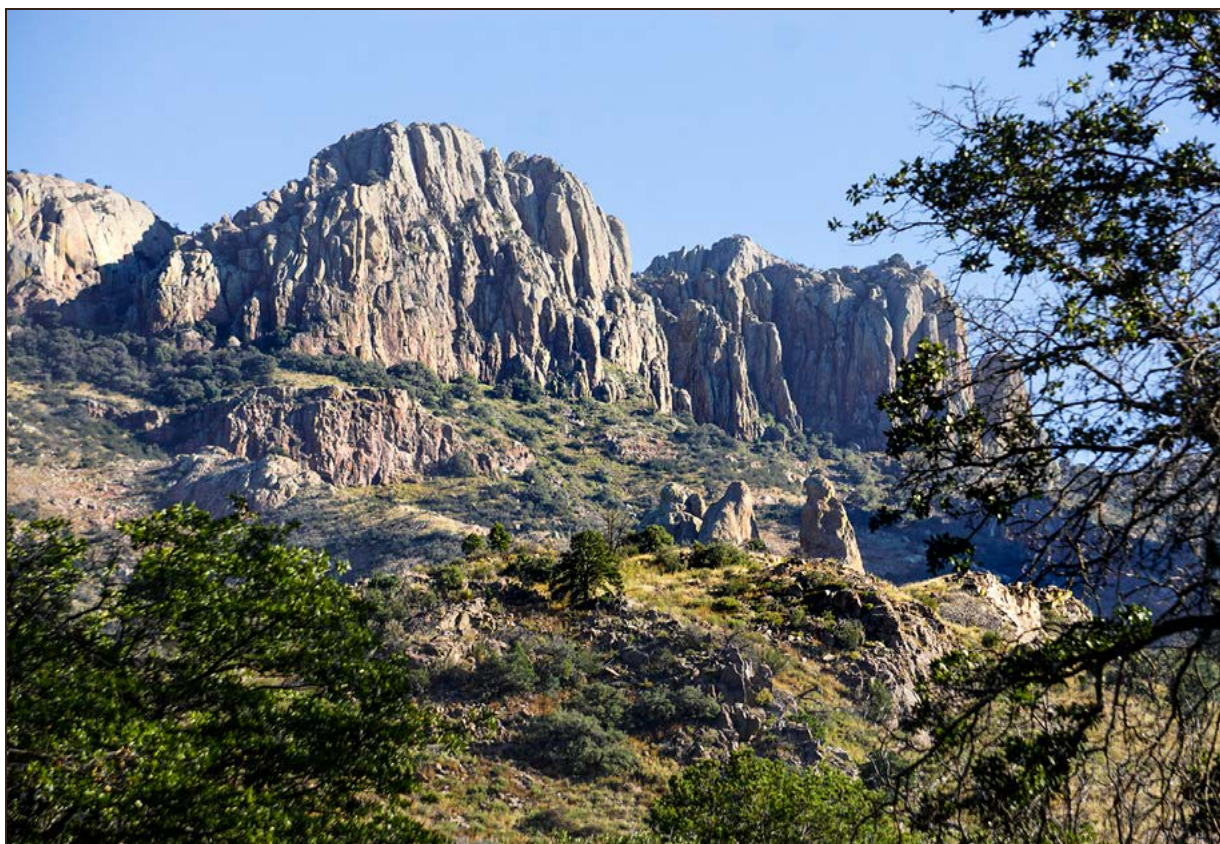




LIVERMORE RANCH ~ LAST OF THE GREAT PLACES
FT. DAVIS, TEXAS





LIVERMORE RANCH ~ LAST OF THE GREAT PLACES
FT. DAVIS, TEXAS

\$17,500,000 | 4,772± ACRES



LISTING AGENT: **TYLER JACOBS**

543 WILLIAM D. FITCH, STE 104
COLLEGE STATION, TEXAS 77845

P: 979.690.9933

M: 936.537.1749

TJACOBS@HALLANDHALL.COM

LISTING AGENT: **JAMES SAMMONS III**

2913 FAIRMOUNT STREET, STE 200
DALLAS, TEXAS 75201

P: 214.353.6600

M: 214.701.1970

JSAMMONS@BRIGGSFREEMAN.COM



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

There are few truly great ranches available in Texas—ranches that are intrinsically valuable, with unique geographic features and established wildlife resources—ranches that are private and encompassing, yet still easily accessed and navigated, even among the challenging and awe-inspiring mountainscapes of the region—ranches that are true to the sky island ecosystem, and enjoyable for friends and family.

Livermore Ranch is one of the last great places in Texas.

Nestled in the heart of the Davis Mountains, and encompassing all of Brooks Mountain, Livermore Ranch is largely situated upon alpine topography and includes major to minor peaks, shear bluffs, notorious rock formations, deep shaded canyons, and large meadows which create a diverse ecological system featuring both aspen forests and productive Chihuahuan grasslands. Livermore Ranch has an abundance of game and non-game wildlife. Big game hunters will enjoy the mature and managed populations of mule deer, elk, and aoudad, along with mountain lions, turkeys, and javelinas. Bird enthusiasts will appreciate the many coveys of both scaled and Montezuma quail as well as doves, hawks, and prolific annual migratory species. The ranch also features exceptional improvements for both friends and family including a six-bedroom, five-and-one-half-bath adobe brick-styled home, traditional of the Trans-Pecos region, as well as various horse barns, shops, cattle facilities, and housing for ranch management. While a truly private “end-of-the-road” ranch, there are no impediments to access or internal navigation. It’s a ranch with four real seasons, plenty of west Texas sunshine and a high elevation climate which encompasses 4,772± acres of exclusive opportunity. Livermore Ranch truly is one of the last of the great places in Texas, whose history and scenic beauty will be most appreciated by a personal tour.



LOCATION

Livermore Ranch ~ Last of the Great Places is located in the “Sky Island” region of the Davis Mountains in far West Texas. The entrance to Livermore Ranch is located about 30 miles west of Fort Davis in Jeff Davis County off State Highway 166, otherwise known as the scenic loop, and would generally be considered as part of the southwest slope of the formation.





