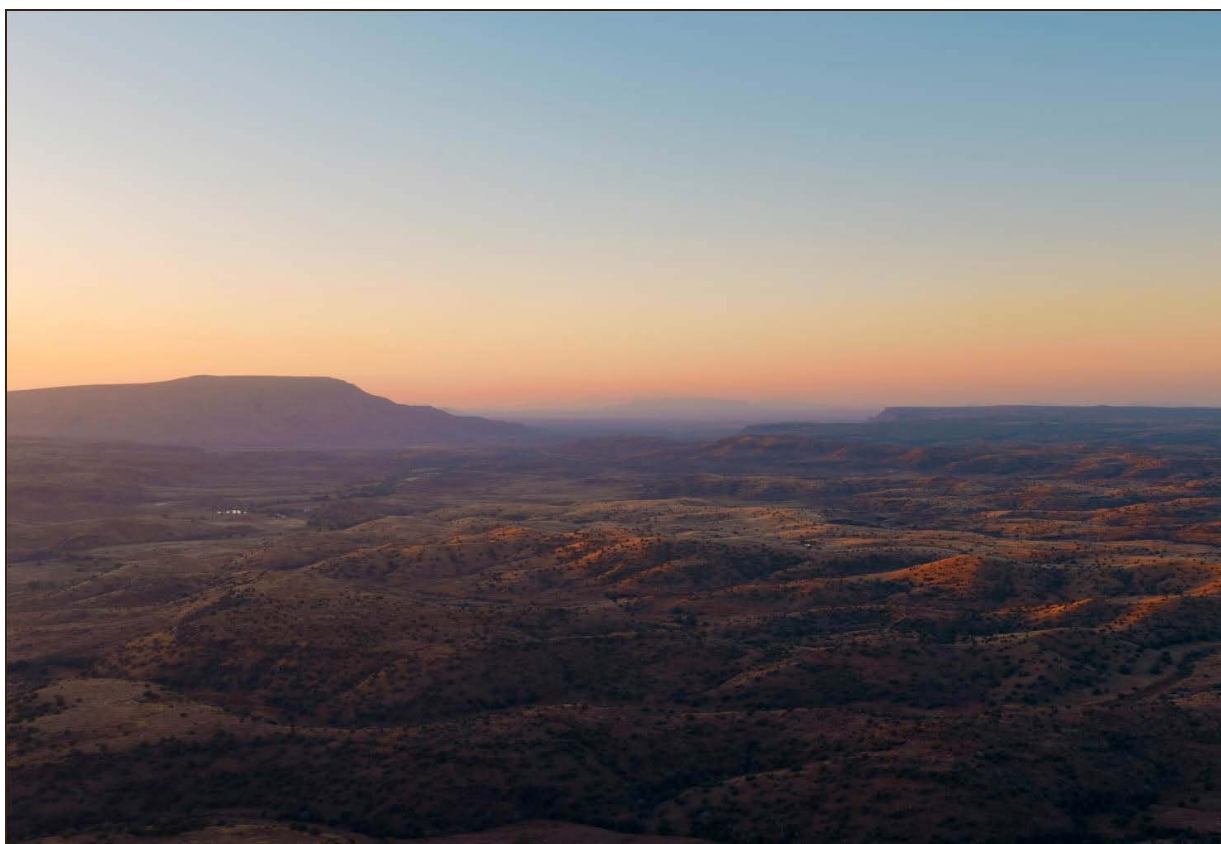


Y Bar O Ranch
ALPINE, TEXAS





Y Bar O Ranch

ALPINE, TEXAS

\$46,513,600 | 29,071± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

The Y Bar O Ranch is a premier offering in the heart of Texas's Big Bend region, uniting exceptional natural beauty, first-class infrastructure, productive ranching, and excellent recreational potential. Stretching from the scenic bottoms of Calamity Creek to the dramatic cliffs of Kokernot and Crossen Mesas, the property offers sweeping 360-degree views of Elephant Mountain, Cathedral Mountain, Mount Ord, Cienega Mountain, and Santiago Peak. Conveniently located 17 miles south of Alpine along scenic State Highway 118, the ranch lies within easy reach of Marfa, Marathon, Fort Davis, and Big Bend National Park.

