

LAND FOR SALE

Joseph Ranch, Presidio County, Texas

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FM 170 PRESIDIO, TX

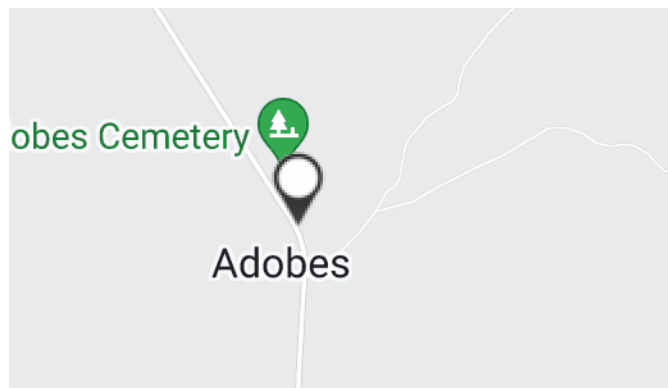
McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

2,923.49 TOTAL AC

HIGHLIGHTS

1,315,000.00 PRICE

LOCATION



DESCRIPTION

SEVEN (7) SEPARATE TRACTS COMPRISING APPROXIMATELY 2,923.49 TOTAL ACRES. PARCELS RANGE IN SIZE FROM 320.00 TO 556.63 ACRES. FIVE (5) ARE APPROXIMATELY 3.5 TO 6.5 MILES NORTHEAST OF PRESIDIO, WHILE THE TWO ARE ABOUT 4.3 TO 5.0 MILES EAST OF THE TOWN.

ACCEPTING OFFERS!

ANTHONY KURI WITH MCALLISTER & ASSOCIATES IS PLEASED TO PRESENT:

JOSEPH RANCH

2,923± ACRES

PRESIDIO COUNTY, TEXAS.

THE SURVIVING HEIRS OF THE JOSEPH RANCH HAVE ELECTED TO SELL ALMOST 3,000 ACRES OF THE ESTATE PROPERTY.

SITUATED ON 2,923± ACRES OF TOPOGRAPHY-RICH LAND, JOSEPH RANCH OFFERS MILES OF DIVERSE TERRAIN INCLUDING EVERYTHING FROM MOSTLY LEVEL TO ROLLING UPLANDS TO BROAD GRAVELLY ARROYOS. JOSEPH RANCH IS APPROXIMATELY A SHORT 15 MINUTE DRIVE TO THE PERIMETERS OF THE VAST BIG BEND RANCH STATE PARK, WHICH OFFERS OUTDOOR RECREATION SUCH AS CAMPING, HIKING, MOUNTAIN-BIKING, PADDLING, AND MORE FOR THE TRULY ADVENTUROUS. FEATURING RUGGED MOUNTAINS, STEEP CANYONS, AMAZING VIEWS, UNPARALLELED NIGHT SKIES, AND SOLITUDE IN A HIGH DESERT SETTING, IT IS TRULY A PRIVILEGE TO OWN PROPERTY SUCH A SHORT DISTANCE AWAY FROM THIS COMPLEX STATE PARK. JOSEPH RANCH IS ALSO LOCATED APPROXIMATELY 1 HOUR SOUTH OF THE LEGENDARY MARFA, TEXAS, WHERE YOU AND YOUR GUESTS CAN GO TO ENJOY DINING, MUSEUMS, MODERN ART AND ENTERTAINMENT A

CONTACT

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SHORT DRIVE AWAY. THE VAST JOSEPH RANCH IS LARGELY UNTOUCHED, AND AFFORDS YOU A RARE CHANCE TO OWN YOUR OWN WILD WEST. WHEN EXPLORING THIS VAST COUNTRY, YOU WILL FIND AN ABUNDANCE OF DESERT VEGETATION, WILDLIFE, AND LIKELY MANY RELICS FROM WHEN NATIVE AMERICANS AND OUTLAWS CALLED THIS RANCH THEIR HOME. IT TRULY IS THE LAST FRONTIER.