LOCALE

Fort Davis, situated at the southern base of the Davis Mountains, is recognized as the highest town in Texas. It is the county seat and the namesake of the National Historic Landmark, and offers basic shopping, dining and general essentials found in a small town of 1,000 people. It is quite the tourist destination as well. The city of Marfa, with its vibrant arts community, is about 25 miles southeast of the ranch, while Alpine and Sul Ross State University are 51 miles away. Both Marfa (MRF) and Alpine (ALE) have general aviation airports, and are both busy with resident and destination air traffic. Commercial airliners serve the El Paso International Airport, 175 miles west of the ranch, as well as the Midland/Odessa International Airport, 182 miles northeast. McDonald Observatory is about 20 miles from the ranch, with the famed Big Bend National Park two hours south.



GENERAL DESCRIPTION

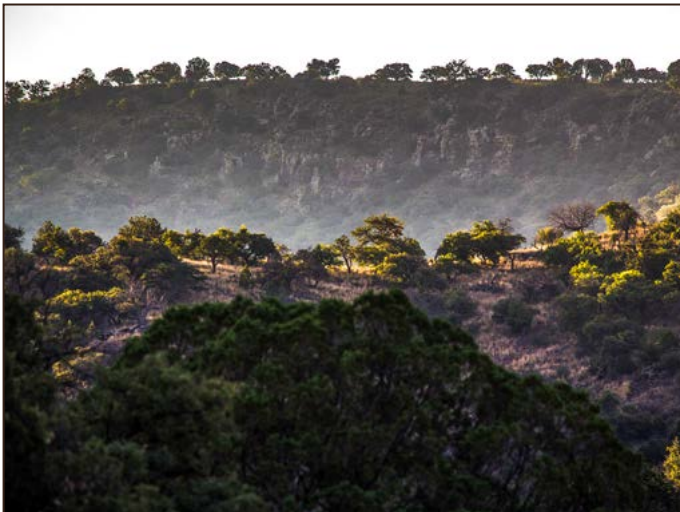
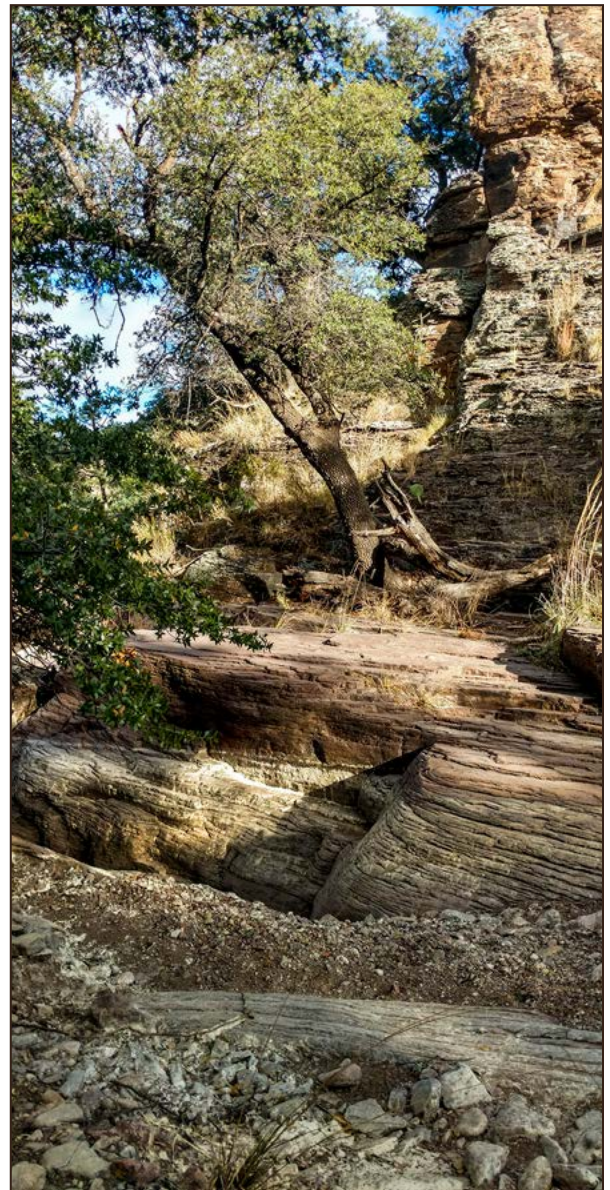


Livermore Ranch ~ Last of the Great Places is the most special and unique of all the Davis Mountain ranches. Offering the high desert grasslands of the Chihuahuan ecosystem at 5,000 feet above MSL, to the verdant alpine oasis at nearly 8,000 feet above MSL, the ranch combines both the deep box canyons and the mountain summits to truly create a rare setting, especially in Texas. In true West Texas fashion, the entrance to the ranch is approximately four miles from HWY 166 and accessed through two neighboring ranches on a well-maintained gravel road. While anecdotally remote by that measure, it is the very destination and anticipation of arrival that makes it special.





Rarely, if ever possible, can one purchase a mountain ranch in Texas that offers aspen trees, elk, and ever true nature of an alpine property. Combined with the exceptional hunting, stately and locally fitting improvements, and unparalleled aesthetics, Livermore Ranch ~ Last of the Great Places is truly the majestic and beautifully serene place the name implies.



ACREAGE

4,771.83± deeded acres per 2017 survey, inclusive of 94.43± acre parcel, 2.5± acre parcel, and a 9.69± acre parcel in in process of curative General Land Office patent work. Additionally, there are 104.5± acres held within fence subject to boundary agreement.