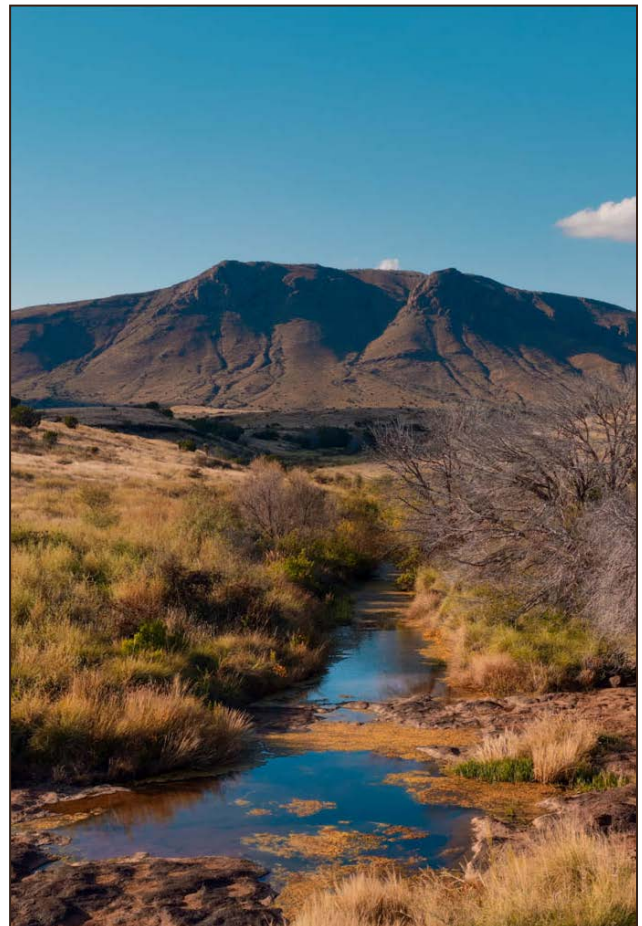
The topography across the ranch is notably diverse, with rolling grassland hills in the north transitioning to elevated mesa country in the south. Elevations range from 4,050 to 5,072 feet. The land supports a healthy mix of native grasses, oak, cottonwoods, juniper, mesquite, yucca, and other desirable forbs and grasses, creating both productive grazing and striking scenery. Fenced and cross-fenced into 21± pastures with approximately ten sets of working pens, the ranch is exceptionally well-improved for efficient livestock management.



At the headquarters, “The Casa” is a finely appointed four-bedroom stucco home featuring ensuite bathrooms, radiant-heat floors, and an expansive outdoor living area with views of Cathedral Mountain. Additional structures include a manager’s home, bunkhouse, office, shops, barns, and roping arena, with a secondary camp supporting operations in the southern portion of the ranch.

Water is abundant, supplied by roughly 28 wells and an extensive network of water storages, pipelines, and drinking troughs, complemented by springs and seasonal creeks. The ranch supports diverse wildlife, including elk, mule deer, audad, mountain lion, black bear, game birds, and more.

Offering full mineral, livestock, and equipment conveyance, the Y Bar O Ranch stands as one of West Texas’s most complete and turn-key legacy ranches—an unmatched combination of beauty, function, and long-term value.





Location

The Y Bar O Ranch is located along the bottoms of Calamity Creek in the north and the rugged cliffs of Kokernot and Crossen Mesas in the south, conveniently located approximately 17 linear miles south of Alpine along the west side of paved State Highway 118. It lies 25 miles northwest of Big Bend National Park, 26 miles southeast of Marfa, 22 miles southwest of Marathon, and 35 miles southeast of Fort Davis.

Travel by air is convenient via Alpine-Casparis Municipal Airport (E38), which features two lighted runways: Runway 1/19 is 6,002 by 75 feet, and Runway 5/23 is 5,018 by 60 feet. Runways 19/23 are RNAV equipped. Commercial air service is available at Midland/Odessa International Airport, approximately 150 miles to the northeast and El Paso International Airport, approximately 200 miles away.



