

# REPUBLIC RANCHES<sub>LLC</sub>

*Our Legacy is in the Land*

## APACHE 7 HEARTS RANCH

15,737± Acres | \$15,737,000 | Culberson County, Van Horn, TX

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# DESCRIPTION

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The Apache Mountains, once home to the Mescalero Apaches, is now home to one of the finest desert mule deer populations in the state of Texas. This portion of the Apache & Delaware Mountain ranges and its wildlife have been managed and treasured by the current owners. The 7 Hearts Draw bisects the Apache and Delaware mountain ranges providing a different feel and appearance and creating a unique diversity in habitats. With operational infrastructure and the associated management program firmly in place, these desert mountains possess the ability to grow and manage high-density mule deer and quail populations that are known by experts and enthusiasts statewide and beyond.

# ASSOCIATE CONTACT

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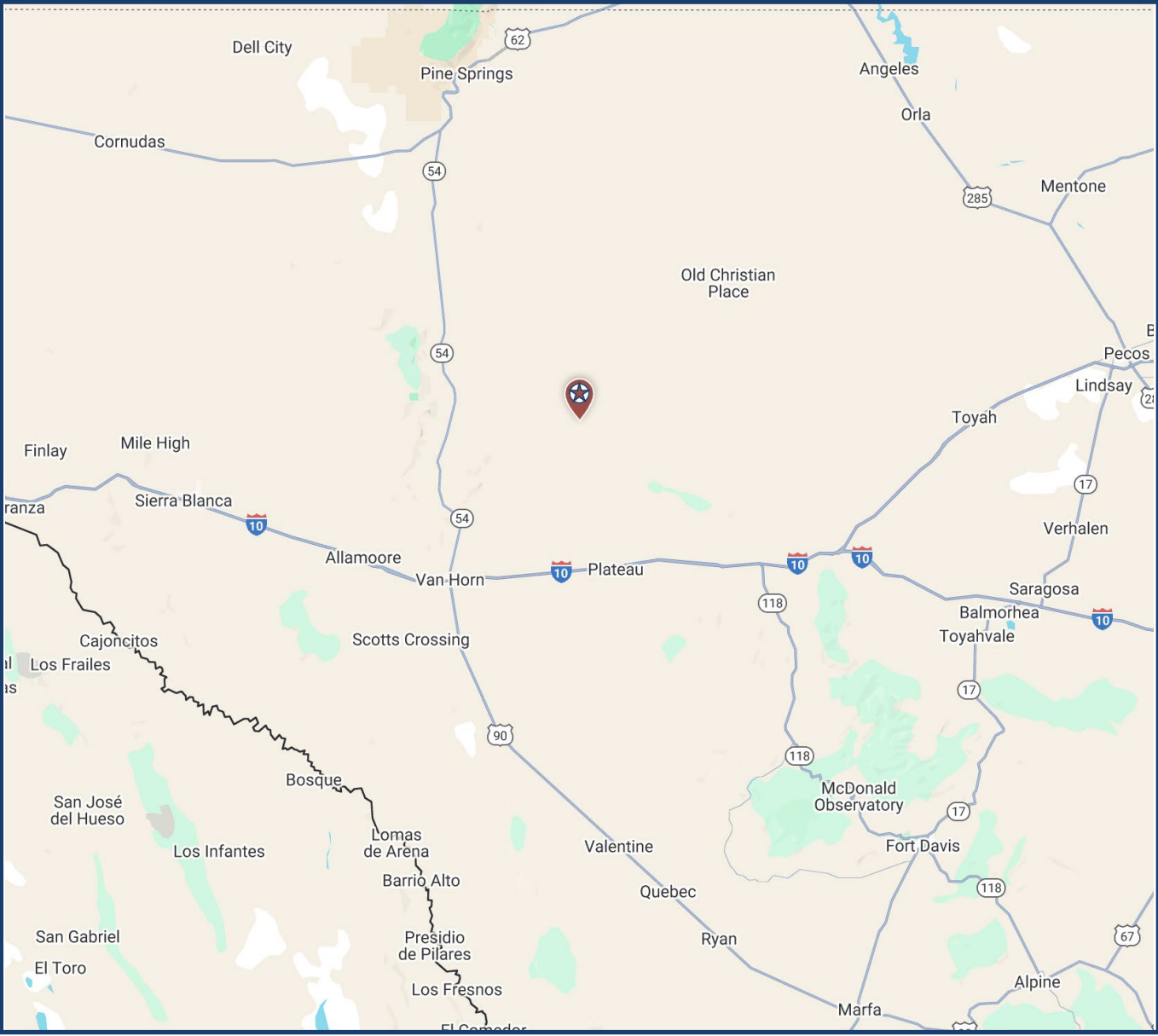
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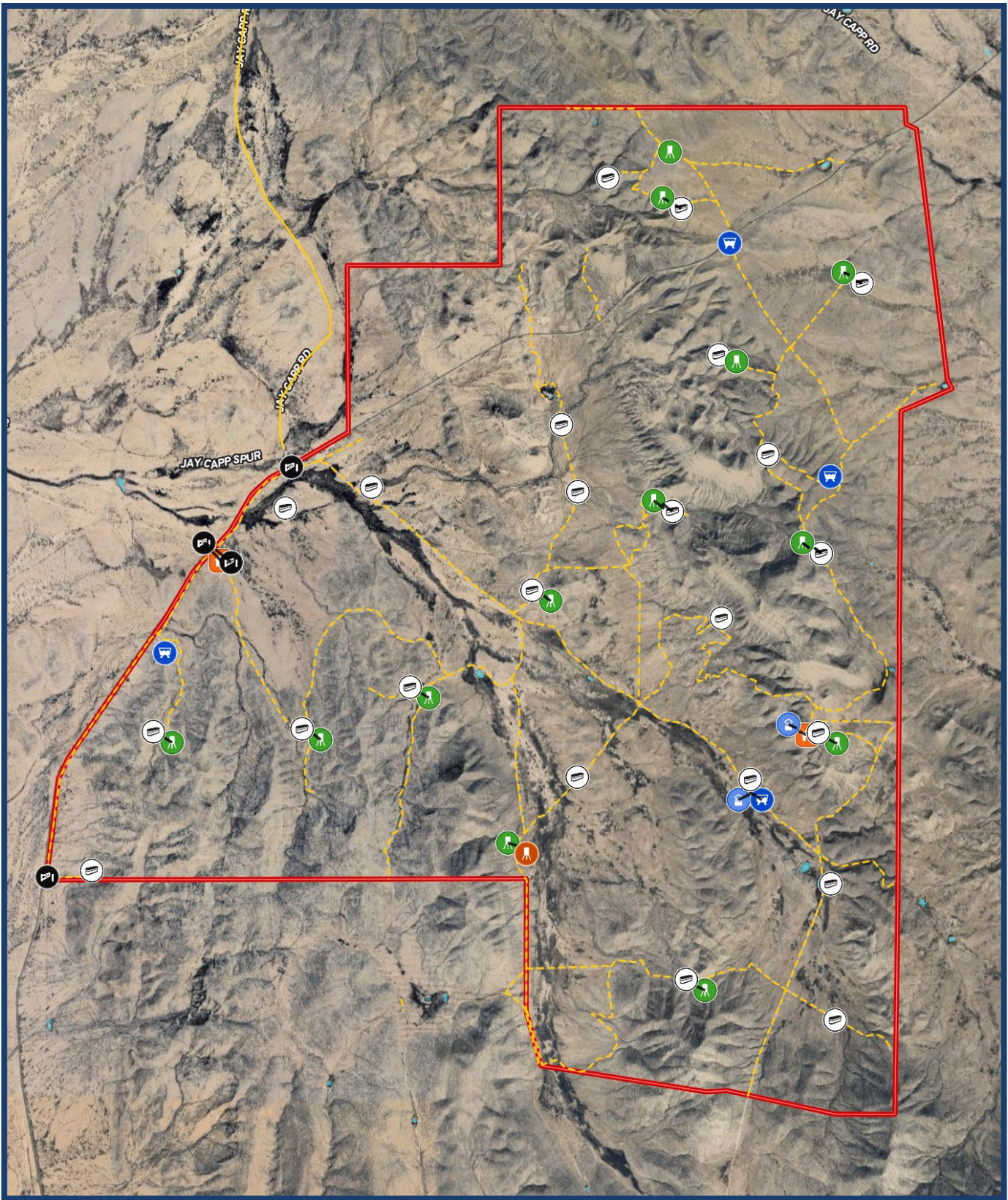
# LOCATION

The ranch is located in the south central portion of Culberson County, TX on the northwestern end of the Apache Mountain range and the southern end of the Delaware Mountain range. The Culberson County Airport is approximately 27 miles from the front gate on FM 2185.