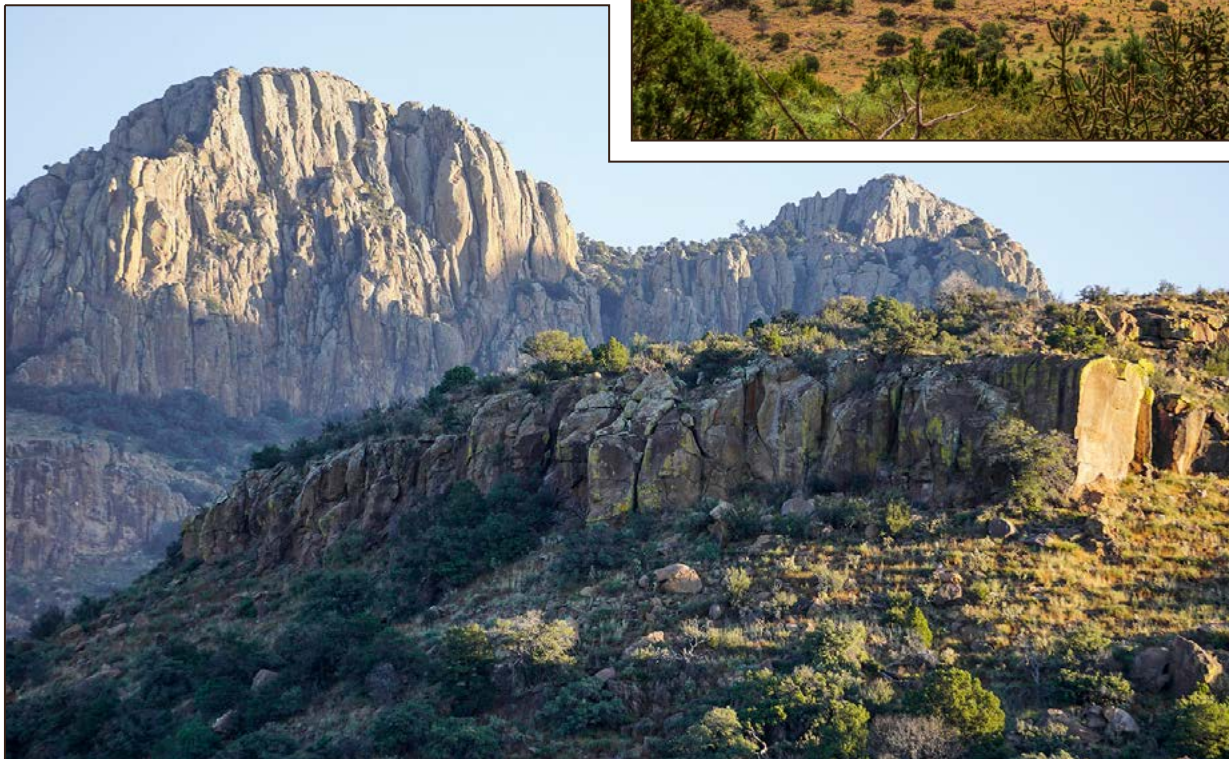


LEASES AND PERMITS

There is a verbal grazing lease, year to year, with a neighbor on western portions of the ranch.



"El Despoblado"