Locale

Located in the heart of the scenic Big Bend region of West Texas, the ranch offers panoramic views of some of the area's most iconic geological landmarks, including Elephant Mountain, Cathedral Mountain, Mount Ord, Cienega Mountain, and Santiago Peak. The nearby town of Alpine provides essential services, including dining, shopping, and nightlife. Marfa, just to the northwest, is internationally recognized as a cultural destination, noted for its art installations, galleries, and vibrant creative community. Nearby Big Bend National Park, Big Bend Ranch State Park, McDonald Observatory, and historic Fort Davis offer a number of recreational, sightseeing, and historical entertainment endeavors.





General Description

The Y Bar O Ranch encompasses a remarkably varied landscape within the Big Bend region. Its northern expanse features rolling grassland hills drained by Calamity and Sheep Creeks. These grasslands are dominated by native grasses such as grama and bluestem, and are interspersed with oaks, juniper, mesquite, catclaw, sumac, and yucca. Cottonwoods, oaks and other hardwoods thrive along the scenic creek bottoms.

Southward, the land transitions into rugged desert plains and high mesa country with elevations climbing from 4,050 feet at the southeastern boundary to 5,072 feet atop Potato Hill on Kokernot Mesa. Vegetation in this region includes creosote bush, ocotillo, and other high desert mountain-adapted flora. The ranch is divided into 21± pastures and traps, with ten sets of working and shipping pens strategically located for livestock management. Investment in quality fencing and ranch infrastructure is evident throughout, ensuring ease of operation, long-term durability and cost savings to a potential buyer rarely seen in this market. The lack of deferred maintenance is obvious from corner to corner.



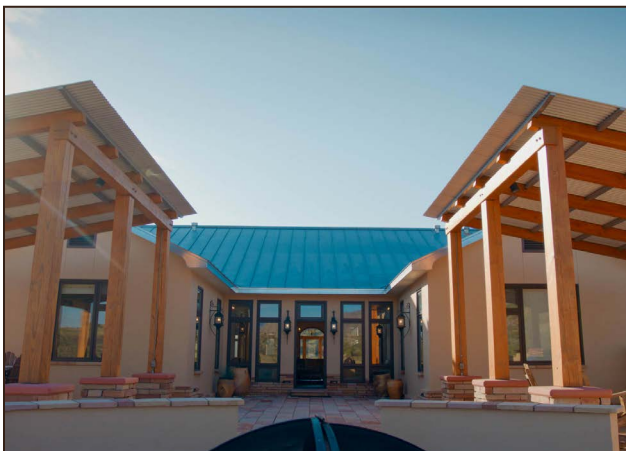
Acreage and Breakdown

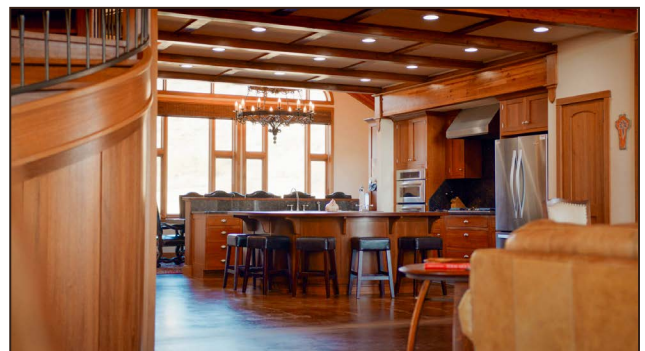
The property comprises 29,071± deeded acres.



Improvements

The ranch headquarters is situated in the northern sector of the property and includes a finely crafted, 4,000± square-foot, four-bedroom stucco home known as “The Casa.” Each bedroom includes an ensuite bathroom, and the interior features an open-concept design uniting the living, dining, and kitchen areas. Radiant-heat flooring, rich wood accents, and an expansive outdoor living space with inspiring views of Cathedral Mountain complete the home, which will convey fully furnished.







