



# LION MOUNTAIN RANCH

17,300 ± ACRES | JEFF DAVIS COUNTY, TX



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

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# LION MOUNTAIN RANCH

The historic Lion Mountain Ranch is named for one of the many peaks found on the ranch. Lion Mountain is a landmark that can be seen from many places on the ranch and was named by area ranchers for its shape resembling a crouching lion. This is truly a once in a lifetime opportunity to acquire an historic ranch in the revered “sky island” Davis Mountains of Far West Texas. Rarely do ranches become available in in these mountains and this ranch is available for only the second time in well over a century. This ranch has the “wow” factor! A unique opportunity offering incredible igneous rock features, flowing springs, creeks, lots of trees, great grasses, wildlife, hunting, over 1850 feet of topographic relief, easy access, good roads and nice improvements. The Lion Mountain Ranch is indeed a unique and special place.

Asking Price: \$38,925,000 or \$2,250/acre



★ Jeff Davis County

★ 17,300 +/- Acres

★ Less than 15 Miles from Ft. Davis

★ Several Archeological Sites

★ 1,850 ft of Topographic Relief

★ Taxed Under 1d1 Wildlife Valuation





**Location:** The entrance to the ranch is located less than 15 miles from Ft. Davis on Hwy. 17 north and less than 25 miles south of I-10 at Balmorhea. Airports available nearby are in Marfa and Alpine, both a short drive from the ranch.

**History:** During prehistoric times, the area was inhabited by the prehistoric hunter-gatherer peoples referred to as the “Livermore Culture”. Later, the area was home to Mescalero Apaches. Eventually, the area was settled by early ranchers and many of the Davis Mountain ranches remain in those same families today. Lion Mountain Ranch is part of what was originally known as the Powell Ranch established in the late 1800’s by a soldier who had retired from the nearby fort.

About halfway up Short Canyon toward the ranch headquarters sits a portion of the adobe structure that Powell lived in originally. Later the ranch headquarters were moved further up the canyon to the current headquarters location.

The Powell Ranch, a few years after its establishment, became part of the Espy ranching family’s holdings and remained so for roughly 100 years until the current owner’s acquisition about sixteen years ago in several quiet transactions.

**Land:** Entering the ranch from Hwy. 17, one is taken aback by the incredible features of the ranch as you travel up Short Canyon with numerous igneous rock lined canyons feeding it from each side. And it just gets better: from the unmatched vistas off Star Mountain, an incredible high elevation grassland mesa surrounded by heavy canyons and cliffs; the riparian habitats associated with the Ojo Grande Spring, the national park like feel of Bear Canyon, and the sheer remote beauty of the Big Aguja Canyon to the west, the ranch offers many unique and unmatched land features and fauna.

The ranch has areas associated with the most desirable types of vegetation found in the Trans Pecos: High Desert Grasslands, Oak-Juniper-Pinyon Woodlands, limited Conifer Forestlands and Riparian Woodlands.

Trees of note found on this diverse ranch include Pinyon Pine, numerous species of oak (including Plateau Live Oak, Emory Oak, Red Oak and Chinquapin Oak), Ash, Juniper, Madrone, Cottonwood, Cherry, Big Tooth Maple and Ponderosa Pine.

Other woody species typical of the higher elevations in this part of the Trans Pecos are present; providing browse and cover for many species of wildlife. Of note, just south of the ranch entrance is Wild Rose Pass. The pass was named by explorers in 1849 for the what is now known as the Demaree Rose, a wild rose that is only found in the Davis Mountains.

Native grass cover is exceptional throughout the ranch. Other than a few stray cattle and grazing species of wildlife, the ranch has been deferred from grazing for some 15 years, allowing for healthy grass and forb communities in dry times and wet times alike.

Needless to say, the area and topography offer some of the most spectacular views to be found in all of Texas, including views of Mt. Livermore, other peaks, mesas and spectacular canyons.



**Water:** The ranch is well watered, both naturally and by way of distributed water, with springs, creeks, header dams, dirt ponds, wells, storage and distribution to troughs providing life sustaining water to the ranch and its wildlife populations. There are three water wells in different parts of Short Canyon with additional storage and distribution facilities across the ranch including some of the more remote and difficult to reach areas.

