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## **Wild Horse Draw Ranch**

*846.28 Acres*

*Lobo, Jeff Davis County, Texas*



**James King, Agent**

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Office 432-426-2024 Fax 432-224-1110**

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## Location

The Wild Horse Draw Ranch is located west of Valentine, Texas near Lobo, fronting along the south side of State Highway 90 for 1.7 miles and .8 miles of paved FM 2017 frontage also known as Chispa Road. The ranch is 55 miles from Fort Davis and 50 miles from Marfa.

## Acreage

846.28 acres in Jeff Davis County

## Description

Wild Horse Draw Ranch is located in the far western part of the Marfa Plateau, a mile high desert grassland of basin range topography between the Davis Mountains to the northeast the Sierra Viejos Mountains south and the Chispa and Van Horn Mountains to the west. The ranch with its frontage on both Highway 90 and FM 2017 is well shaped and is traversed by Wild Horse Draw. Additionally there is a beautiful playa lake on the south east corner that fills during the summer monsoon rains. The ranch sits in a broad valley with stunning views of area mountains. Large mesquite trees create a wooded corridor along the creek, and lush tobosa-grama grasslands with stands of yucca provided for a diversity of vegetation. There is a windmill that has been converted into a solar pump with a storage and drinking trough for wildlife as well as a cattle operation. The ranch is fenced as one large pasture. In the summer, the large playa lake and the creek provide additional waters for the ranch.

## Habitat

The landscape is wide-open grassland surrounded by rugged blue mountain ranges that can be seen throughout the property. Classic “Cattle County” of the Old West, the Marfa Plateau has maintained much of the environment and appearance of times past. This vast area lies in a narrow elevation range between 4,060 and 4,093 feet allowing for mix of vegetation from the mid- high Chihuahuan Desert such as Spanish dagger, yucca, sotol, and cholla with a dominate grassland of blue grama, black grama, tobosa, and sidecoats grama with scattered brush and large mesquites.

## Wildlife

This property, as part of the Marfa Plateau, is home to many species of birds; raptors, songbirds, and upland game birds, including mourning dove and blue (scaled) quail, as well as larger wildlife of the open prairie such as pronghorn antelope, desert mule deer and javelina. The grasses and brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grasslands at its best and a nature lover's dream.

## Improvements

The ranch has no improvements other than the working solar well and drinking trough and boundary fence. There are some outstanding building sites that capture the 360-degree mountain views that are very accessible but back off the road for privacy.

## Water

The Wild Horse Draw Ranch sits on top of the West Texas Bolson Aquifer called the Lobo Aquifer. There is a tremendous high quality abundant water resource available to the new owner and a diversity of uses including potential farming or orchards.