Additional improvements at headquarters include a manager's residence, a hand house, a bunkhouse, an office, a shop, and a game cleaning shed. Livestock infrastructure includes a horse barn, working pens, and a roping arena—all in excellent condition, well kept, and ready for immediate use.

The South Camp, with a scenic backdrop of Kokernot Mesa and front porch views of Elephant Mountain, includes a foreman's house, a bunkhouse, a shop, and an equipment shed. These improvements are also in good condition and support daily operations on the southern half of the ranch.



Climate

Brewster County enjoys a favorable climate with an average of 295 sunny days per year. January typically brings highs around 60 degrees and lows around 40 degrees, while August sees average highs of 93 degrees and lows around 72 degrees. Annual precipitation averages approximately 16 inches, largely falling between May and September. Low humidity, stable weather patterns, and abundant sunshine contribute to a comfortable, productive environment year-round.



General Operations

Historically, the Y Bar O Ranch has been utilized as a cow/calf operation complemented by family recreational use. The current ownership has prioritized sustainable grazing and forage management, focusing on optimizing both the quality of the grassland, the long-term ecological health of the ranch, and the quality of wildlife.





Water Resources

The ranch is exceptionally well-watered. Livestock and domestic water is provided by approximately 28± wells and water storages. The wells are a combination of windmills, solar, and electric submersible pumps. An extensive waterline network supplies numerous strategically located drinking troughs throughout the ranch. Seasonal springs, small tanks, and waterholes are found throughout the creeks, draws, and drainages, contributing to the ranch's consistent water availability for both livestock and wildlife.



Wildlife Resources

The Y Bar O Ranch offers outstanding wildlife habitat across its varied terrain. Trophy audad are abundant in the southern mesas, while mule deer are found throughout the ranch. Elk frequently occupy the central and northern zones. Additional wildlife includes black bear, mountain lion, javelina, dove, quail, turkey, and a range of varmints. Game management has long been prioritized under current ownership. The ranch lies directly west of the Elephant Mountain Wildlife Refuge, home to a notable population of bighorn sheep.

Recreational Opportunities

Beyond hunting, the ranch supports a wide range of recreational pursuits including hiking, horseback riding, ATV exploration, and stargazing. Its proximity to Big Bend National Park provides access to additional wilderness activities, while the McDonald Observatory in the Davis Mountains offers opportunities for celestial observation. Lajitas, a historic border town located approximately 50 miles to the south, is home to the renowned Lajitas Golf Resort, further enhancing the region's recreational appeal.



History

Set in the striking Trans-Pecos region south of Alpine, this extraordinary West Texas ranch offering reflects more than six decades of thoughtful ownership and improvement by the Yarborough family. The ranch began its formation in the early 1960s, when Dub and Kay Yarborough, newly established in Midland after World War II, purchased their first 3,520± acres in 1961. Additional acquisitions followed in 1962 and 1966, creating a substantial and contiguous landholding in one of Texas's most scenic landscapes. The ranch became a beloved retreat for the family, who spent many years enjoying its open spaces, wildlife, and mountain views.

A major transformation of the property began in 2005, when the next generation undertook a comprehensive modernization of the headquarters area. A new barn was constructed, and the outdated original ranch house was replaced with a modern residence for the ranch manager. The bunkhouse and ranch office were each enlarged, rebuilt, and brought fully up to contemporary standards.

