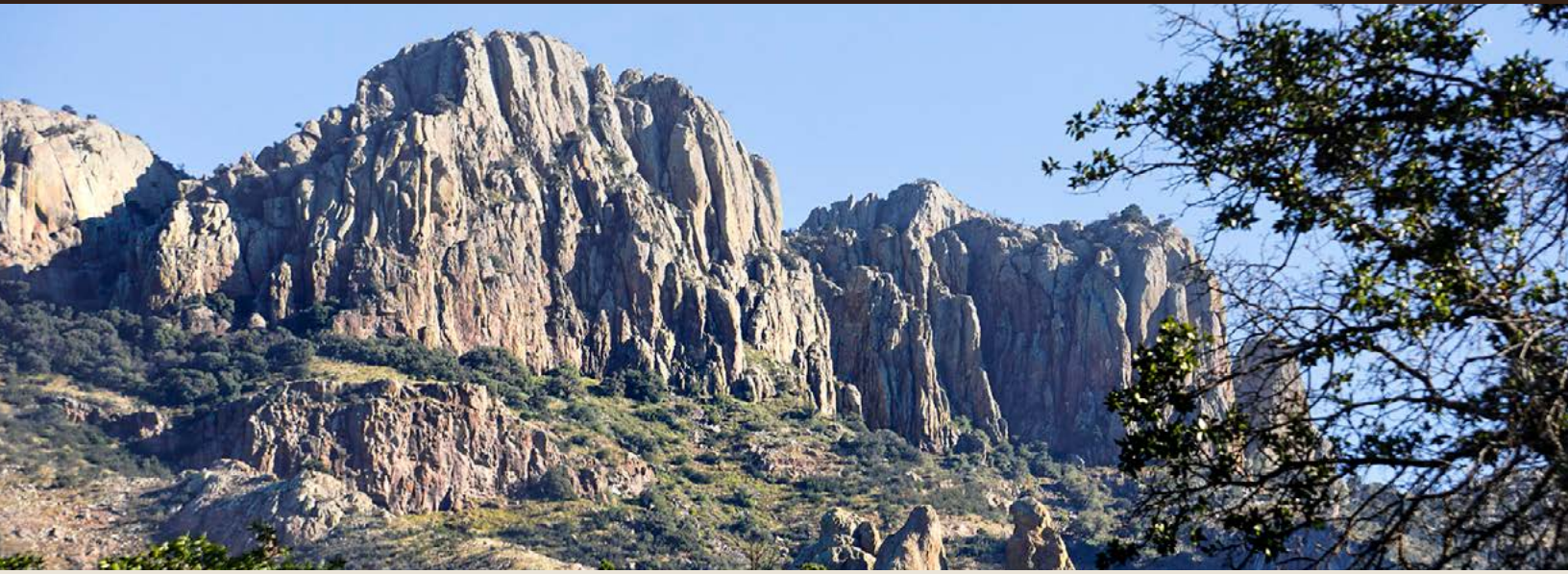


LIVERMORE RANCH - LAST OF THE GREAT PLACES FORT DAVIS, TEXAS



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, sheer bluffs, notorious rock formations, deep shaded canyons, and large meadows, which creates 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.





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FACTS

- 4,772± deeded acres in the Davis Mountains of West Texas
- Elevations from 5,500 feet to 8,000 feet and wholly inclusive of Brooks Mountain
- 8,166 sq. ft. six-bedroom, five-and-one-half bath traditional adobe brick lodge
- Horse barn and cattle facilities
- Shops and storage barns
- Strong populations of mule deer, elk and aoudad
- Mountain lion, turkey and javelina
- Scaled and Montezuma quail, dove, seasonally abundant migratory species
- Unparalleled and documented ecological diversity unique to Davis Mountains
- Early Texas and archeological history prominent on the ranch
- Three named springs and five wells



OFFERED AT \$17,500,000

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Photo Credit - Steve Korevec

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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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date