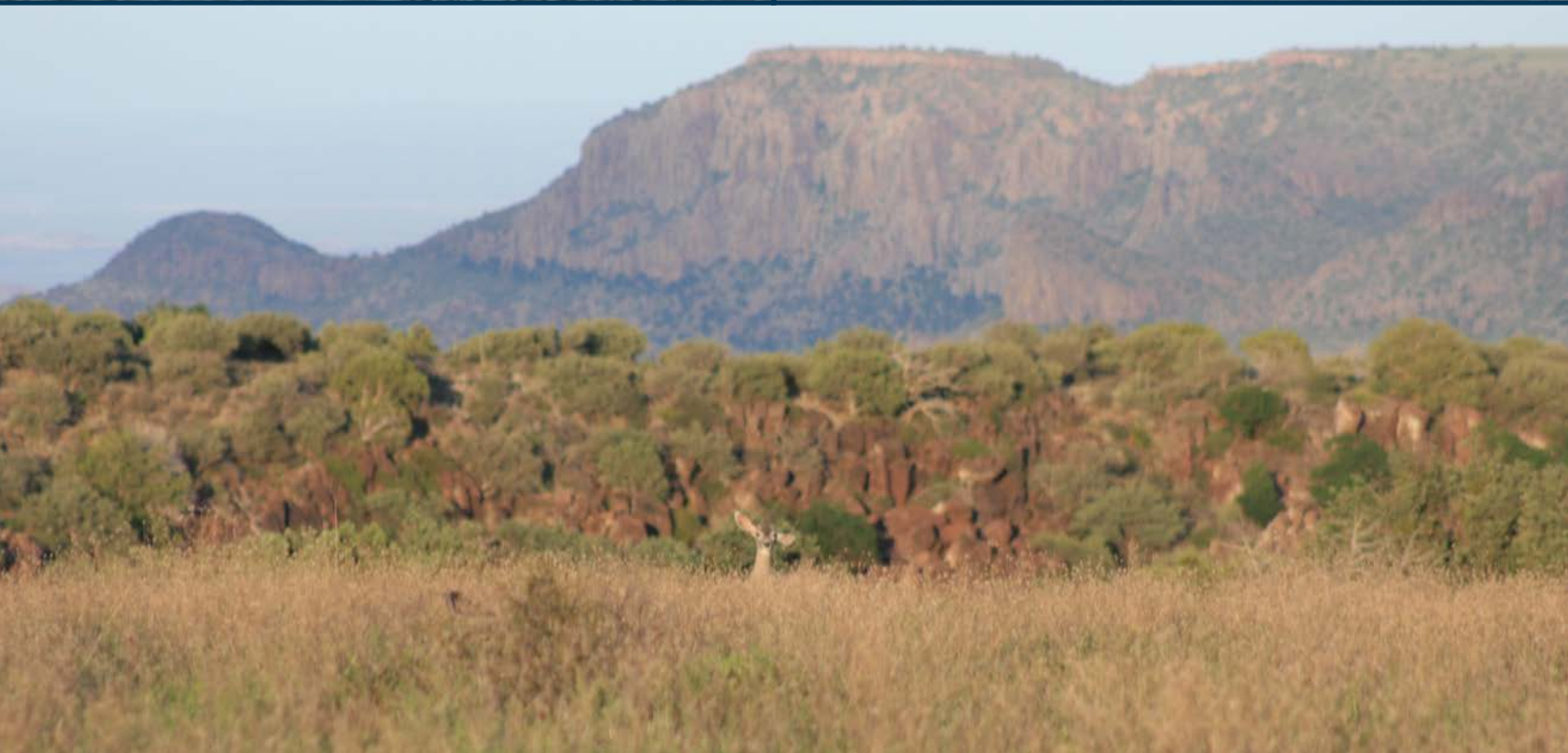
**Wildlife:** The ranch is rich with wildlife including Mule Deer, White-tailed Deer, Aoudad, Elk, Feral Hogs, Mountain Lions, Scaled Quail, Montezuma Quail and Dove; not to mention other varmints, diverse songbirds and the occasional Black Bear. The current owners have concentrated their hunting efforts on Aoudad and Feral Hogs with very limited (almost none) hunting for deer and elk. Some supplemental protein and grain feeding is being done as part of the wildlife management program.