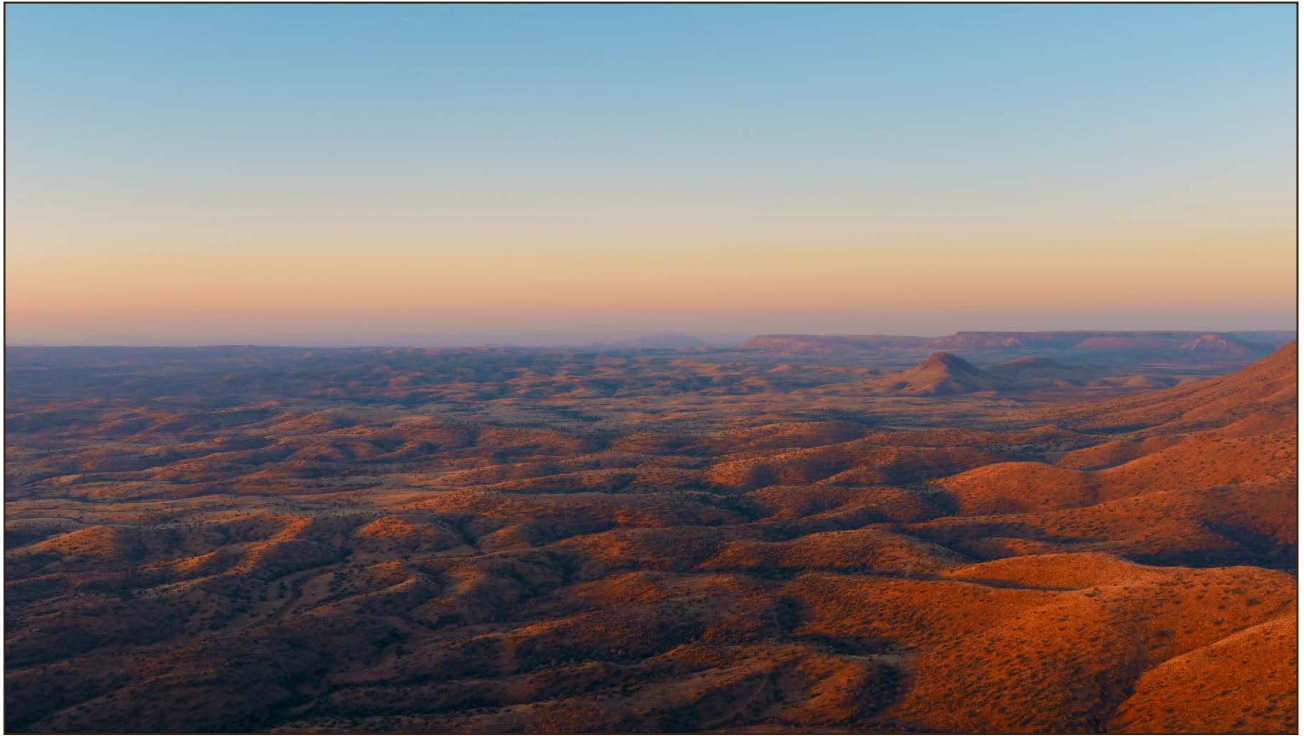


In 2011, the family completed their showcase custom home, known as “The Casa.” This exemplary residence features four private bedroom suites and is positioned to take advantage of sweeping views of Elephant Mountain and Cathedral Mountain.



Between 2011 and 2012, additional land acquisitions further unified the ranch, incorporating tracts that refined pasture boundaries and enhanced operational flow. Improvements during this period included a new three-bedroom worker residence in the Ivey Trap, a two-bedroom crew cabin, barns, and a carport/workshop designed for heavy equipment.

Blending deep family heritage with extensive upgrades, this ranch stands as a rare turn-key offering in a dramatic and highly sought-after region of Texas.



Taxes

Annual property taxes are approximately \$22,500.

Water Rights

No water rights have been reserved by previous owners. All water rights will convey with the sale. The property lies within the jurisdiction of the Brewster County Groundwater Conservation District.