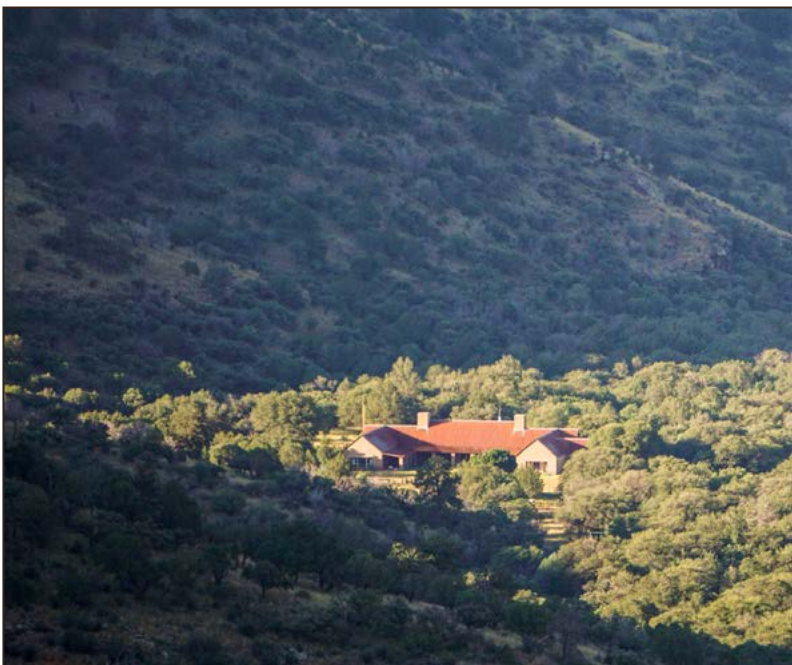


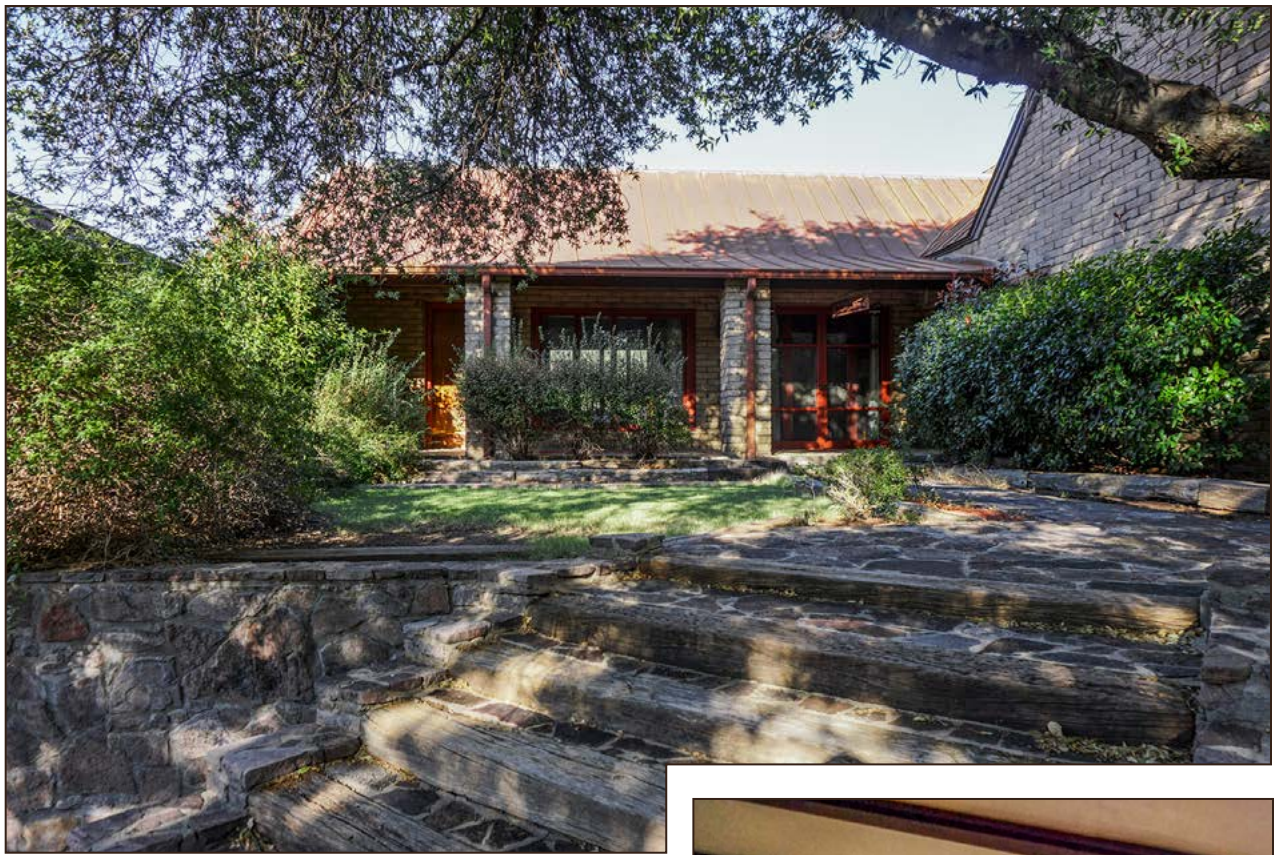
IMPROVEMENTS



THE LODGE

The Lodge at the center of the ranch is the Livermore Lodge, which offers a panoramic view of the mountain complex, and is a stately 8,166± sq. ft. ranch house designed by Dallas oilman James Marvin Boyd. The lodge is a stylized fixture of the Trans Pecos region, with walls of 14-inch stabilized adobe bricks that are tremendously sturdy and excellent for insulation, and a fire-safe 100-year zinc-copper-tin roof.



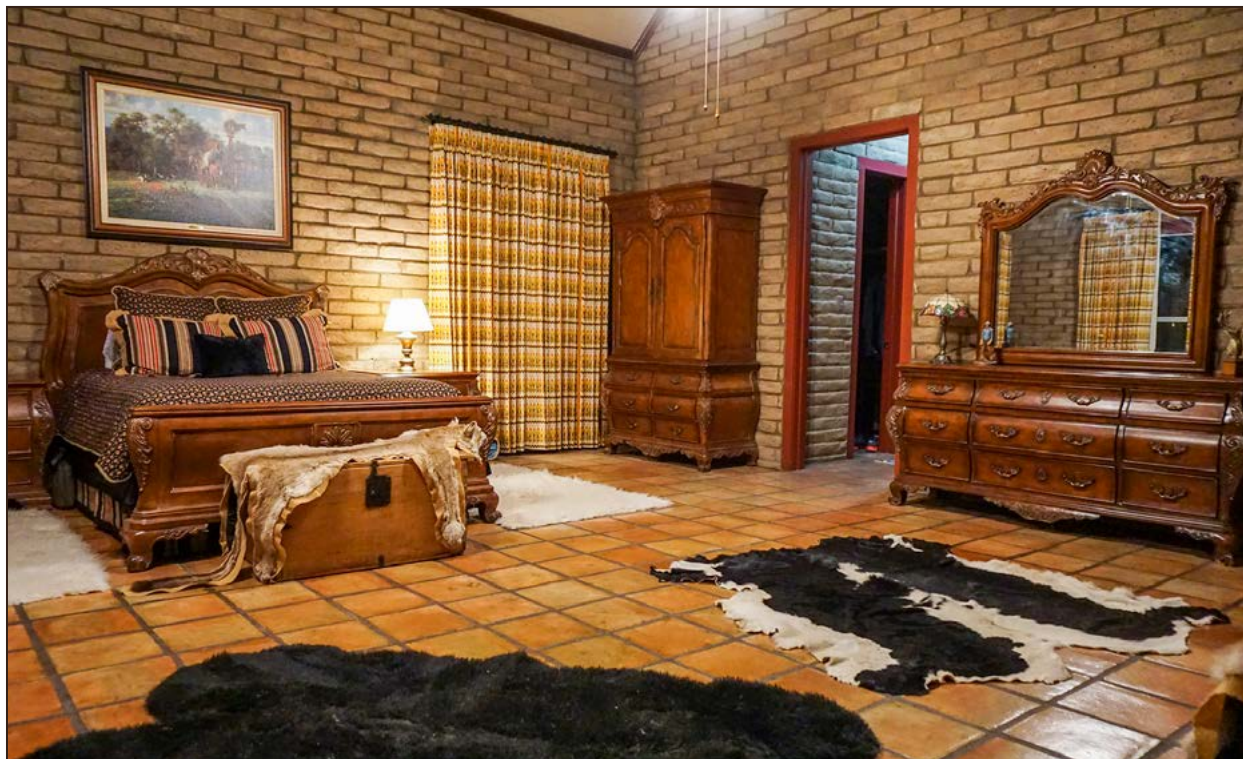




The great room of the lodge was built for entertaining family and friends with its with its 30-foot cathedral ceiling and massive stone fireplace.



