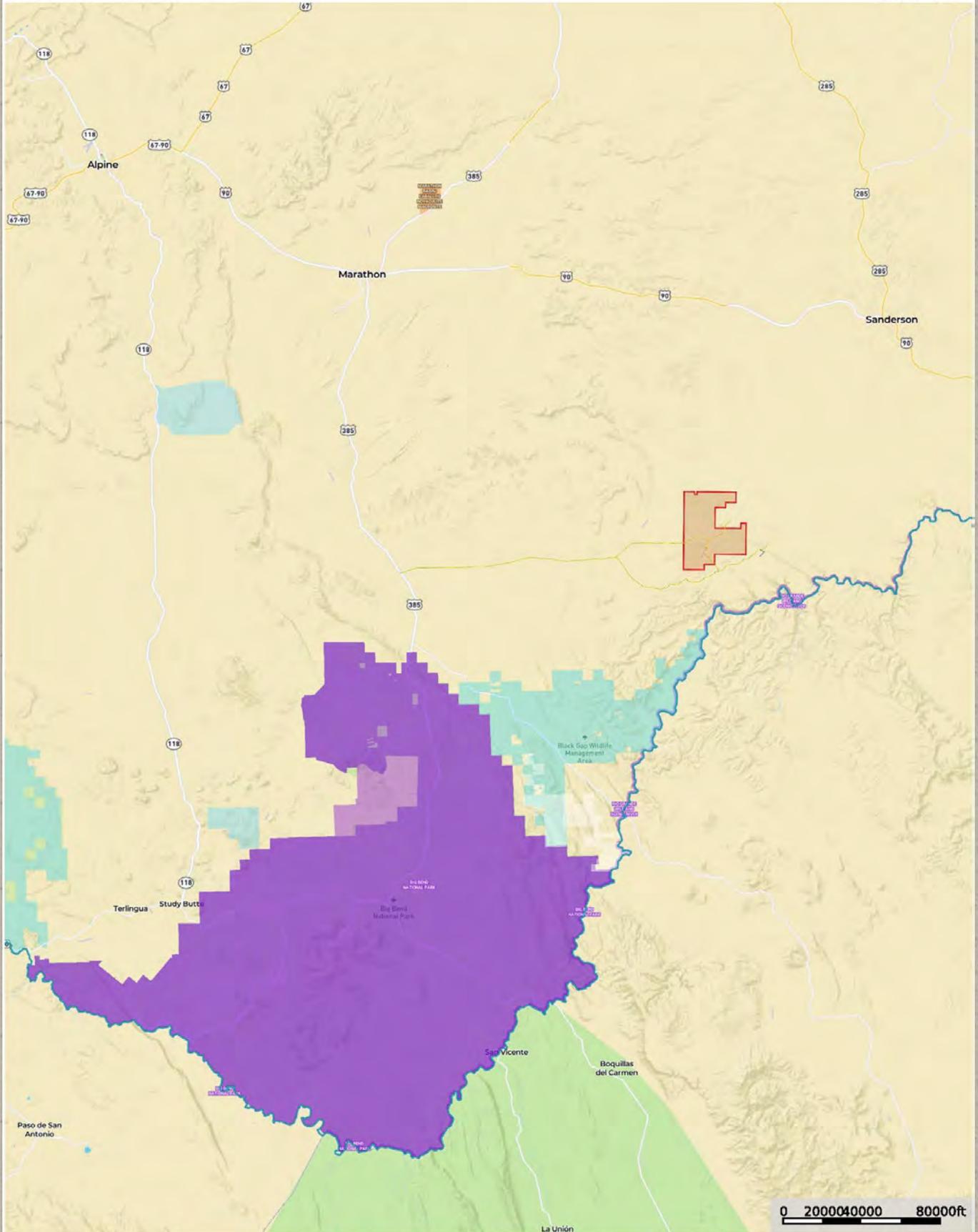
Wildlife

Desert Mountain Ranch is Mule Deer hunting at its best. The ranch has permits through a Managed Land Deer Program and with access to abundant water and feed there is a higher than usual population of wildlife. There are 5 protein feeders scattered around the ranch where you can also find large groups of Aoudad, Mule Deer, Javalinas, and sometimes Elk. Desert Big Horn Sheep can be found as well. This property is home to many species of birds, raptors, songbirds, and game birds such as Blue Quail, Gambel’s Quail, Mourning Dove, and White-winged Dove, as well as larger mammals such as mountain lion, and black bear. The brush, forbs, and grasses provide excellent habitat for these game and non-game animals.