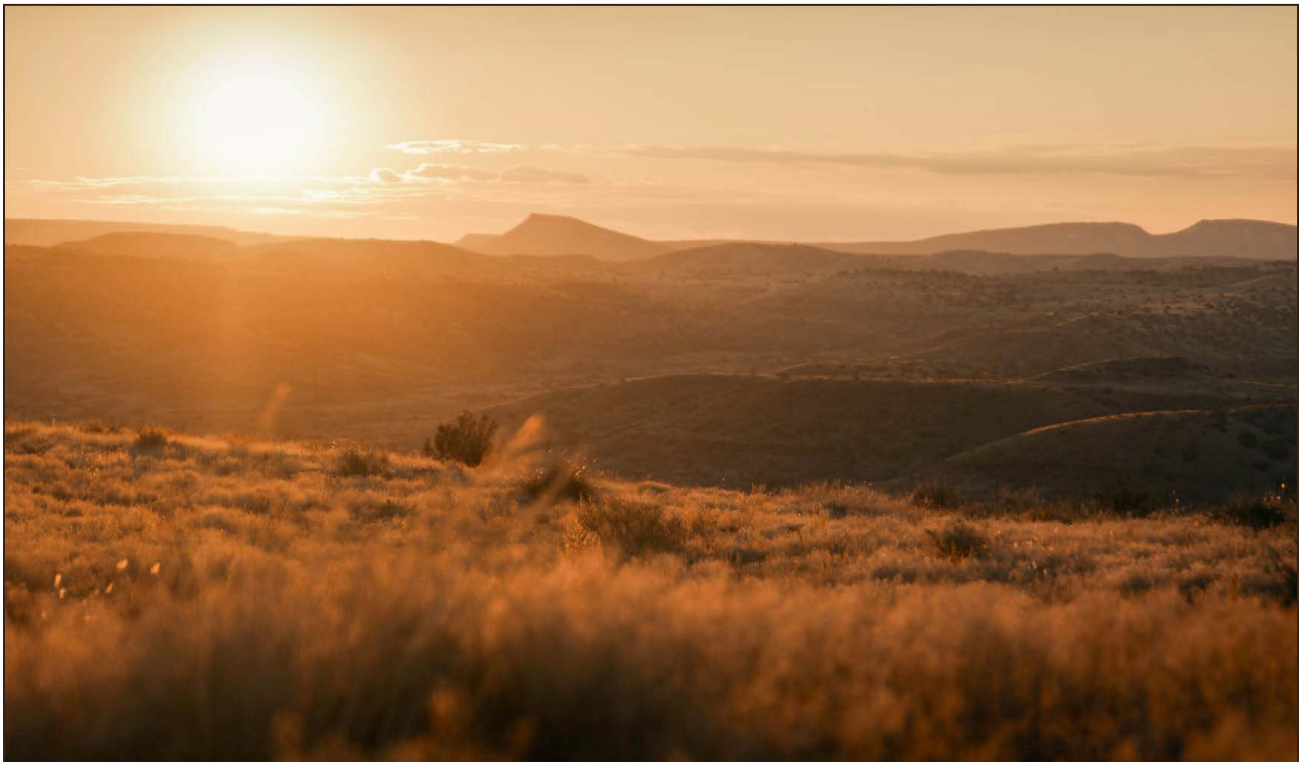
Mineral Rights

All fee mineral rights owned by the seller will convey. Additionally, the ranch includes approximately 12,800 acres of state mineral classified lands, in which all landowner rights will convey. While there is currently no oil or gas production on the property, securing mineral ownership is increasingly rare in Texas, adding further value to the offering.

Additional Information

Included in the sale is a generous inventory of equipment and all existing livestock, offering a true turn-key opportunity. A full inventory is available for review by qualified parties.