MAIN LEVEL LIVING



There are four bedrooms on the main level, each with a private bath, plus private guest quarters with two bedrooms and a kitchen on the lower level.





Classic details and accents complement the Lodge throughout.



The home's relaxed floor plan encourages indoor-outdoor living with eight placed eight-foot-high accordion doors in the main living areas that open onto a courtyard with a spectacular mountain view, and a fenced back yard with solid and lush turf.





OLD HEADQUARTERS

The old headquarters now serves as the manager's home and has 2,500± sq. ft., three bedrooms and two baths.

SHOP/MAINTENANCE BARN

The shop/maintenance barn is approximately 5,000 sq. ft. and offers roll-up shop bay doors, and a finished interior area that would serve well as an office or gear room.



HORSE BARN

The horse barn offers stalls, feed and tack room, and access to traps and turnouts. There is a separate arena near the front of the ranch, just a pleasant, short ride away.

CATTLE PENS

Cattle pens are adjacent/shared with the horse facilities and offer a large trap, loading and processing capability, water, and primarily drill-stem construction.





CLIMATE

Most Texans consider Jeff Davis County to have the most desirable year-round climate. On average, there are 263 sunny days per year in Fort Davis, Texas. The July high is around 87 degrees, and the January low is 28. Low humidity, moderate summertime temperatures, and plenty of sunshine create a very pleasant climate. Fort Davis gets 18 inches of rain per year. However, the dramatic elevation differences at the ranch create great variations in precipitation, from an arid 7 to 9 inches a year at the ranch gate to as much as 24 inches a year at the higher elevations. The number of days with any measurable precipitation is 38.





GENERAL OPERATION

Livermore Ranch ~ Last of the Great Places offers a variety of operational opportunities. Historically, the main usage of the ranch has been recreationally focused. The livestock component will likely always be subservient to hunting, ecotourism, photography, and the innumerable recreational opportunities of the ranch. The ranch is an obvious candidate for placement in a permanent conservation easement or program.



GRAZING RESOURCE

While much of the ranch is limited in its cattle grazing capacity due to severe terrain, there has been modest yearling and cow/calf grazing primarily in the southern and western portions of the ranch.

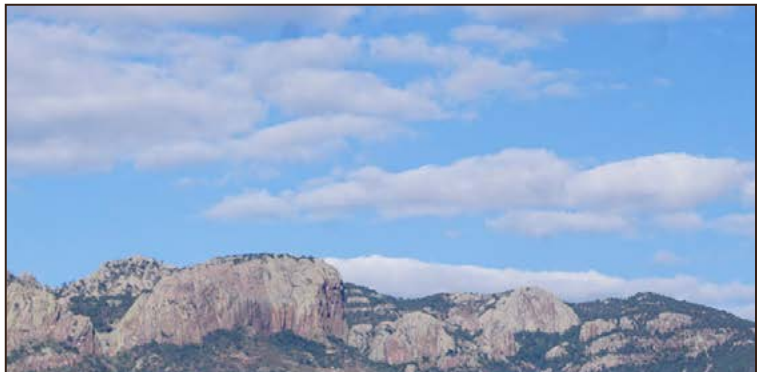
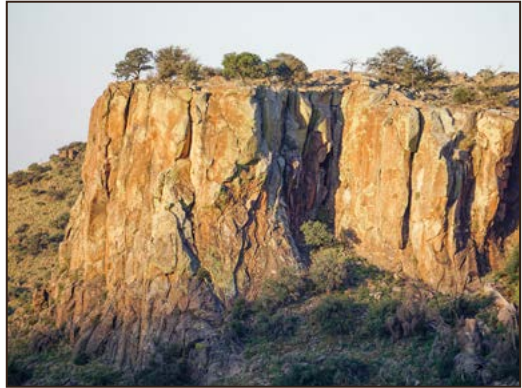
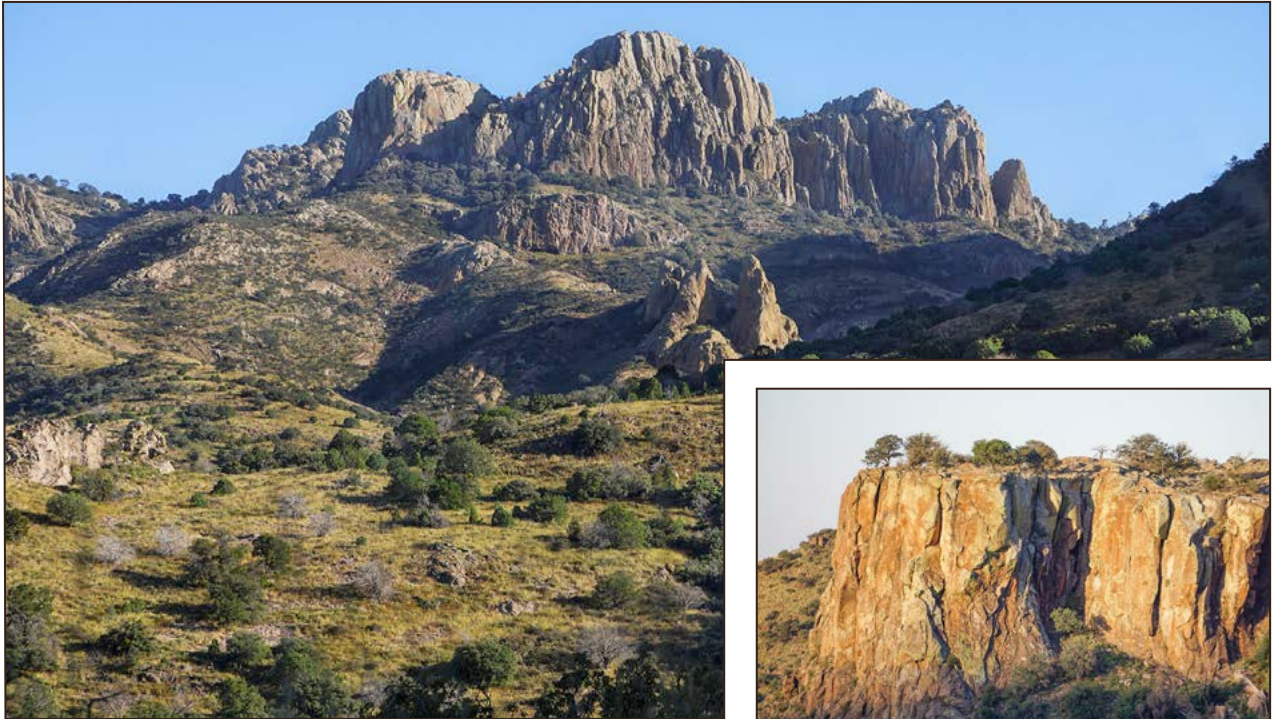




