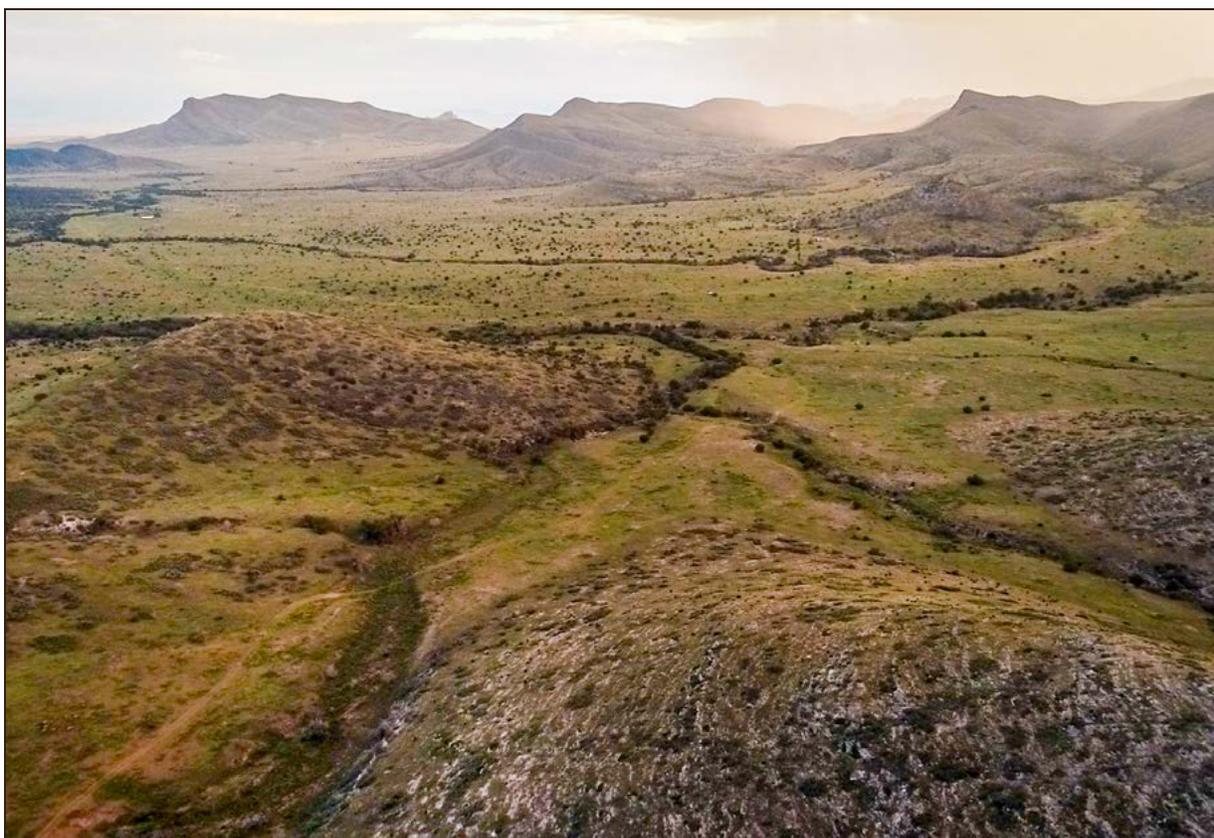




**BOSS RANCH**  
**MARATHON, TEXAS**





**BOSS RANCH**  
**MARATHON, TEXAS**

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**\$18,500,000 | 10,900± ACRES**

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LISTING AGENT: **JAY LEYENDECKER**