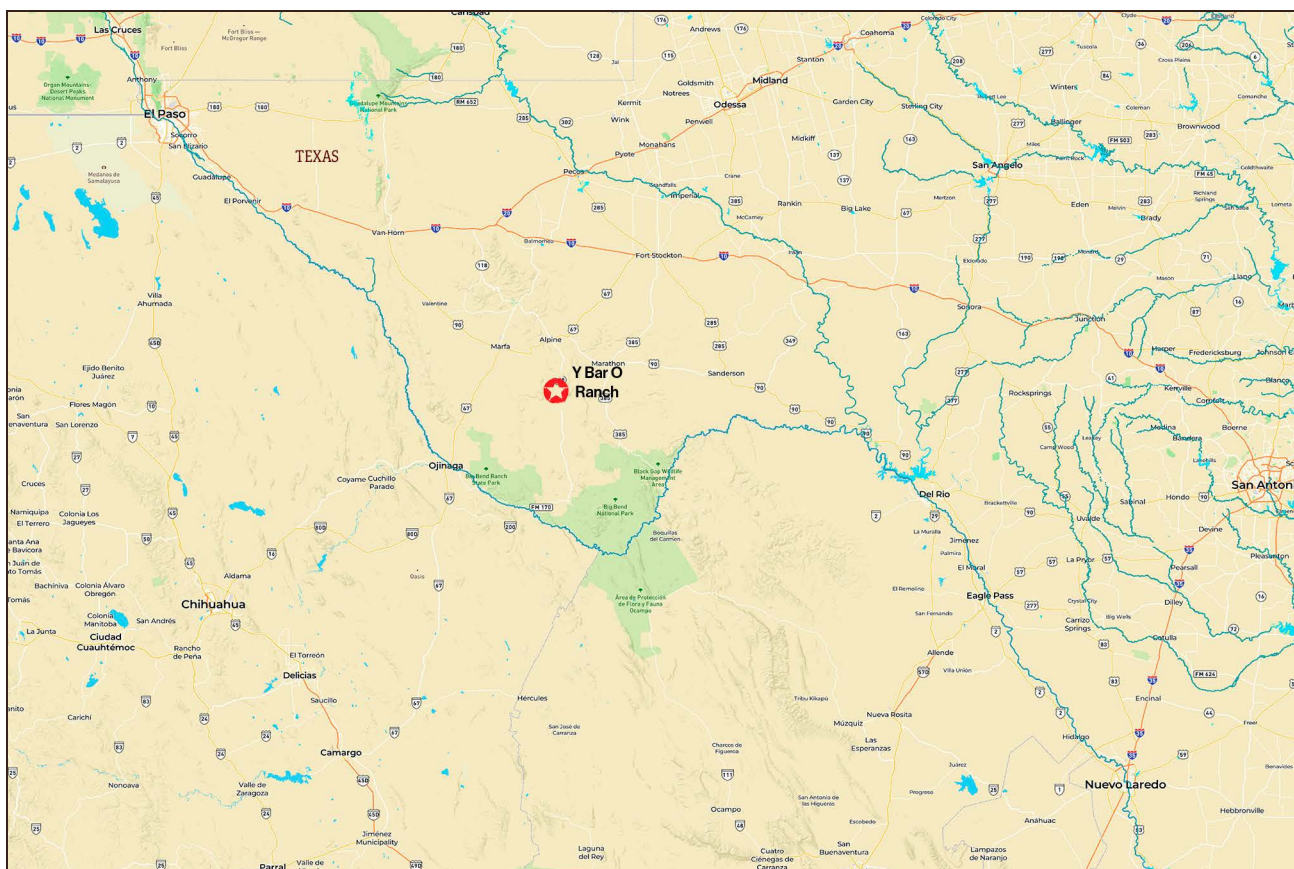
There is an exceptional gravel quarry for ranch use and an older airstrip (currently unused) marked on the historical map, if a purchaser wants to develop access for smaller planes.



Broker's Comments

The Y Bar O Ranch exemplifies the best of the Trans-Pecos and Big Bend region. Its infrastructure has been thoughtfully developed and meticulously maintained, making it stand out even in a region known for quality ranch properties. The diversity of terrain—from the productive northern grasslands to the towering mesas in the south—offers exceptional aesthetic, operational, and recreational value. With sweeping views of some of West Texas's most iconic landmarks and a complete suite of conveyances including minerals, livestock, and equipment, this property represents a rare opportunity to acquire a truly turn-key legacy ranch at a reasonable price point.

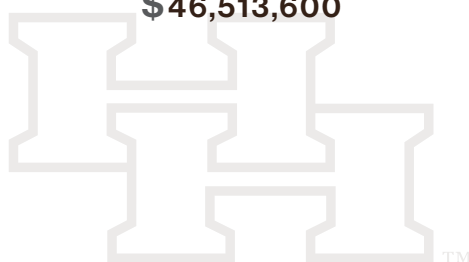




Click on map above for link to Land id™ map of property.