WATER RESOURCES

The ranch has three named springs, mostly in the upper canyons. The box spring, enclosed by stone masons in 1919, has never run dry and is well located in the central heart of the ranch. There are five water wells on the ranch, and the main well at 5,727 ft. elevation is 262 ft. deep and yields approximately 95 GPM. No water rights have been reserved.



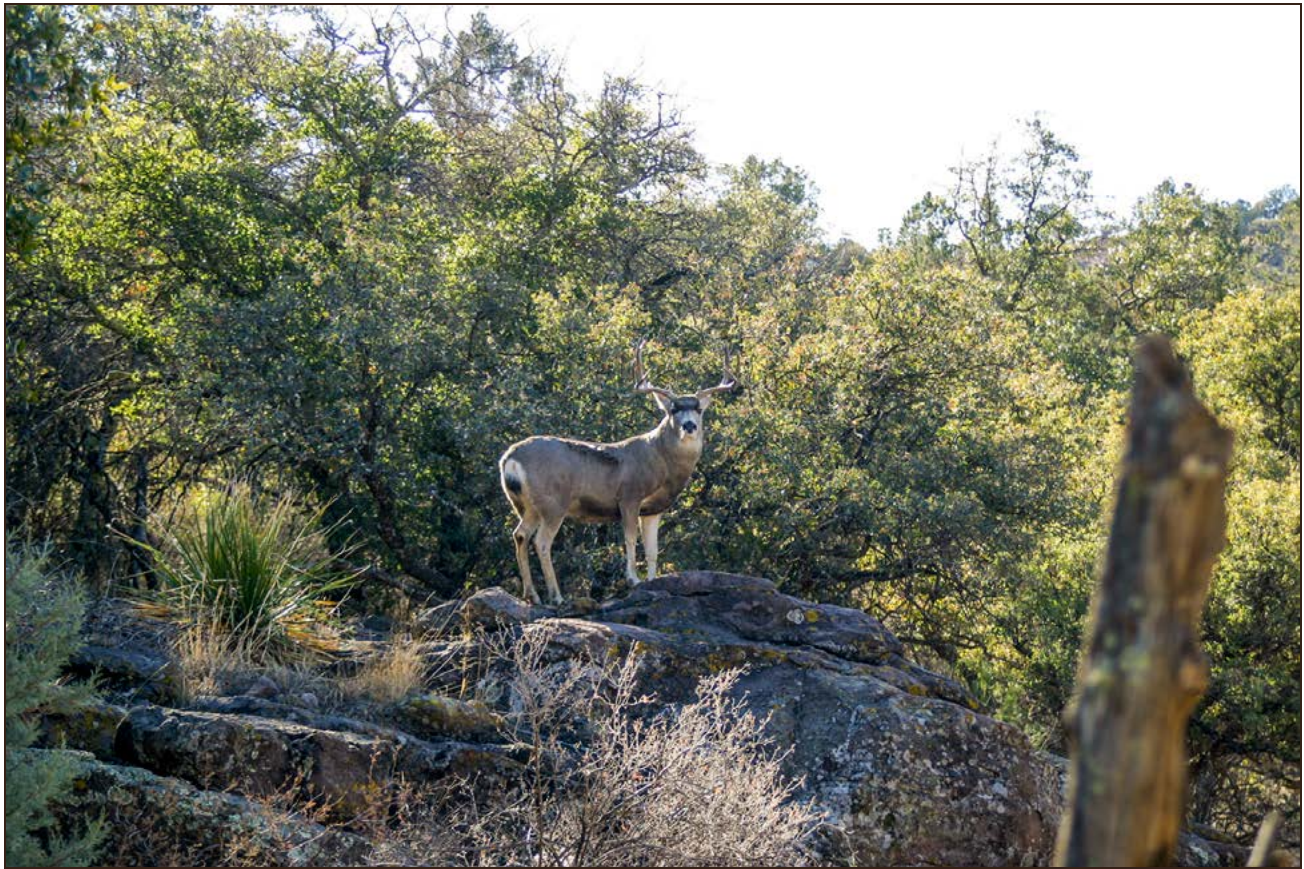




WILDLIFE RESOURCES

Large and small game abound on the ranch and are likely its most valued accessory. Trophy mule deer and aoudad are both plentiful, well managed, and in proper age structures to annually harvest trophy specimens. Protein feeders around the ranch have served to supplement the large game for years, and have produced substantial results. Elk have recently taken up nearly permanent residence, mountain lions have historically been taken on an annual basis, and there is assumptive evidence of black bears on the ranch.