Drive time from:  
San Antonio, TX - 5 hours & 45 minutes  
Midland, TX - 2 hours & 40 minutes  
El Paso, TX - 2 hours & 9 minutes



# PROPERTY MAP





# WILDLIFE

The desert mule deer of the Apache Mountain range are known far and wide for their trophy quality and healthy populations. On this portion of the ranch, it is not uncommon during the hunting season, to return back to the house after a long day's hunt and recollect seeing upwards of 50+ mule deer.

Over the years, the ranch's hunters have been able to harvest numerous "200 plus inch" mule deer as well as many "180 inch" to "190 inch" bucks. The extensive water distribution, year round supplemental feed program, predator control and more intensive population management through MLDP have improved populations, age class distribution and overall antler quality.

In the early 2010s, Borderlands Research Institute conducted a couple of research programs on the broader ranch's desert mule deer herd. The research projects included monitoring antler characteristics and development, breadth of home range and movements of mature mule deer bucks.

In addition to the mule deer management program, the ranch's quail management program has improved populations of blue quail and Gambel's Quail with annual numbers consistently being lights out. As we all know, weather plays a major role in the life of the quail; however, the feed and water distribution throughout the ranch typically keeps populations higher.

Other game species of the ranch include some resident pronghorn antelope, javelina, aoudad, and the occasional wandering elk. Predators include mountain lions, coyotes and bobcats.

# WATER

In this part of the world, water distribution and availability are paramount. The ranch has one nice water well that distributes water to 22 troughs and multiple storage tanks throughout the ranch. The ranch's water system is equipped with the Ranchbot monitoring technology for remote monitoring. Please inquire with Broker about Apache 7 Hearts for more details regarding the water system.