216 WEST VILLAGE BLVD., STE. 102-22  
LAREDO, TEXAS 78041

M: 956-771-4255

JAY@HALLANDHALL.COM

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## EXECUTIVE SUMMARY

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*Situated in the picturesque Glass Mountains of West Texas, this showcase 10,900± acre ranch encompasses recreational and agricultural resources all in one package. The BOSS Ranch is unparalleled among West Texas ranches with its combination of diverse landscapes, highly developed water resources, exceptional wildlife, and grazing lands, all with frontage along Highway 385. The property is a simple eight-mile drive to the quaint town of Marathon, home to the historic Gage Hotel, White Buffalo Bar, and 12 Gage Restaurant. There is a convenient FBO located 30 miles away in Alpine and commercial flights available 163 miles away in Midland.*

*The ranch climbs over 1,600 feet from the flatlands at the entrance to the 5,872 foot peak of Leonard Mountain. Multiple locations over 5,500 feet are found across the northern portion of the property and look down to the lowland flats towards the center of the ranch. Improvements on the ranch are simple and low maintenance, yet highly functional. They consist of two residences, a modest hunting lodge, workshop, support buildings, and two sets of cattle pens.*

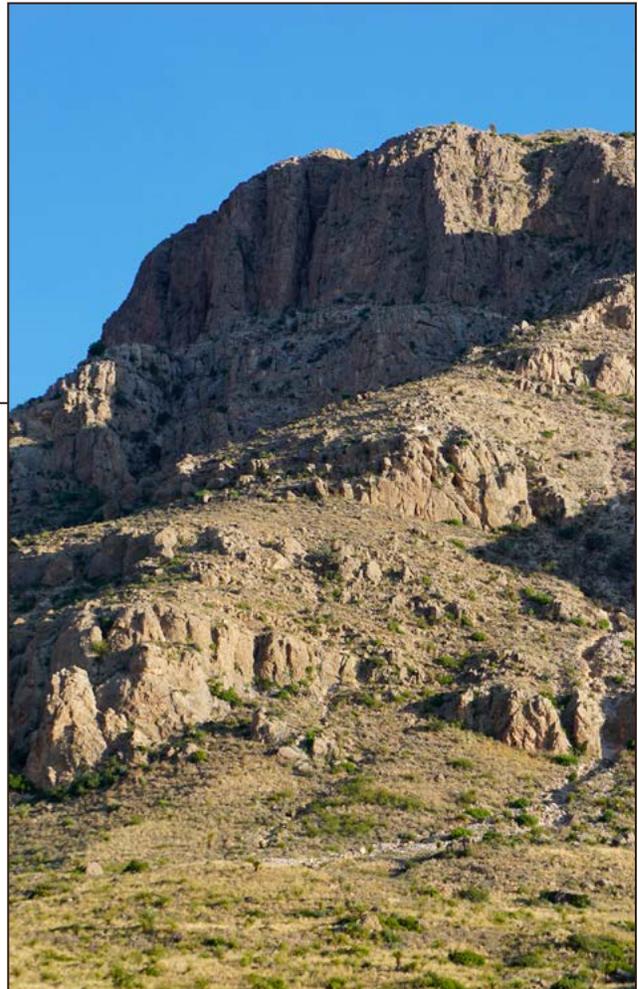
*Diversity of terrain and the extensive water system combine to support the cattle herd as well as resident wildlife herds. The ranch has an exceptional mule deer population, bountiful elk, and herds of aoudad are found throughout the property. Other species include javelina, coyotes, and the occasional whitetail and pronghorn antelope. Big-game hunting is outstanding and generates a significant revenue stream for the current owner. The owner has historically run 200 animal units to promote resident wildlife, but believes the ranch could support a higher number if desired.*

*The BOSS Ranch is a gem of a property with a superior water system, extraordinary wildlife, fantastic grazing, and simple yet highly functional improvements in a gorgeous West Texas setting. The ranch has significant state classified minerals and a portion of the fee minerals are available with an acceptable offer.*