**Archeological Sites:** The ranch has numerous archeological sites; some have been explored and documented by the Center for Big Bend Studies at Sul Ross State University (details available upon request), while others remain to be explored by a new owner.

**Improvements:** Nestled in a very broad valley about 4 miles up Short Canyon from Hwy. 17 is the site of the ranch headquarters. Facilities in use today include a 3BR/3BA main home, an adjacent casita with two bunkrooms and one bathroom and a nearby “hunter’s” cabin with a kitchen, living area, one bedroom and one bath. There is also a “clubhouse” for outdoor entertaining and cooking. Nearby, are a newer equipment barn with storage and an historic barn and pens. Also in the headquarters area is a water well and related distribution facilities.

There are several sets of working pens on the ranch. Fencing is in place around most all of the ranch except some of the southern perimeter.

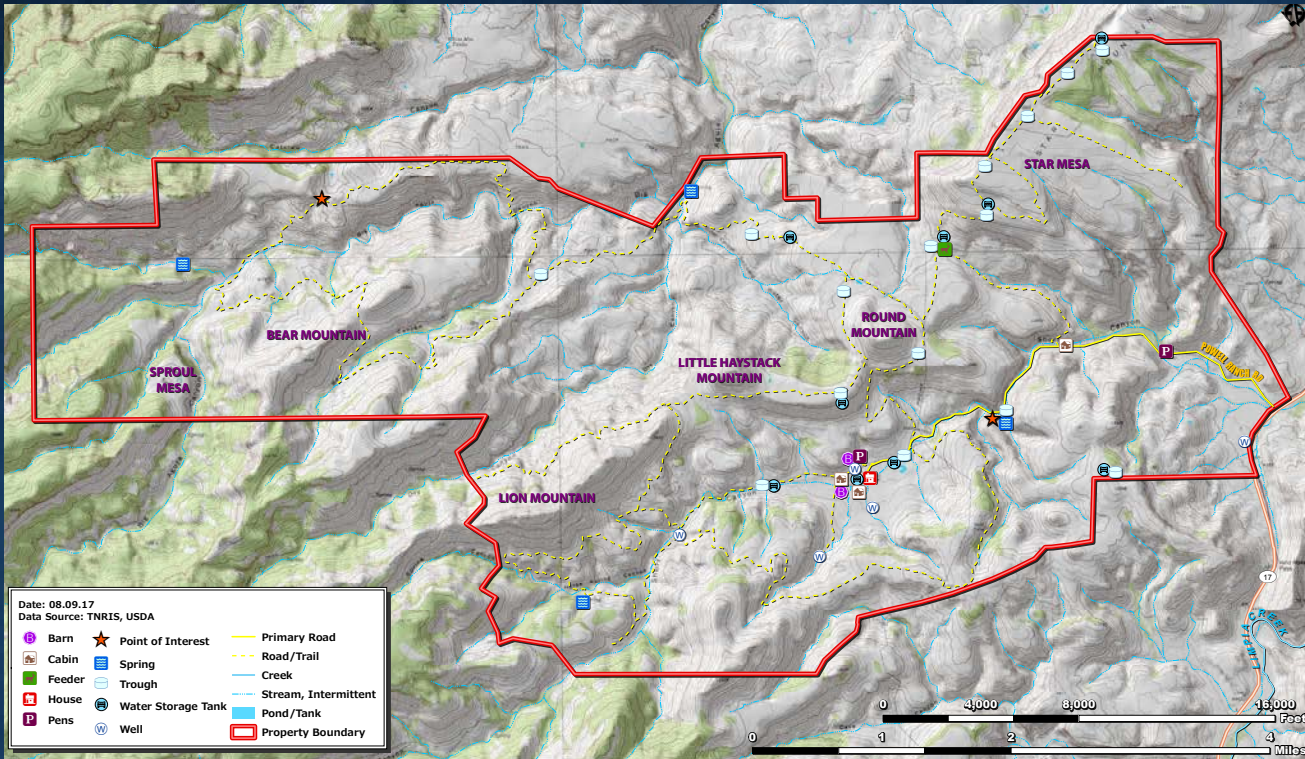


**Taxes:** The ranch is currently taxed under 1d1 Wildlife Valuation.

**Minerals:** Approximately 6,418 acres of the ranch are State Classified minerals and the rights associated with those minerals will convey. The seller's owned fee minerals are negotiable.