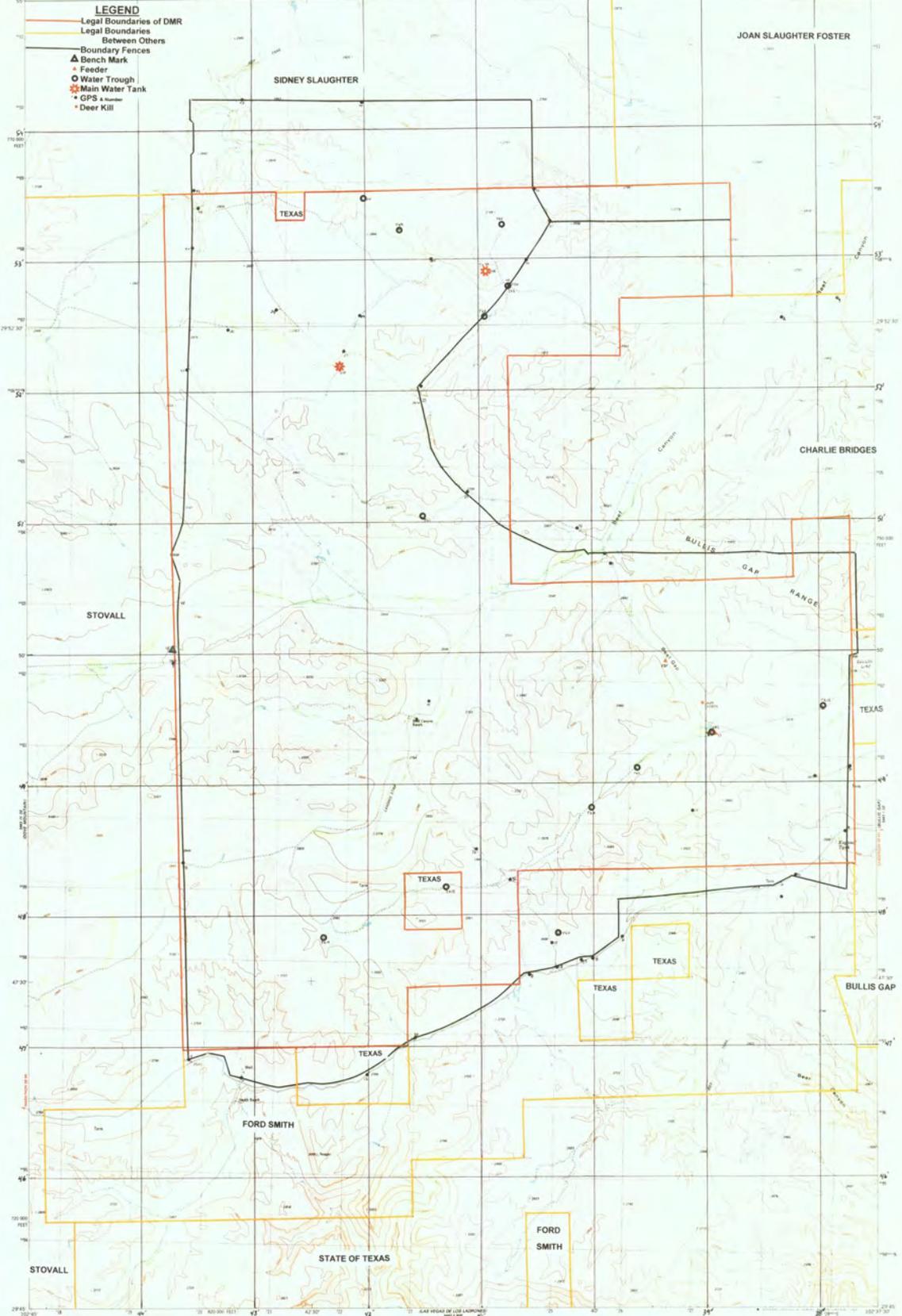
0 20000 40000 80000ft

- [Black Square] Airport
- [Yellow Line] Primary Road
- [Red Triangle] Boundary
- [Green Square] Forest Service
- [Light Blue Square] State Land
- [Pink Square] Fish and Wildlife
- [Purple Square] National Park
- [Orange Square] Other
- [Yellow Square] BLM
- [Red Square] Local Government
- [Light Blue Square] Conservation Easements
- [Blue Line] Stream, Intermittent
- [Blue Line] River/Creek
- [Dark Blue Polygon] Water Body

DESERT MOUNTAIN RANCH

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAN FRANCISCO SHUTUPS QUADRANGLE
TEXAS BREWSTER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
1944 EDITION



- LEGEND**
- Legal Boundaries of DMR
 - Legal Boundaries Between Others
 - Boundary Fences
 - ▲ Bench Mark
 - Feeder
 - Water Trough
 - ★ Main Water Tank
 - ⊕ CPS
 - ⊕ Deer Kill

Maped, edited, and published by the Geological Survey
Control by 1955 and 1956-57
...revised by photogrammetry, mainly from aerial photographs
taken 1974. Field checked 1976. May edition 1983
Projection and 10,000-foot grid ticks. Texas
coordinate system, north-south over Lambert conformal cone
1000-meter Universal Transverse Mercator and zone 13
1927 North American Datum
To place on the grid, North American Datum 1983
from the projection lines 17 meters south and
41 meters east as shown by dashed corner ticks
Five not shown over visible selected ticks

SCALE 1:24,000
CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODESIC SURVEY CENTER OF MASS