## LOCATION

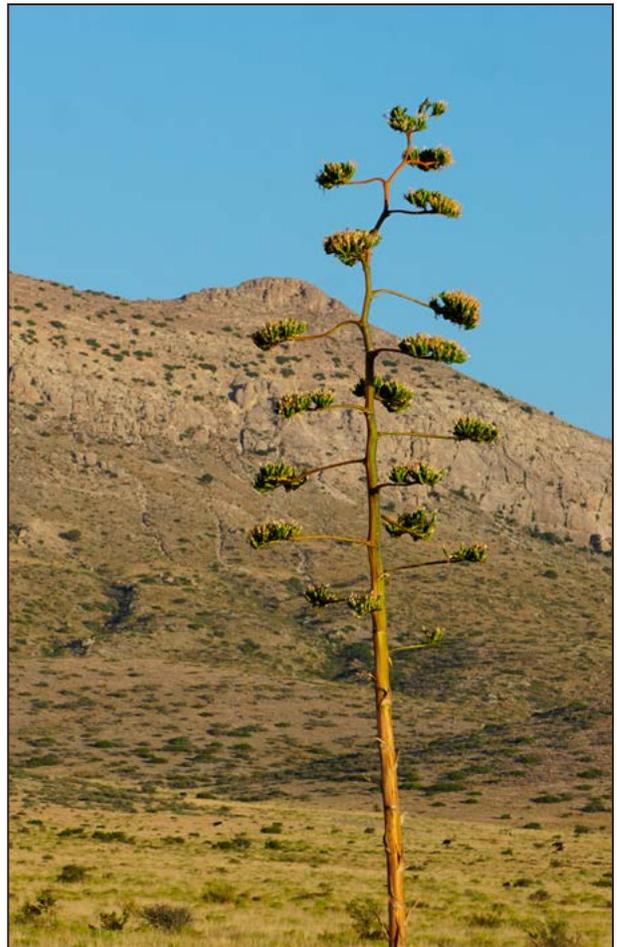
The BOSS Ranch is located just eight miles from Marathon, Texas in Brewster County off Highway 385 then on to Hwy 90 and onward another forty minutes from Alpine. Marfa and Fort Davis are 65 miles from the ranch. Its approximately 2.25 hours from Midland Odessa and roughly 3.5 hours from El Paso.





## LOCALE

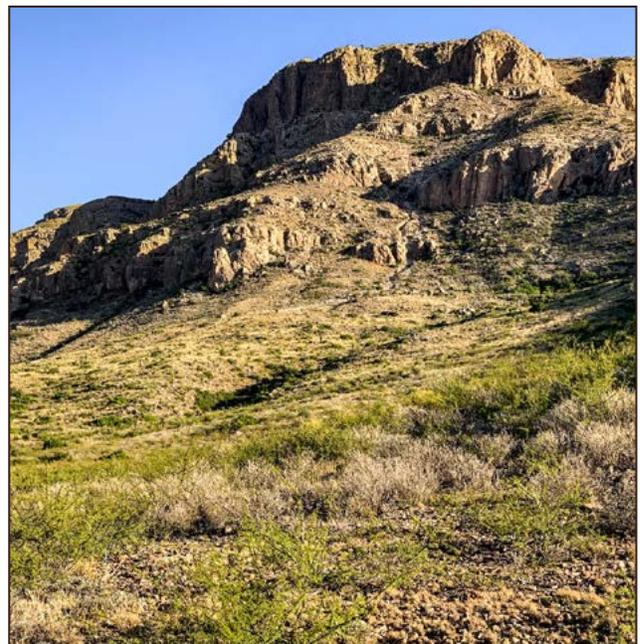
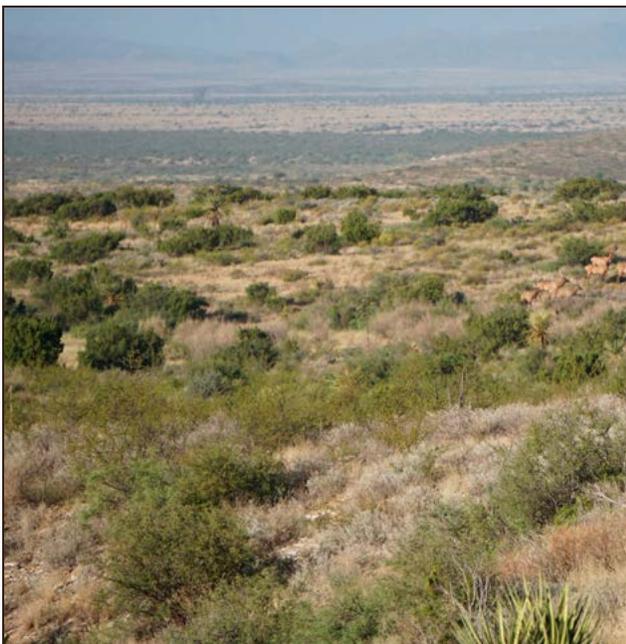
Marathon was founded by open waters Captain Albion Shepard in 1882. He appropriately named the Texas town after stating that the area reminded him of Marathon, Greece. Marathon has a population of 430 with the fine and famed Gage Hotel and White Buffalo bar and restaurant along with Big Bend National Park just 40 miles away. In our modern world of excessive light pollution, an unfamiliar attribute to the area is the designation of being a “Class 1 Dark Sky” (as dark as it gets), which attracts astronomers and stargazers from all over the country. The BOSS Ranch is found near the northeastern tip of Brewster County within the Glass Mountain Range with nearby Sul Ross University located in county at Alpine. The university’s 2018-19 fall enrollment was 2,775 with an average undergraduate class size of 13.2.