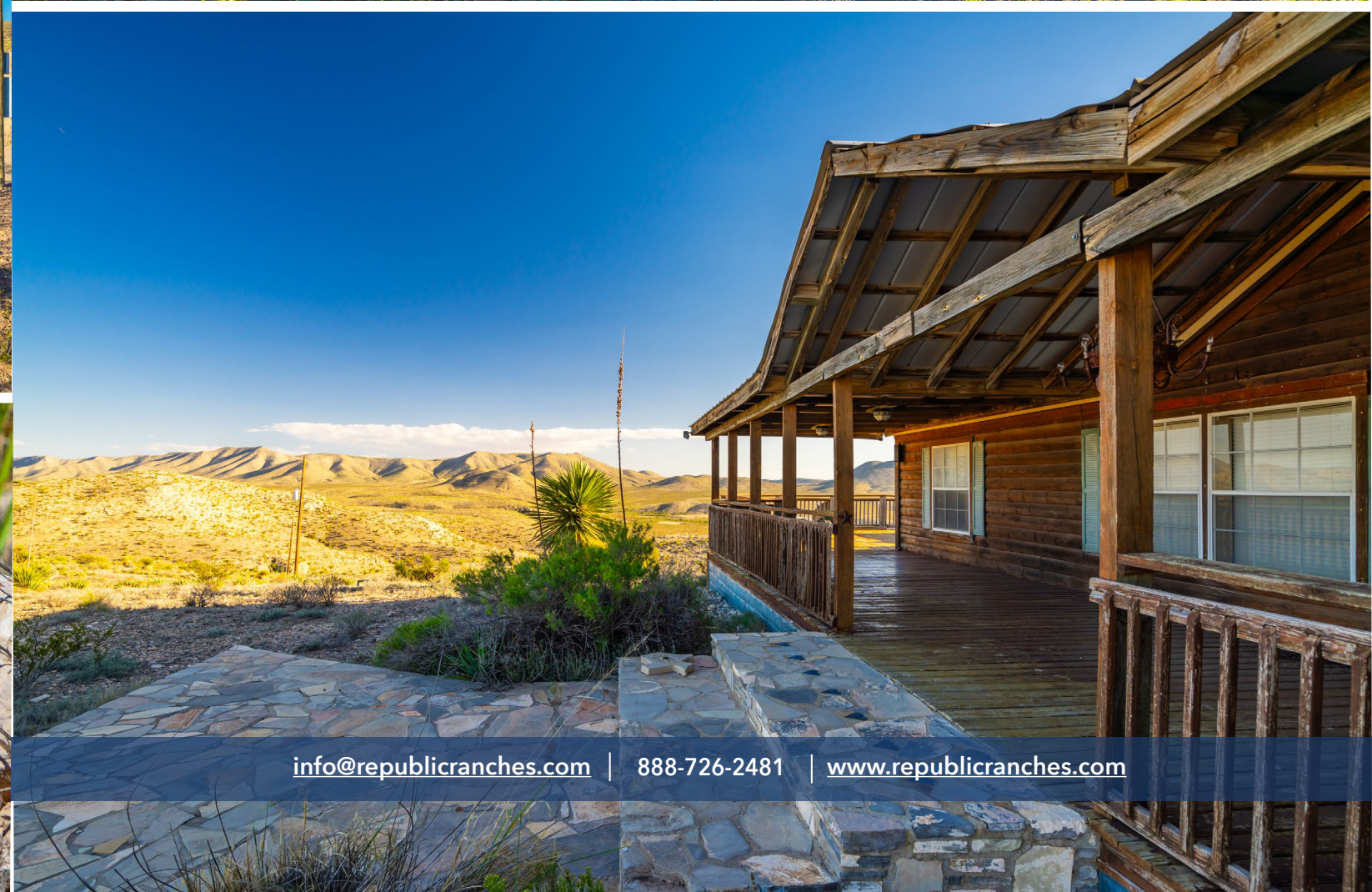


# IMPROVEMENTS

The 7 Hearts House is a 3 bedroom, 3 bathroom modular home that is finished out and fully furnished. The house was enhanced with a nice wrap-around deck and stone patio with fire pits and smokers.

There is also an off-grid rock cabin called The Rock House that is in need of updating.

Equally important are the approximately 55 miles of maintained all-weather roads allowing vehicles to comfortably traverse the ranch.





# TOPOGRAPHY, RANGELAND & HABITAT

The Apache Mountains are one of three portions of the largest exposed fossil reef on earth with the largest portion being the Guadalupe Mountains just a short distance to the north. The Delaware Mountains, named for the Delaware Indians, are characterized by long horizontal layers of sandstone, limestone, and shale, which were deposited in the sea at the edge of the Delaware Basin in Permian times. These desert mountains are steep with a locally deep and dense dissection with a mix of desert valley floor providing excellent year round habitat for mule deer. The topographic relief in this portion of the Apache and Delaware mountain ranges is approximately 1,197 ft with the highest peak reaching 5,247 feet of elevation. With deep canyons and towering peaks like Old Baldy and Mt. Sinai, the vistas to and from all directions never disappoint.

The views to the west are a staggering set of mountain ranges with the Beach, Baylor and Sierra Diablo Mountains stacked together casting a picturesque sawtooth appearance. To the north, you can see the Guadalupe Mountains and Guadalupe Peak, the tallest peak in Texas rising to 8,751 feet. The southern viewshed provides vistas of the ranch and the northern slope of the Apache Mountains.

The Delaware mountains enter the ranch from the north eventually transitioning into the 7 Hearts Gap. The 7 Hearts Gap includes some very limited historical remnants of a portion of a barite exploration site from the 1960s. The attractive mineral can still be found on the surface in the area. Today, the 7 Hearts Gap is another prime area on the ranch where Boone and Crockett class mule deer have been harvested in the past.

This area of the Trans Pecos ecoregion includes several diverse ecosystems including Chihuahuan Desert Scrublands, desert grasslands and desert mountains and canyons. These systems offer a diverse mix of native grasses, brush, forbes (following rainfall) and succulents providing forage and shelter for the ranch’s wildlife.

# AREA HISTORY

The history in these mountains runs as deep as the draws and canyons of these fossil reef mountains. Looking back in history the land has been home to Apaches, 1,900’s zinc and barite mining expeditions and at present a meticulously managed mule deer herd. The Mescalero Apaches were known to be nomadic hunters and fierce warriors. They used shelters known as “Wicki-Ups” which are short rounded dwellings made from hides and twigs. Their artifacts are still found on the ranch today by the hundreds!



# OTHER

Seller intends to reserve and retain the Apache Ranch name as well as some non-executive commercial groundwater water rights. Contact Broker for more details. One of the listing associates is affiliated with Seller.



### 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.*

11-2-2015

**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.
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- **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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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