Price

\$46,513,600



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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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes 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

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

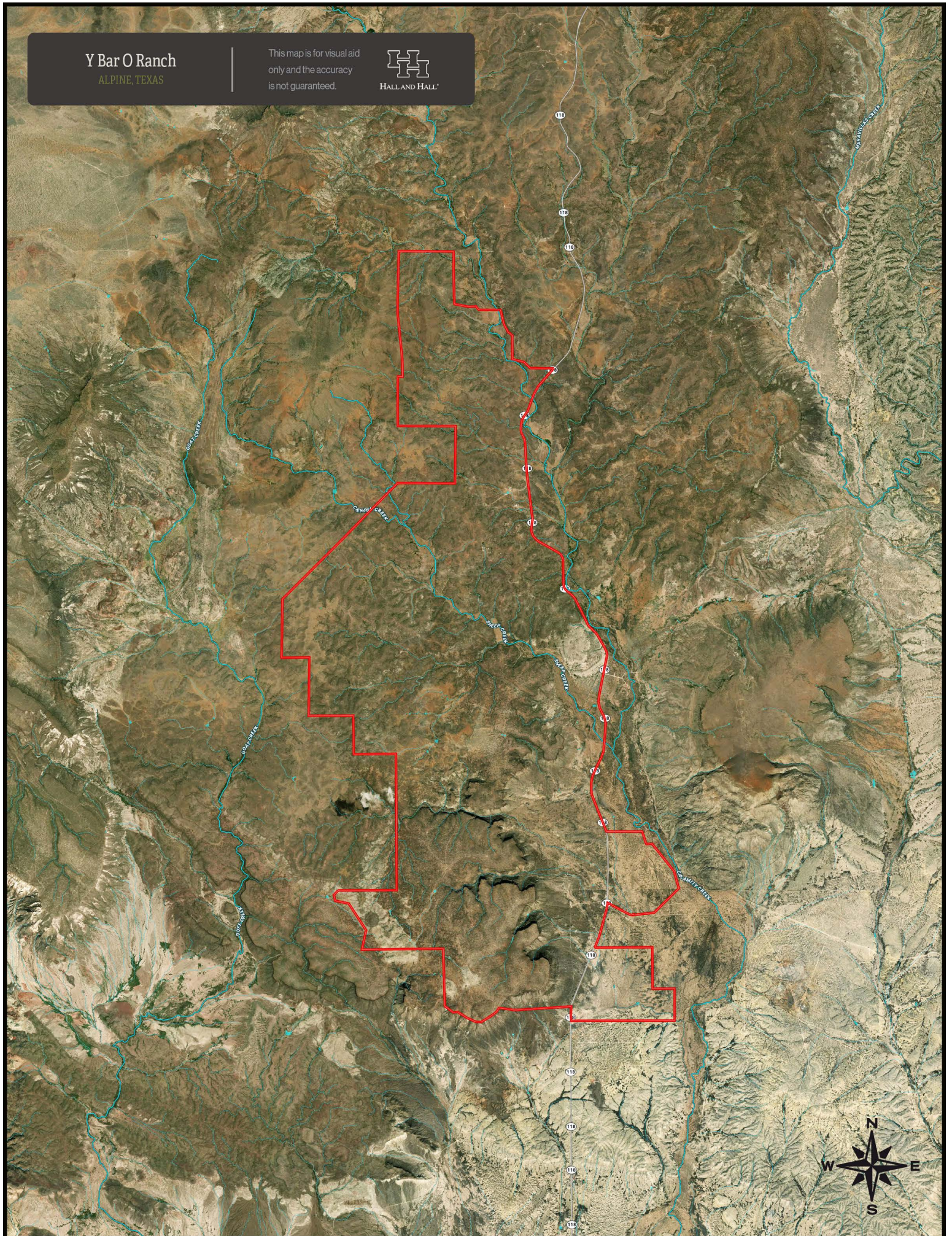
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Buyer/Tenant/Seller/Landlord Initials

Date

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