## GENERAL DESCRIPTION

The ranch is set up as an ideal hunting and cattle operation. It's home to free-range mule deer, aoudad, elk, whitetail, and javelina and has an estimated maximum of 300 AU carrying capacity for the cattleman. The ranch climbs over 1,600 feet from the entrance flats to the high-point of Leonard Mountain (5,872 feet), with multiple locations over 5,500 feet spanning across the northern portion of the property all looking down on the lowland flats towards the center of the ranch and their respective canyons on the reverse end. There are roughly 16 miles of piped water from north to south, 30+ drinkers, three water storage facilities, and three solar pumps. Water is readily available in all pastures, flats, and canyons within the property's boundaries. With such a profound water system, wildlife remains resident on the ranch, and it is common to see three to five species of big-game while on an afternoon drive. The ranch has 15 pastures designed for rotational grazing.



## ACREAGE BREAKDOWN

The BOSS Ranch is 15 fenced pastures ranging in size from a 92± acre trap to 1,872± acre pasture, all with supplied with water.





## IMPROVEMENTS

The headquarters pasture is approximately 5.5 acres with a grand set of cattle pens along with modest but nice homes and other improvements. The owner's home is approximately 1,500 square feet, two bedrooms with third room for an office or bedroom conversion. The hunter's lodge is approximately 1,700 square feet with two private bedrooms, one large bunk bedroom, with four shower stalls, large screened-in patio and porch. There is a quaint guest house that is 800 square feet with three bedrooms and two baths. Also in the vicinity is a large steel frame shop/barn of about 75'X40' with concrete floor and an attached 75'X40' frame for equipment storage with caliche floor. Along with two older feed, storage, and shop barns, approximately 800 to 1,000 square feet each. The large set of pipe working/shipping corrals consist of four small paddocks and two large paddocks, alley, circular work area and loading chute, and a half-acre plus holding lot.



## CLIMATE

The area is a semiarid climate with an average annual rainfall of about fourteen inches and one and a half inches of snowfall. Temperatures are traditionally between 91F (June) in the summer and 29F (January) in the winter with low humidity.





## **GRAZING RESOURCE**

The BOSS' claimed its fame in the Braford cattle industry in the 1980s-1990s and has been an operating cattle ranch ever since. The ranch at its peak would be capable of handling 300 AU, but the current owners have maintained around 200 AU throughout their tenure, with fewer than 50 AU residing on the ranch today. With its well thought out fifteen pastures it makes rotational grazing simple and seamless. The ranch has also received the 'Excellence in Grazing Management Award' by The Society of Grazing Management, and award for stewardship.