LOCATION:

THE RANCH CONSISTS OF SEVEN (7) SEPARATE TRACTS COMPRISING APPROXIMATELY 2,923.49 TOTAL ACRES MORE OR LESS. THE PARCELS RANGE IN SIZE FROM 320.00 TO 556.63 ACRES. FIVE OF THE PARCELS ARE APPROXIMATELY 3.5 TO 6.5 MILES NORTHEAST OF PRESIDIO, WHILE THE OTHER TWO ARE ABOUT 4.3 TO 5.0 MILES EAST OF THE TOWN. THE SOUTHERNMOST TRACT IS APPROXIMATELY A 1 HOUR DRIVE FROM MARFA TO THE NORTH, AND A 1 HOUR DRIVE FROM LAJITAS TO THE EAST WHICH OFFERS THE LAJITAS GOLF RESORT FEATURING A WORLD CLASS 18 HOLE GOLF COURSE KNOWN AS "BLACK JACK'S CROSSING", DESIGNED BY PGA HALL OF FAME GOLFER, LANNY WADKINS. THERE IS ALSO ONE EASILY ACCESSIBLE RUNWAY A SHORT DRIVE AWAY FROM JOSEPH RANCH AT PRESIDIO LELLY INTERNATIONAL AIRPORT FOR THE ULTIMATE CONVENIENCE. OFFERING A 5200 X 75' RUNWAY IT CAN ACCOMMODATE MOST PRIVATE JETS.

MINERALS:

APPROXIMATELY 704.00± ACRES OF JOSEPH RANCH POSSESS A MINERAL CLASSIFIED DESIGNATION BY THE STATE OF TEXAS. THIS DESIGNATION INDICATES THAT THE OWNER OF THE SURFACE ESTATE IS THE DESIGNATED AGENT FOR THE STATE OF TEXAS IN LEASING THE MINERAL RIGHTS, WHILST THE STATE OF TEXAS OWNS THE MINERAL ESTATE. THE OWNER OF THE SURFACE IS ENTITLED TO RECEIVE 50% OF ALL INCOME GENERATED BY THE MINERAL ESTATE AND OWED TO THE STATE. AGENCY RIGHTS TO THE MINERAL ESTATE "RUN WITH THE LAND" AND CANNOT BE SEVERED EXCEPT BY ACTION OF THE COMMISSIONER OF THE GENERAL LAND OFFICE WITH APPROVAL OF THE GOVERNOR. AS SUCH, THE AGENCY RIGHTS TO THE MINERAL ESTATE ARE INCLUDED AS A PROPERTY RIGHT BEING VALUED WITH JOSEPH RANCH. MINERALS ARE TO BE FOUND IN SECTIONS 6 AND 10, BLOCK 1, D & P RY. CO SURVEY (TRACTS 2 AND 4).

VEGETATION AND WILDLIFE:

THE LANDSCAPE IS WIDE-OPEN ROLLING HILLS, ARROYOS, ROCKY SOILS AND SCRUBLAND SURROUNDED BY RUGGED MOUNTAIN RANGES WHICH CAN BE SEEN FROM MOST PLACES ON THE PROPERTY. THIS VAST AREA LIES IN AN ELEVATION RANGE BETWEEN 2,556 AND 3,100 FEET ALLOWING FOR A MIX OF VEGETATION FROM THE LOW TO MID CHIHUAHUA DESERT SUCH AS CREOSOTE BUSHES, ACACIAS, MESQUITE, WITH SCATTERED BRUSH. THE AREA IS HOME TO MANY LARGE MAMMALS, BIRDS, RAPTORS, SONGBIRDS, AND GAME BIRDS. SPECIES SUCH AS DESERT MULE DEER, AOUDAD, JAVELINA, WILD HOGS, QUAIL, AND MOUNTAIN LIONS HAVE BEEN SEEN AROUND THE SURROUNDING LANDS. THE BRUSH AND GRASSES PROVIDE EXCELLENT HABITAT FOR THESE GAME AND NON-GAME ANIMALS. THIS IS CHIHUAHUA DESERT HUNTING LAND AT ITS BEST AND FINEST, AND A TRUE NATURE LOVER'S DREAM.

SUBMIT ALL OFFERS TO:

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MCALLISTER & ASSOCIATES

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