

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

MOUNT ORD RANCH

15,887.58 +/- Acres | \$23,831,370 | Brewster County, Alpine, TX

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DESCRIPTION

The Mount Ord Ranch, named after the highest peak of the Del Norte Mountain range, is a true legacy ranch and the epitome of a Far West Texas gem. Springs, sky islands, deep canyons, productive grasslands, a prime location, the Mount Ord Basin and extraordinary diversity are some of the many attributes that set this ranch apart from others.

At 6,803 ft above sea level, Mount Ord provides a 360-degree view of arguably some of the most revered landscapes in Far West Texas. On a crystal clear day, the vistas to the south consist of mesas and peaks such as Elephant Mountain, Santiago Peak, Nine Point Mesa and even the Chisos Mountains in Big Bend National Park. The viewshed to the west is equally as impressive and possess iconic landscapes including Cathedral Mountain and the Chinati Mountains on the far horizon.

Minerals: Seller to convey 50% of their owned mineral estate.

Antenna Leases: Several entities have leases to maintain antennas on top of Mount Ord providing an annual income stream to the owners. Please contact broker for more information.

Taxes: 2020 taxes were \$16,800.00

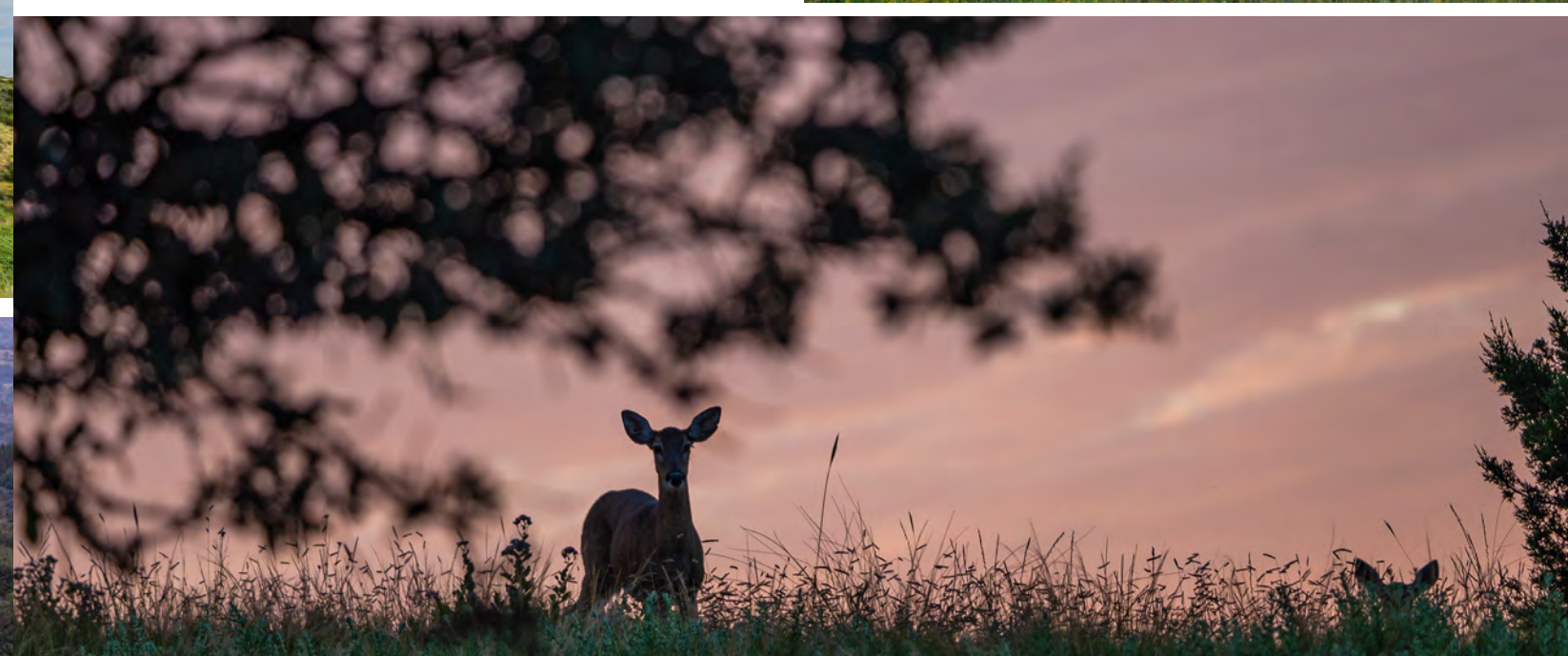
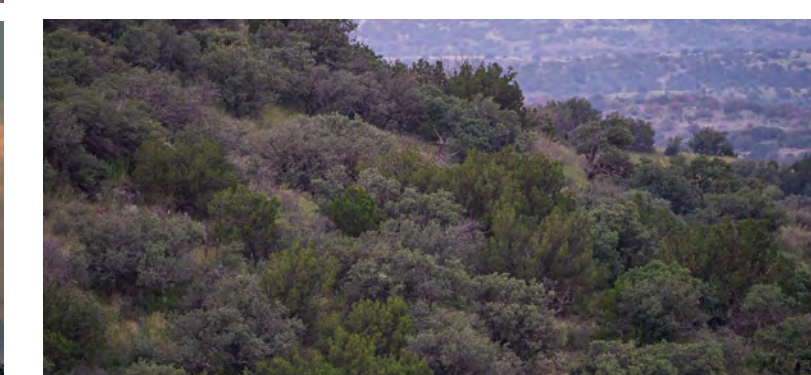
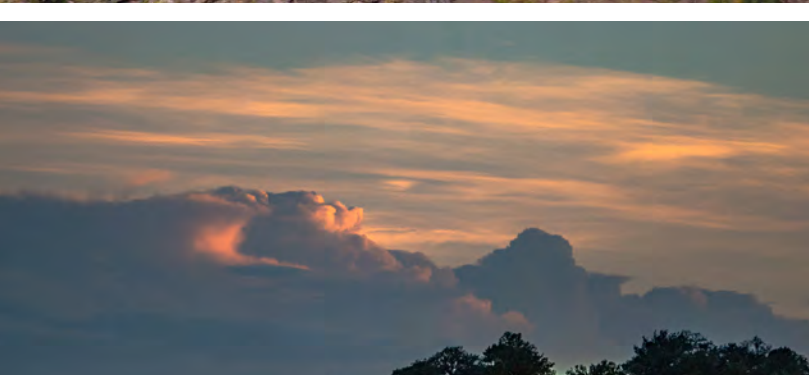
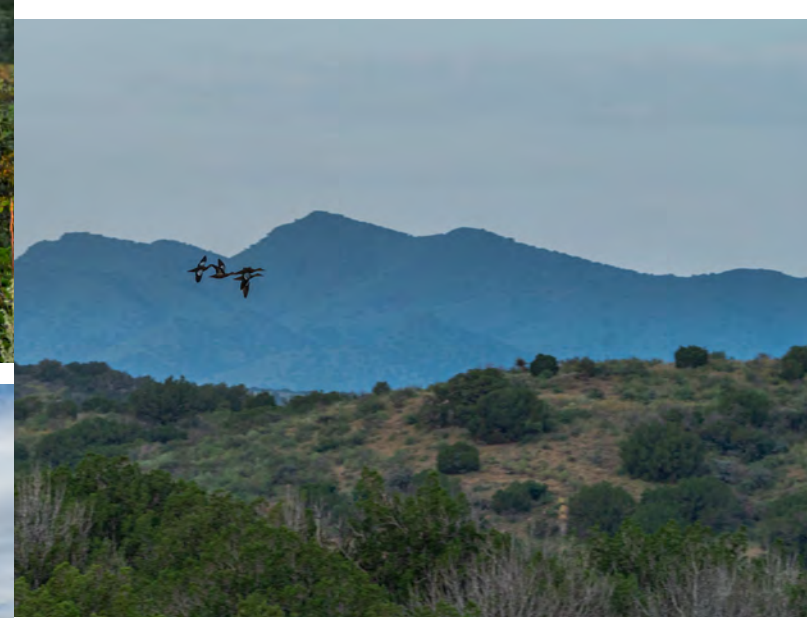
Asking Price: \$23,831,370 or \$1,500 /acre