## **WILDLIFE RESOURCES**

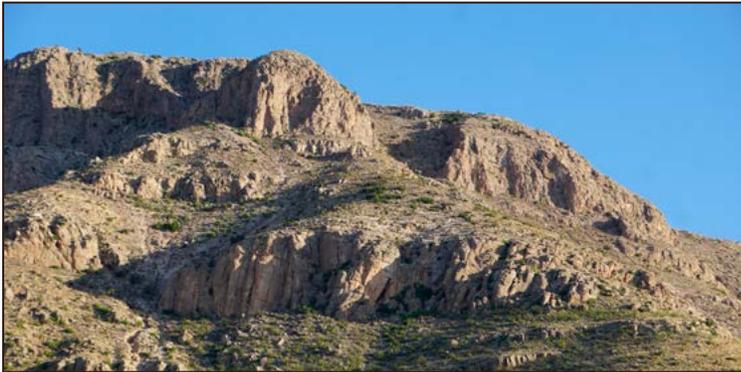
The ranch has an exceptional mule deer population, bountiful elk, and herds of aoudad (Barbary sheep) are found throughout the property. Other species include javelina, prairie dog towns, the occasional whitetail, and the odd pronghorn antelope. Upland bird species include Blue Scale quail and the not so common Gambel's quail. Big-game hunting is outstanding, and is a definite revenue stream, should a potential owner not wish to enjoy it all to themselves.





## RECREATIONAL CONSIDERATIONS

In addition to the stellar hunting, the BOSS Ranch is a recreational playground with unlimited opportunities to horseback ride, hunt for Native American arrowheads artifacts, hike, mountain bike, ATV/UTV 4x4 ride, and of course birding and endless photographic possibilities.





## **AESTHETIC CONSIDERATIONS**

The ranch climbs over 1,600 feet from the entrance flats to the high-point of Leonard Mountain (5,872 feet), with multiple views in excess of 5,500 feet spanning across the northern portion of the property all looking down upon the lowland flats towards the center of the ranch and their respective canyons on the reverse end. Even with such varied terrain, the ranch can be aggressive yet gentle and widely accessible. This diversity equates to its own tailored ecosystem ideal for wildlife, grazing, and endless recreational opportunity.



## TAXES

Based upon past years, annual taxes are estimated at \$6,915.93 for land and improvements.