## Price

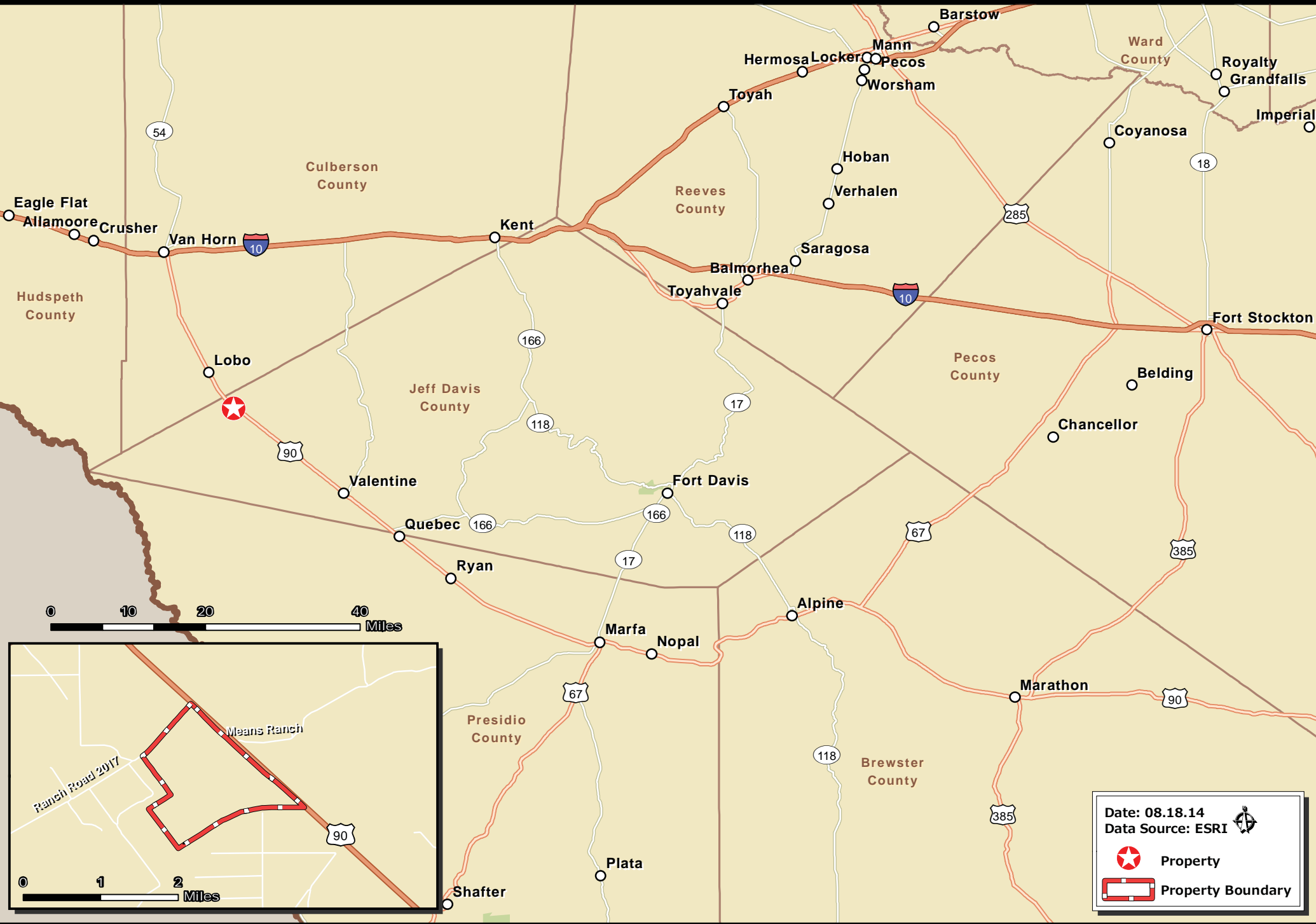
\$985/acre or \$833,585.80

## Contact

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## Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