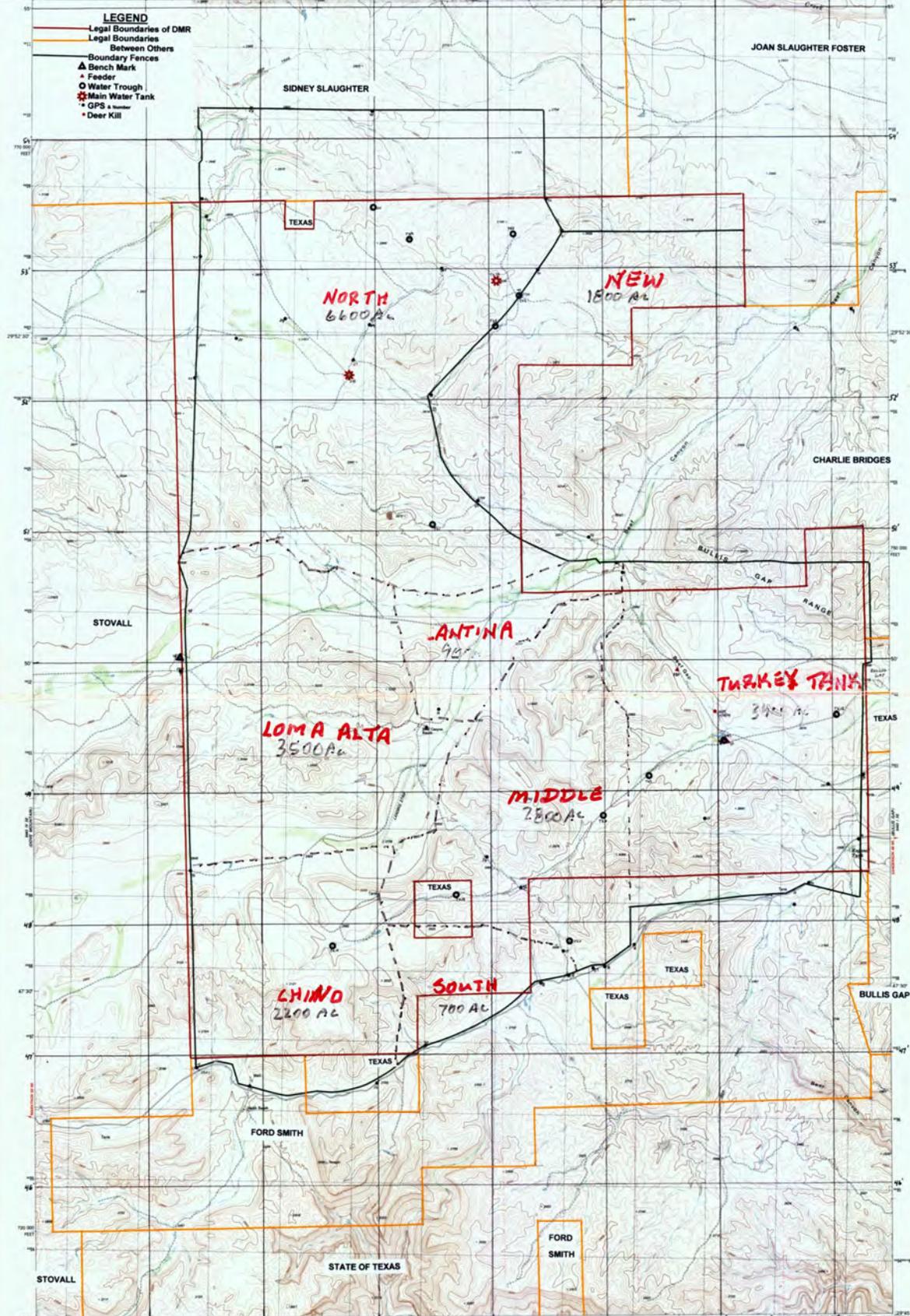
ROAD CLASSIFICATION
Primary highway
Secondary highway
Tertiary highway
Road surface
Light duty road, Type II
Improved surface
Unimproved road
Unimproved road

© 1983
BEEF GAP, TEX.
N2945-W00237.57A
1983
2902-342

DESERT MOUNTAIN RANCH

SAN FRANCISCO SHUTUPS QUADRANGLE
TEXAS-BREWSTER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
1963 (REVISED 1983)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Maped, edited, and published by the Geological Survey
Control by USGS and NAD83
Topographic by photogrammetric methods from aerial photographs taken 1974. First checked 1976. Map edited 1983
Projection used: UTM, Zone 16N, datum: NAD83
Coordinate system: UTM, Zone 16N, datum: NAD83
1983 North American Datum
To align with the published North American Datum 1983
near the projection lines 17 meters south and
4.2 meters east as shown by dashed corner ticks.
Fine red dashed lines indicate selected fence lines.

SCALE 1:24,000
CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT DEGREE CONTOURS
NATIONAL GEODETIC DATUM OF 1983
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80260, OR RESTON, VIRGINIA 22092
A PUBLISHER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway: light-gray road, hard or hard surface
Secondary highway: hard surface
Unimproved road: hard surface
Interstate Route: U.S. Route
State Route
BEEF GAP, TEX. area within map or quadrangle known as BEEF GAP
J.M. Brown 1/10/83
2902-342
1983
GSA 5440 1 09-58005 1983



Price

\$485 per acre | \$9,905,640

Contact

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