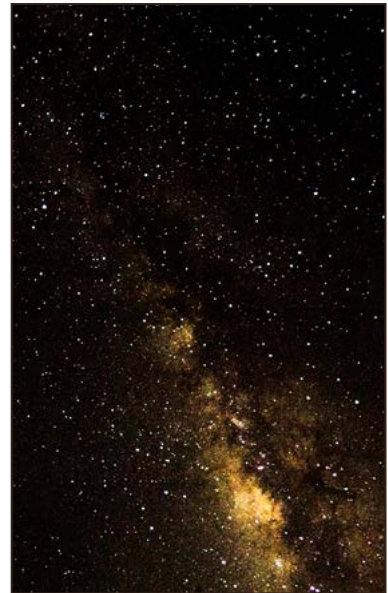
The ranch is home to a stunning diversity of birds and plants, ranging from golden eagles and lucifer hummingbirds, to Texas madrone trees and delicate orchids. The ecosystems are so rich, in fact, that when the Smithsonian Institution needed to update its collection, its scientists came here to gather specimens. There have been numerous field days, institutional retreats, university visits, and reports generated on the bio-diversity of the ranch.





RECREATIONAL CONSIDERATIONS

Even as a Texas mountain ranch, the recreational components of the ranch are superior. In addition to personal or family uses, income-producing activities such as extreme off-roading, hiking, birding, stargazing, commercial B&B operations, repelling, rock climbing, survival training, horseback outfitting would all be viable activities to support an enterprise-type ownership.





AESTHETIC CONSIDERATIONS

Livermore Ranch ~ Last of the Great Places is named so almost uniquely due to its aesthetic considerations. As a backdrop, the Davis Mountains are stunning from any point on the ranch. The cauldron face of Baldy Peak, and the sheer dominance of Brooks Mountain never escape one's line of sight, and are nearly as prominent from 50 miles as they are from 500 yards. The "Sky Island" formation rises out of the floor of the Chihuahuan grasslands into a unique alpine setting, yielding transitions, vistas, and promontory features that are truly special.





HISTORY

The history of the region is the subject of many volumes, and the specific location of the ranch becomes a contributing component of the history.

In 1895, climbers discovered a cache of prehistoric arrow points in a leather bag buried beneath a rock cairn atop Mount Livermore. Over the next 11 years, Susan Janes, a local resident and amateur archeologist, unearthed more than 1,700 points, which she theorized had been deliberately buried during religious ceremonies on the mountain. These were possibly sacred to the early Jumano peoples. Archeologists today agree and have carbon dated the Livermore Cache to about 900 A.D. Awe-struck 16th-century Spaniards and later Mexican settlers by-passed the Davis Mountains, assuming that no man could ever live there. In the mid-19th century, the Mescalero Apache warriors, led by their Chief Victorio, hid out in caves on what is today the Livermore Ranch. Soldiers from Fort Davis, pursuing the Apaches, also pitched camp here. Today, Victorio's Ridge sits high and directly above the cavalry camp site. The caves, canyons springs, and mountain passes support the history, lore and imagination of what historically transpired on the special place.



TAXES

Taxes are approximately \$7,963 to Jeff Davis County, and \$12,179.20 to Valentine ISD, based on past years' history.

MINERAL RIGHTS

Seller intends to convey one-half of all fee minerals owned, and all state classified rights will convey.





BROKER'S COMMENT

Having sold ranches in nearly every corner of Texas, this is the one ranch that caused me to declare, "I love my job!" It is truly a ranch to get lost in, and quite easy to make the decision to stay another day. It is the rarest opportunity to discover the "Last of the Great Places."





\$17,500,000 Cash to Seller

A new survey was completed in February 2017, an updated Title Commitment is available, and the 94.43± acre parcel, 2.5± acre parcel, and a 9.69± acre parcel are in process of curative General Land Office patent work, otherwise covered in title insurance. Additionally, there are 104.5± acres held within fence, subject to boundary agreement. Access easements are recorded and insurable.

*** Some of the outstanding photography herein was provided by Steve Korevec. (Contact information is available upon request.)*

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Berstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. For more information contact our appraisal team at (406) 656-7500.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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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 sponsored by a broker 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 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. 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.

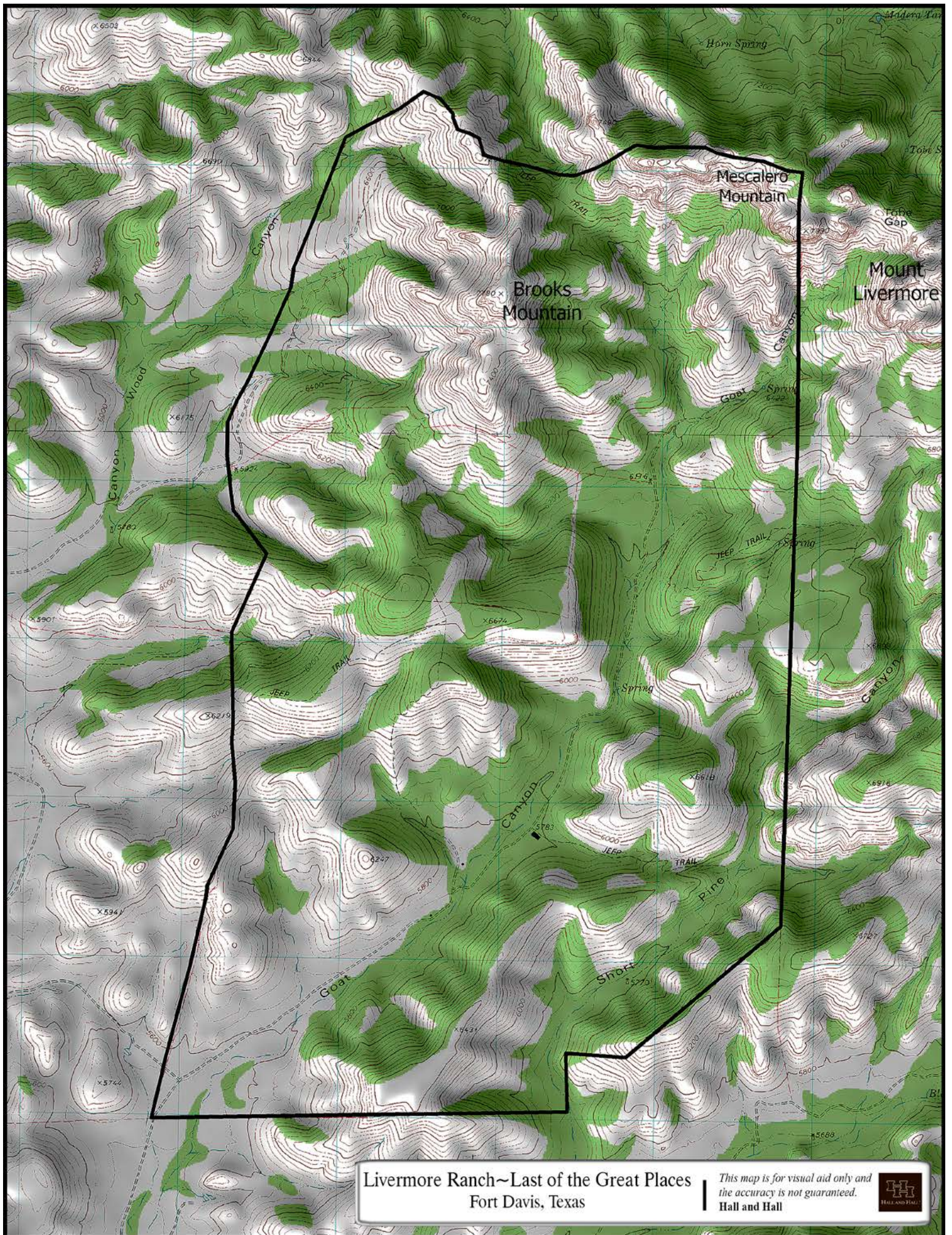
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations 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.