Co-Listed with John W. Carpenter

ASSOCIATE CONTACT

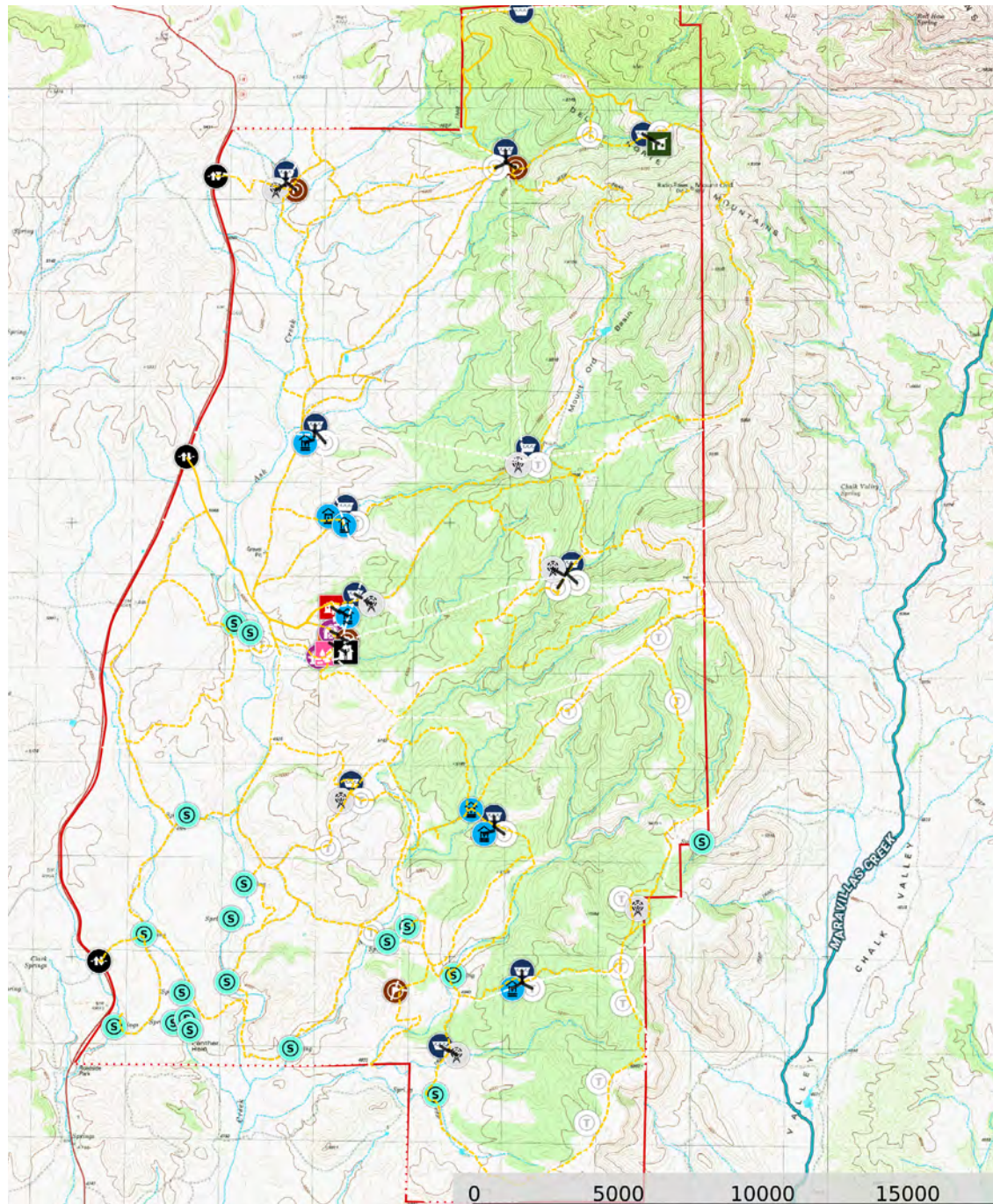
