



ALAZAN RANCH
Presido County, Texas
20,598 +/- Acres

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Acres: 20,598+/-

County: Presido

Price: \$12,255,810.00



Lee, Lee & Puckitt is proud to announce this exclusive offering of the Alazan Ranch in Presidio Co. Texas. The Ranch has been under the same ownership for over 40 years and has been very well taken care of and maintained.

Location: The Alazan Ranch being 20,598 plus or minus acres is located approximately 60 miles south of Marfa, Texas. Access to the ranch is provided by FM 169 (Casa Piedra Road).

Terrain: The terrain is very typical to this part of Presidio County ranging from low rolling hills to larger mountainous rimrock country.

Water: Water is provided by 4 water wells that supply 16 storage tanks and 38 troughs via black poly pipe. The water is considered to be of excellent quality. There are also several year-round springs located on the ranch that provide an excellent water source for wildlife and livestock along with 6 dirt tanks.

Improvements: The headquarters is made up of a main house, a bunk house, a labor house and a 40'x 60' shop barn with a small apartment, a set of pipe pens with 2 tack rooms, scales and a working chute. The headquarters appear to be in good working order and well maintained. Other improvements include a 4000ft. hard packed runway and hanger. This greatly enhances the accessibility to the ranch for those who like to fly.

The ranch is made up of 9 pastures and 1 trap. The fences are in fair to good condition and the ranch in normal years should sustain 200-225 AU on a year-round basis provided a rotational grazing system is used. Also, 1600 acres was spiked in 2022 and another 1600 acres is in the program was spiked in 2023.

Minerals: There are 22 sections of State Classified Minerals. The agency rights to the mineral estate on these sections would convey due to the Mineral Classified designation.

Comments: This combination hunting and working cattle ranch is reasonably priced at \$595.00 per acre or \$12,255,810.00.