Hall and Hall Partners, LLP	9001191	mlyons@hallandhall.com	806.438.0582
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806.438.0582
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	979.690.9933
Licensed Broker Associate	License No.	Email	Phone
John T Holt	712689	jtholt@hallandhall.com	580.744.0921
Licensed Broker Associate	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956.771.4255
Sales Agent / Associate's Name	License No.	Email	Phone
Stacy W. Jackson	517185	sjackson@hallandhall.com	903.820.8499
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



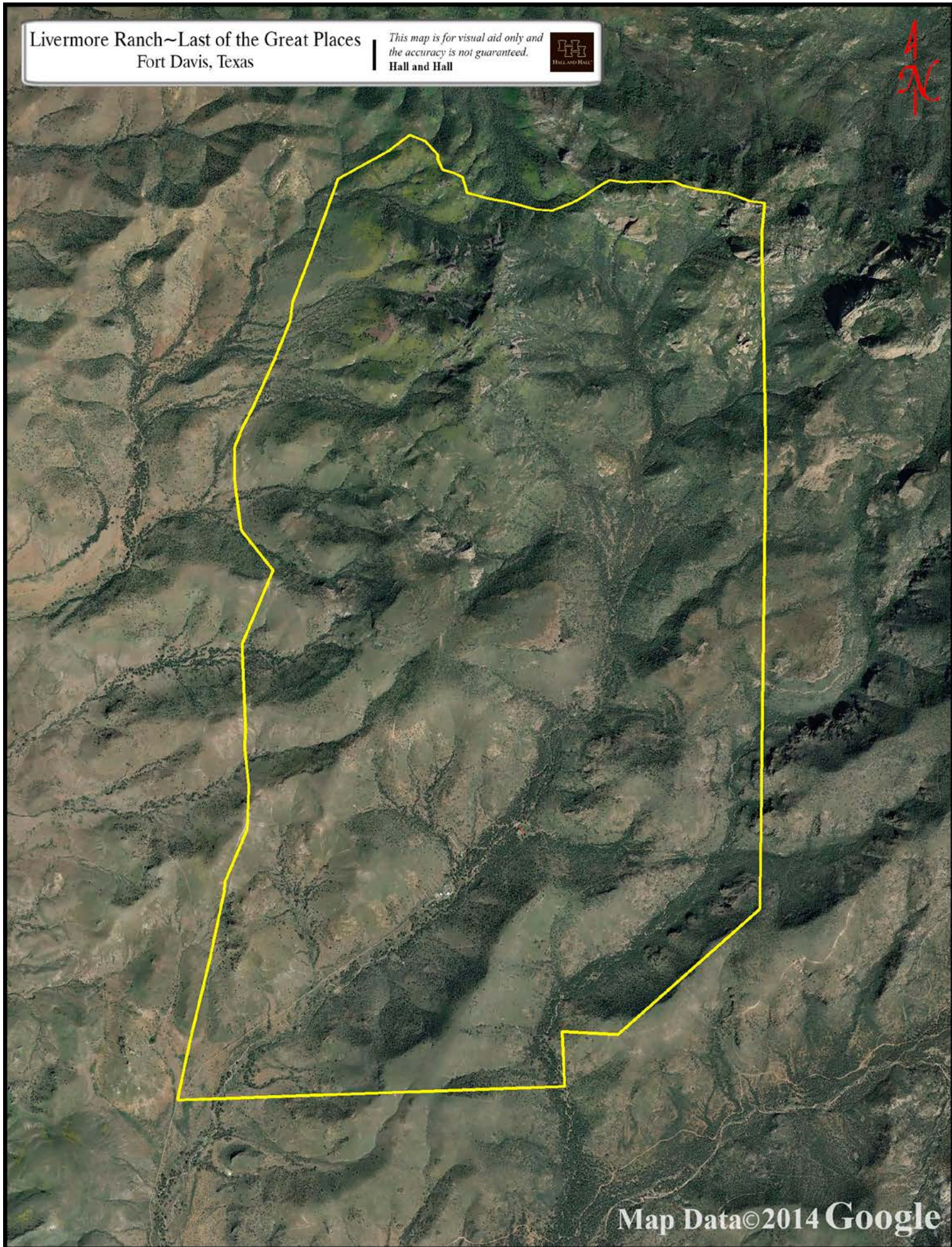
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