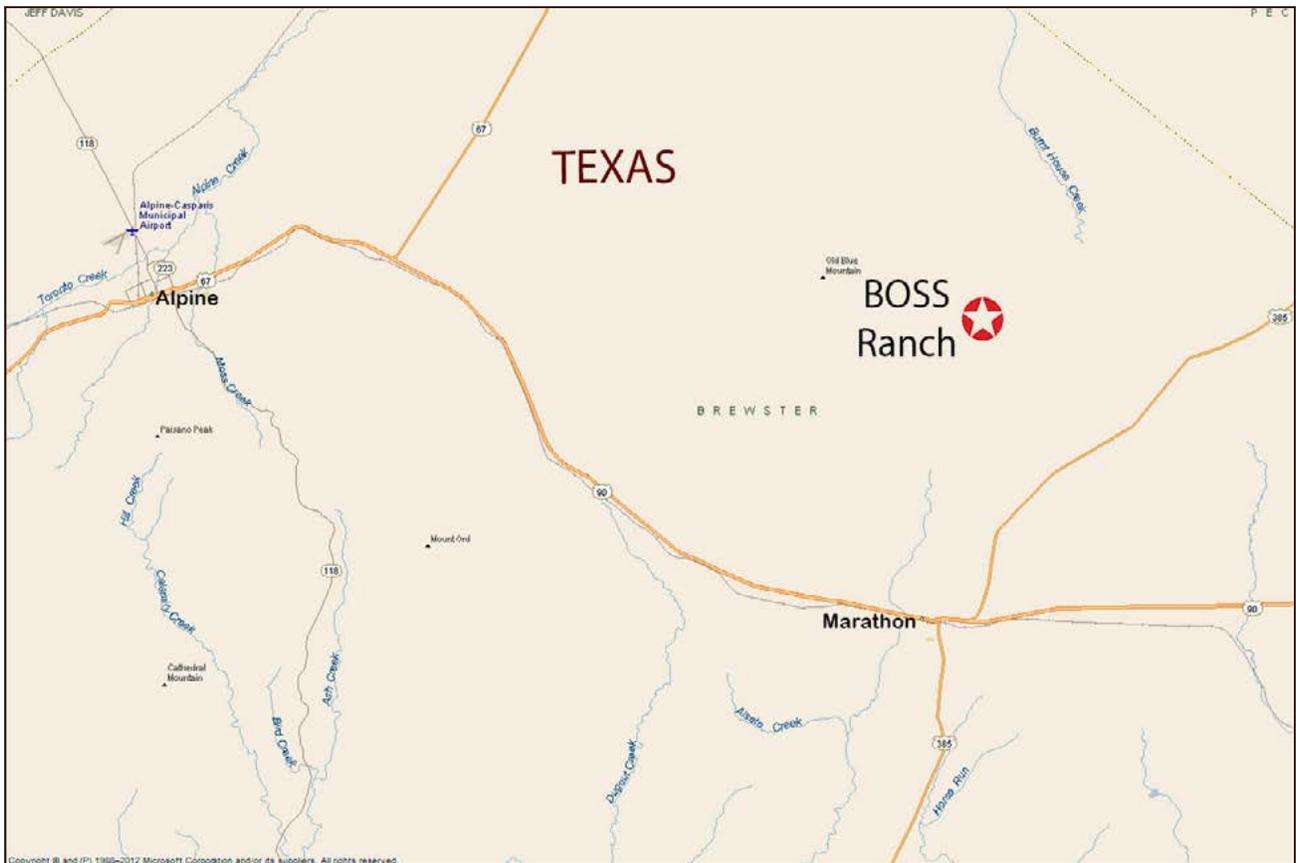
## MINERAL RIGHTS

The ranch also has state 2,225.9± acres of classified mineral rights associated with the property and the potential for a portion of the fee minerals upon transition.



## **BROKER'S COMMENT**

All in all, the BOSS Ranch is a gem of a property with superior water capability, extraordinary wildlife, fantastic grazing, the inclusion of state classified and fee minerals, simple yet highly functional improvements, with named mountain ownership (Leonard Mountain) and views. If West Texas is on your mind, the BOSS Ranch is a must-experience property ready for a new owner to enjoy for generations to come. It's a rarity to find such a complete opportunity in the West Texas mountain range.

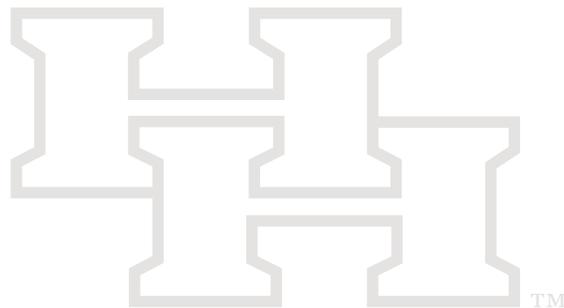


*Click on map above for link to MapRight map of property.*

## PRICE

**\$18,500,000**

Co-listed with Carpenter Realty.



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 Bergstrom](#) 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. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 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.