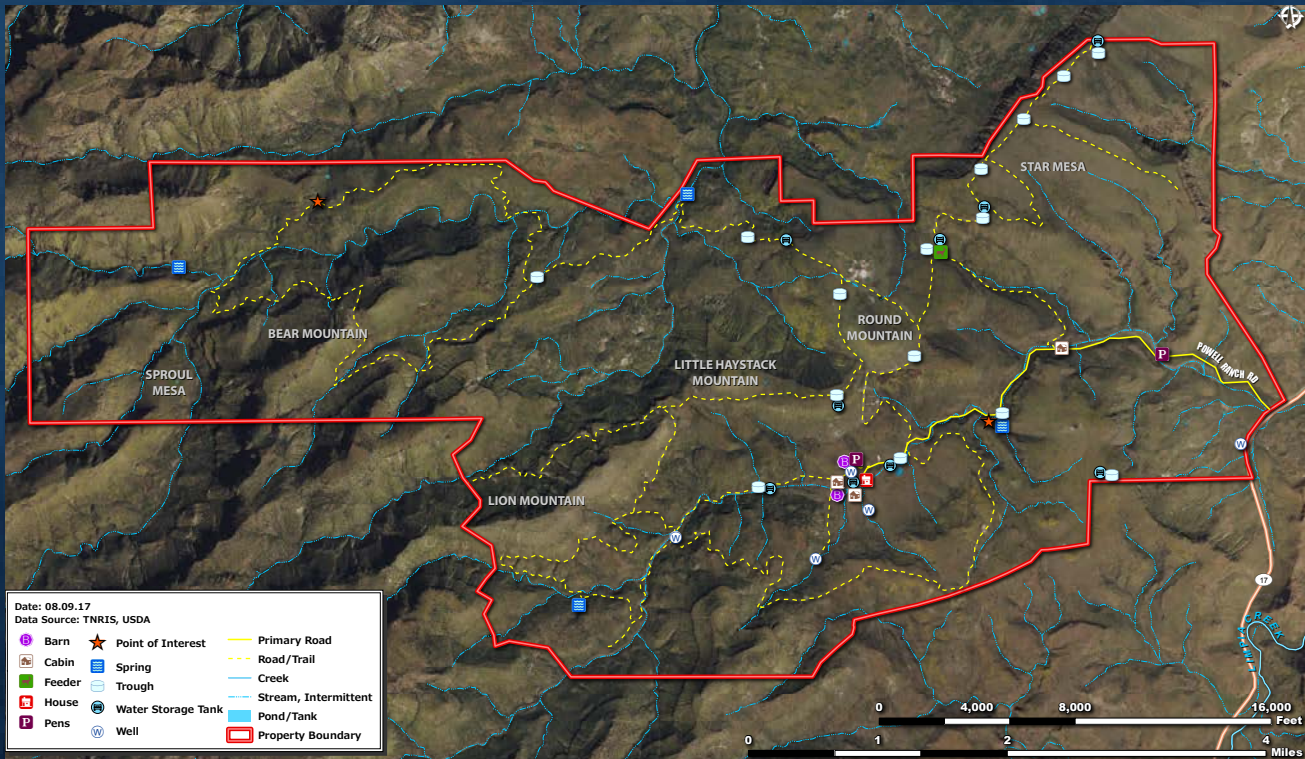
**Area Attractions:** The nearby area is a favorite destination for Texans and non-Texans alike and offers numerous attractions including the McDonald Observatory, the Ft. Davis National Historic Site, Davis Mountains State Park, the wonderful community of Ft. Davis and, nearby, the towns of Alpine and Marfa with their cultural and historical attractions.

# MAPS



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Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



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# Information About Brokerage Services

Texas law requires all real estate license holders 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date