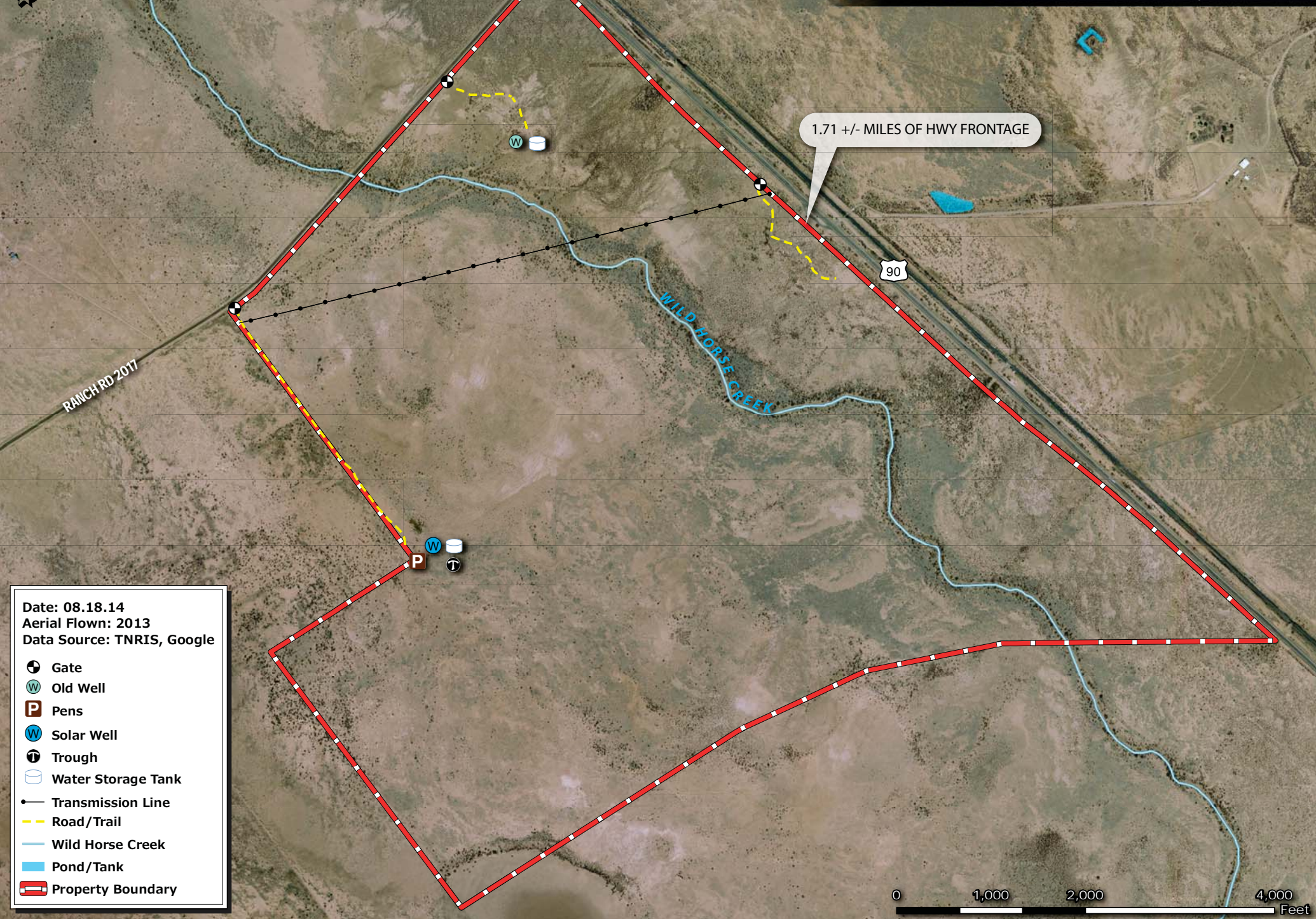


Date: 08.18.14  
Data Source: ESRI

Property

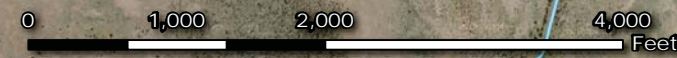
Property Boundary



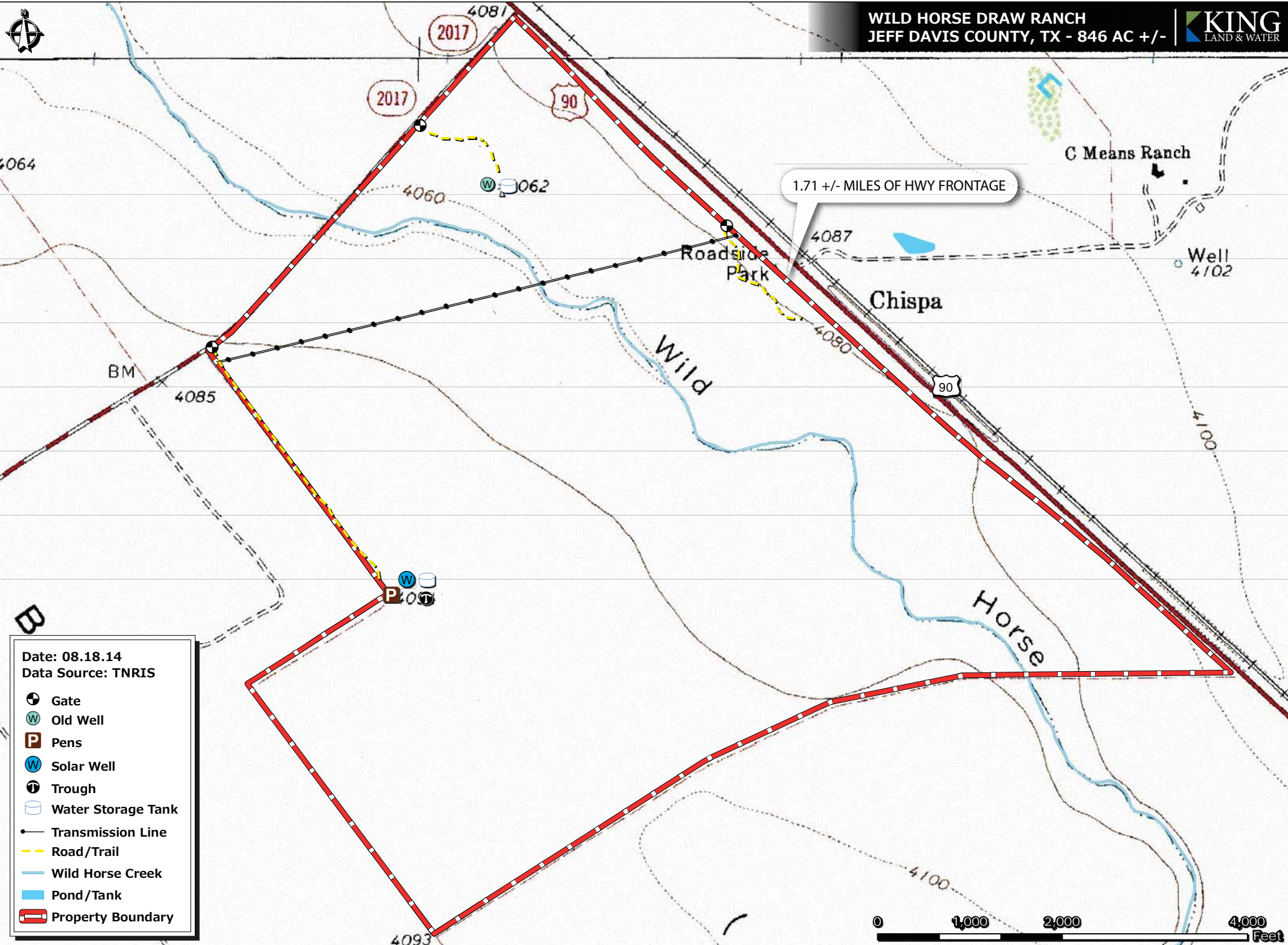


Date: 08.18.14  
Aerial Flown: 2013  
Data Source: TNRIS, Google

- Gate
- Old Well
- Pens
- Solar Well
- Trough
- Water Storage Tank
- Transmission Line
- Road/Trail
- Wild Horse Creek
- Pond/Tank
- Property Boundary







1.71 +/- MILES OF HWY FRONTAGE

- Date: 08.18.14  
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