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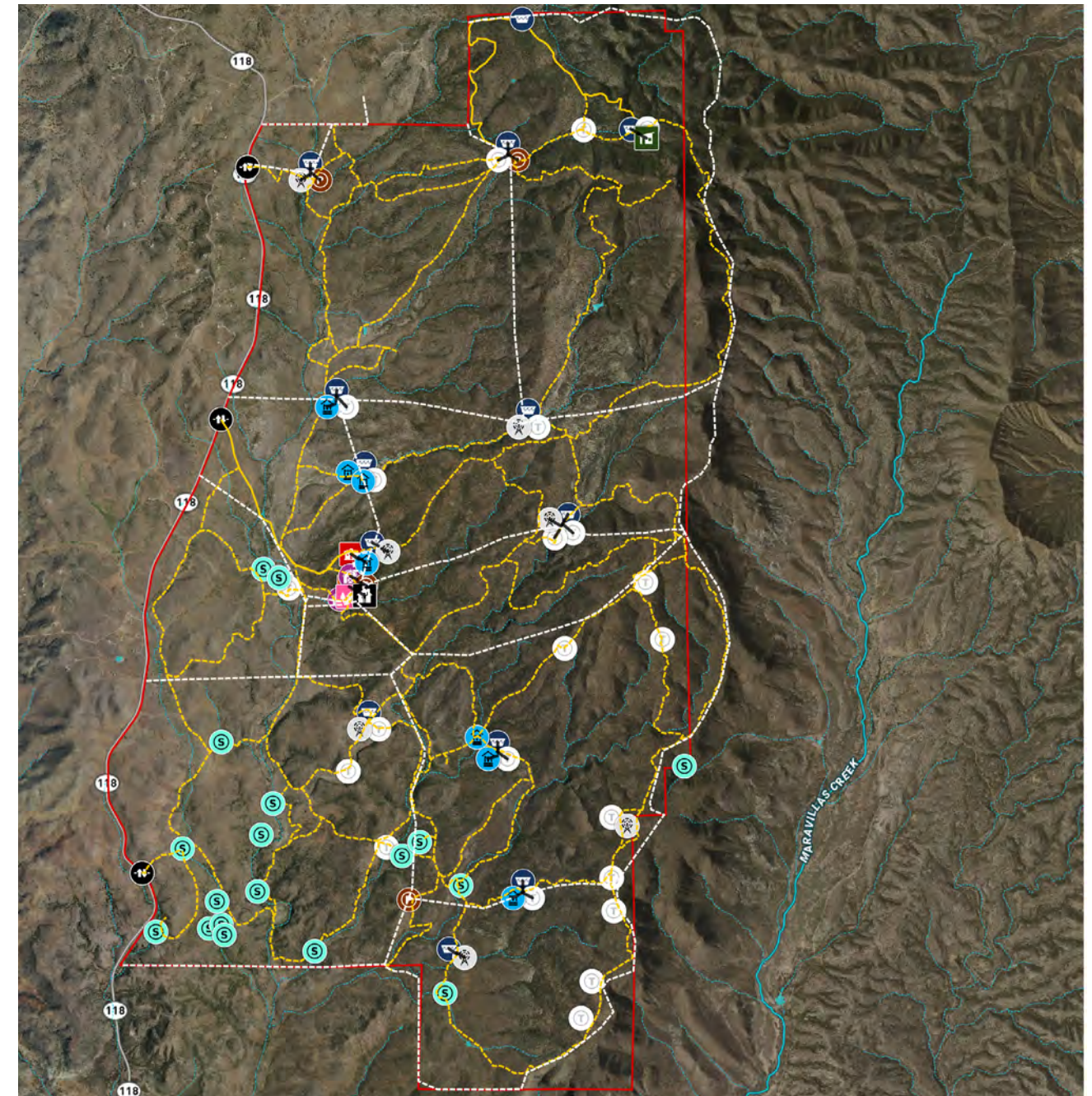