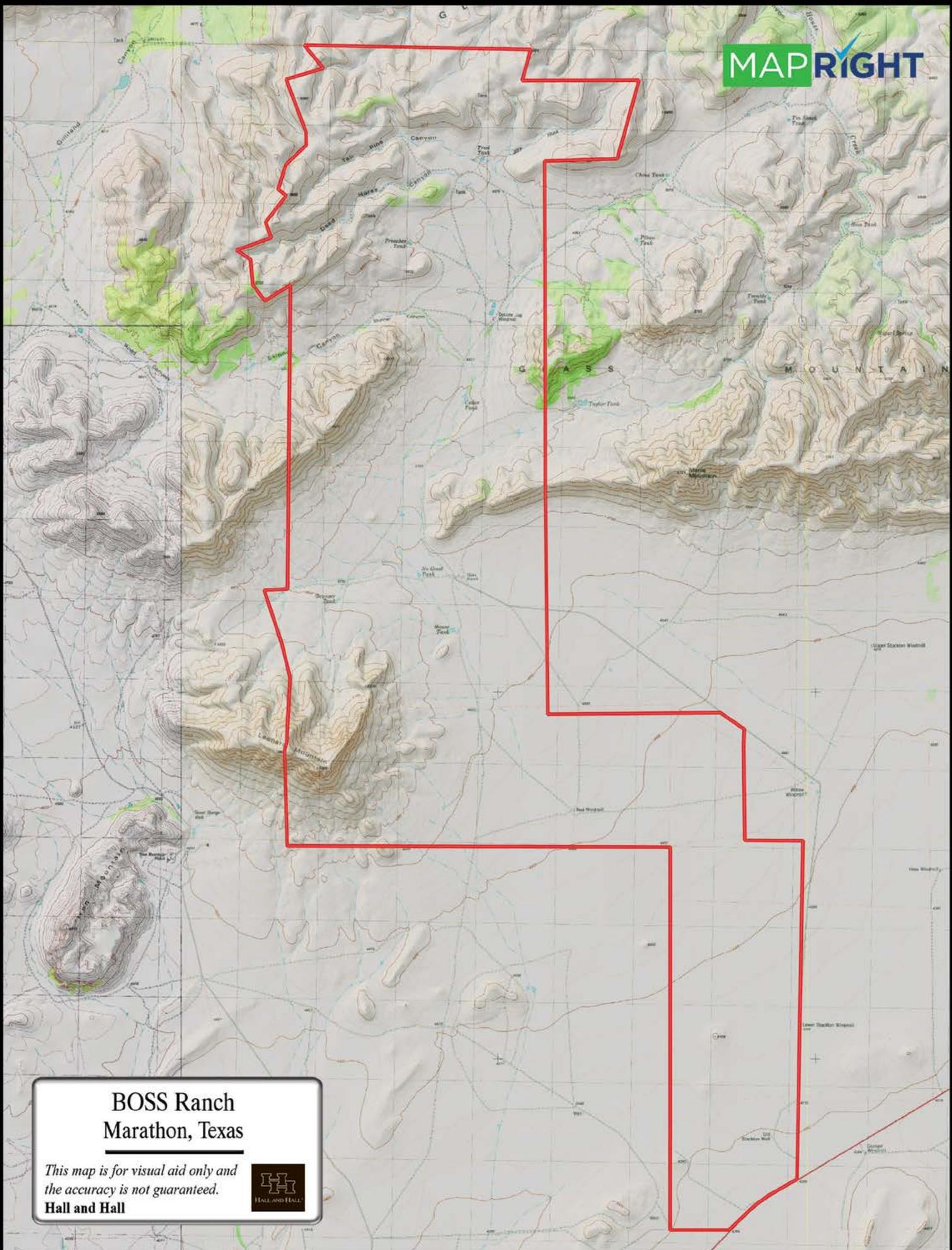
**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations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

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

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

\_\_\_\_\_  
Date



# BOSS Ranch Marathon, Texas

*This map is for visual aid only and  
the accuracy is not guaranteed.*

**Hall and Hall**





**BOSS Ranch**  
**Marathon, Texas**

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