Disclaimer: The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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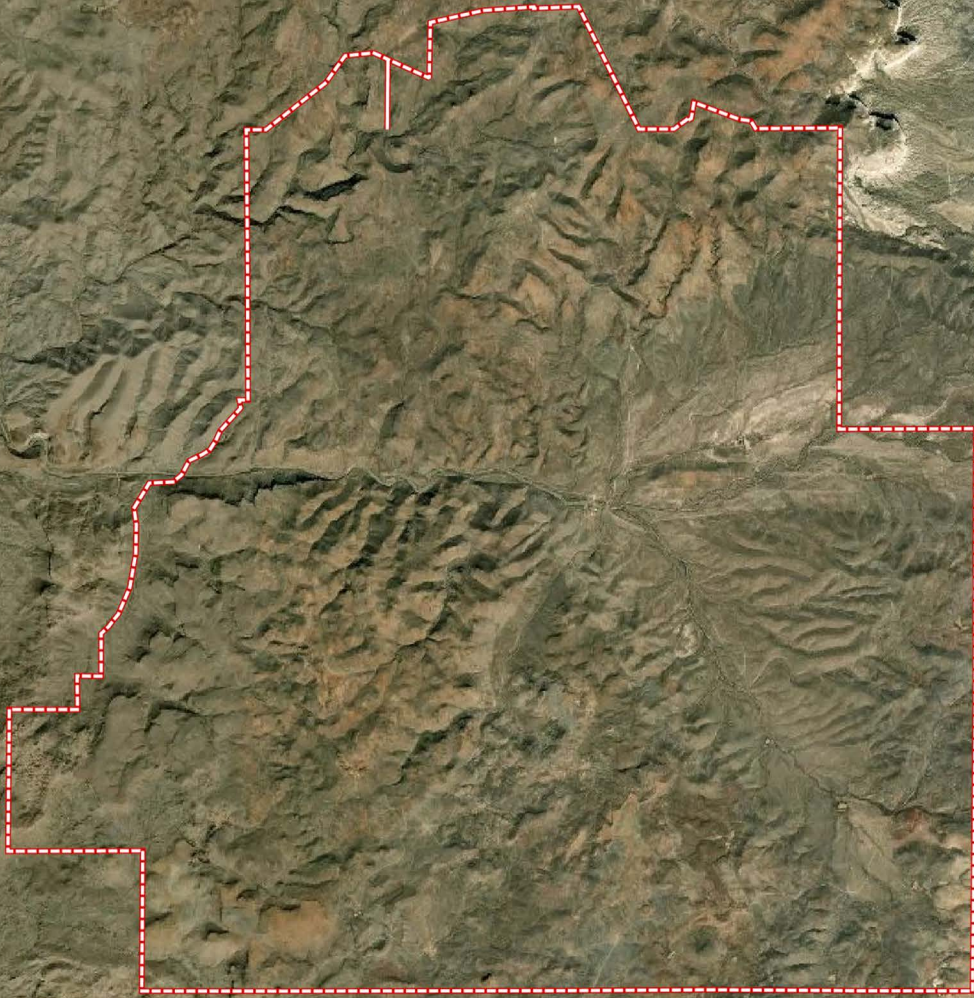
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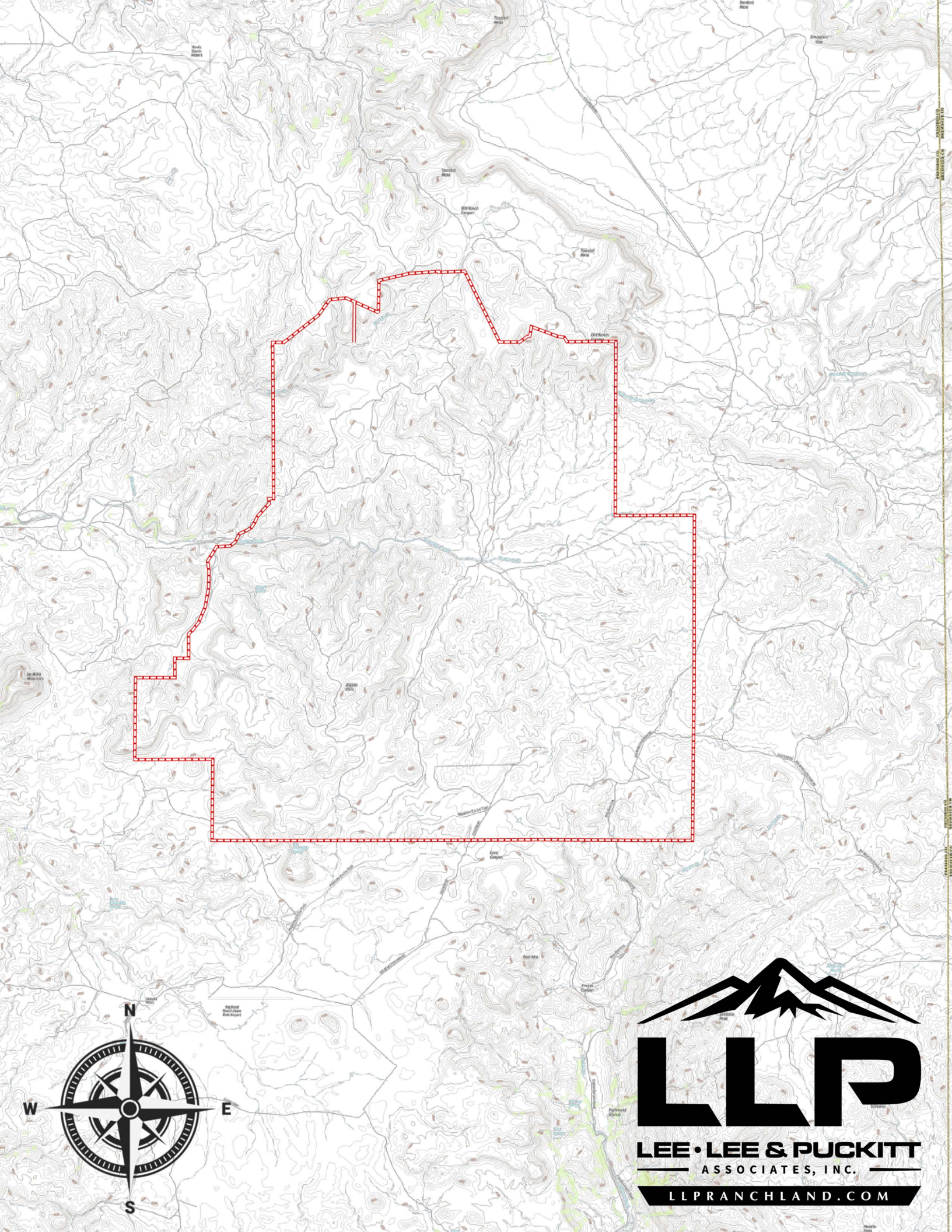


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