LOCATION

The entrance to the ranch is located just 12.8 miles south of Alpine, TX on Hwy 118 South. The Alpine-Casparis Municipal Airport is just a short 20-minute drive from the ranch's main gate.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

About half of the Mount Ord Ranch is mountainous and foothill terrain, while the remainder is rolling and varied terrain with numerous spectacular canyons and water-cut rock features, including the magnificent Panther Hole.

The mountainous portion of the ranch includes the highest peak of the Del Norte Mountains known as Mount Ord. This peak was named after the great Gen. Edward O.C. Ord (1818-1883) who led large numbers of troops stationed out of San Antonio and patrolled as far as the Trans-Pecos region. The Mount Ord summit is 6,803 ft above sea level and towers approximately 2,000 ft over the floor of the entire ranch. Mount Ord is considered a "cuesta" peak because of its gentle slope on its south-facing side and its extremely steep slope (or cuesta) on the north and east sides. One thousand feet below, to the south of the summit, is Mount Ord Basin. The basin is a stunning hidden valley teeming with native wildlife and a concentration of oak, madrone and pinyon pine woodlands.

In addition to Mount Ord Basin, much of the other mountainous portions of the ranch have areas associated with the most desirable types of vegetation found in the Trans-Pecos region: high desert grasslands, oak-juniper-pinyon woodlands and riparian woodlands.

Traversing through the south-central portion of the property, in the rolling desert grasslands at the base of the foothills, is Ash Creek. This riparian area is studded with large Emory oaks, cottonwoods, Arizona ash trees, desert willows and other riparian vegetation.

WATER

The ranch is extremely well watered by way of over a dozen water wells, significant water storage, distribution and delivery points. In addition, there is an abundance of springs (some developed), seasonal Ash Creek, stock tanks and header dams, all providing life-sustaining water for livestock and wildlife alike, not to mention for folks enjoying the headquarters! The southern end of Ash Creek has water pockets even during the dry months and is a great feature to count on.

The vast majority of the ranch sits above the Igneous Aquifer.

WILDLIFE

The big game and upland bird populations on the ranch are exceptional. This is in part due to the diverse habitat with many springs, dense riparian areas, mountains, canyons, valleys, boulders and overall thermal cover. Game and other huntable species found on the ranch include mule deer, trophy elk, white-tailed deer, Rio Grande turkey, javelina, feral hogs, mourning dove, blue quail and mountain lion. Non-game species include black bear and Montezuma quail. In fact, word of mouth has it there are upwards of 13 different mature black bears calling the Del Norte Mountains home.

Over the years, the owners have taken 350" to 400+" bull elk and have reported resident populations of elk to be exceptional... as seen firsthand on our visits! The ranch uses supplemental feed to support wildlife populations, with protein feeders strategically located across the ranch (all within feeder pens).

Seasonal migrations of mourning and white-winged dove and waterfowl also provide wing shooting opportunities.



IMPROVEMENTS

The Mount Ord Ranch has several homes and barns all within the headquarters located centrally on the ranch.

Main Home: The 4,420 sf main home is a 1950's vintage home with 4 bedrooms, 3-1/2 baths plus separate guest quarters. Our favorite feature of the home is the sweeping covered porch with spectacular views.

Foreman's Home: The 1,736 sf home has 2 bedrooms and 2 baths and is centrally located in the headquarters area.

Bunkhouse: This house is 1,128 sf and can be used for ranch hands or as a hunter's cabin

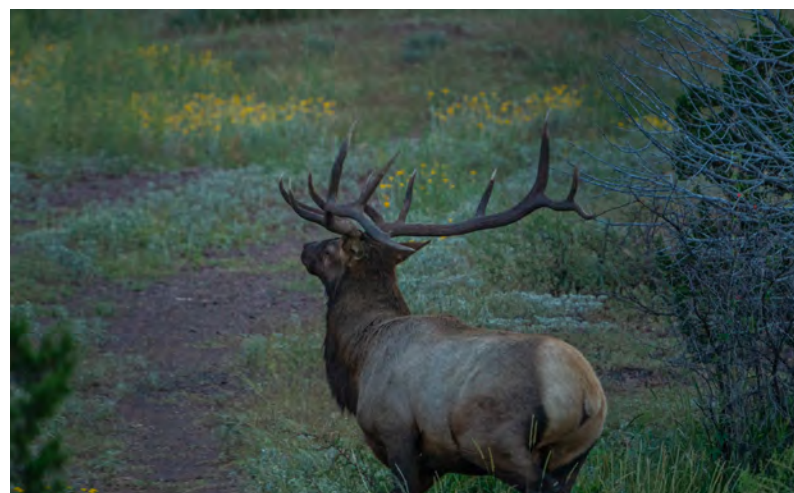
Horse Barn: 4,000 sf with 8 indoor stalls, 2 tack rooms, round pen and outdoor stalls and turnouts.

Equipment Barn: This 6,750+/- sf equipment barn provide open equipment storage with a portion closed in, originally built for a helicopter hanger.

Shipping Pens: All pipe constructed, loading chute and annually certified livestock scales.

Outside of the headquarters area there are 3 additional sets of working pens. The ranch's road system allows good access throughout the ranch.





Information About Brokerage Services

11-2-2015

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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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