

## **Marfa Ranch Ltd. Tract 13**

*701.27 acres, near Marfa, Presidio County, Texas*



**James King, Agent**

Office 432 426.2024

Cell 432 386.2821

[James@KingLandWater.com](mailto:James@KingLandWater.com)

## **Marfa Ranch Ltd.**

### **Tract 13**

*701.27 acres*

*Marfa, Texas*

James King, Agent

Office 432 426.2024

James@KingLandWater.com

---

### **Location**

7 miles west of Marfa off Highway 90. Property has an easement on an improved caliche road off US Highway 90 as well as FM 2810 (Pinto Canyon Road) paved for 35 miles and one of the most scenic roads in Far West Texas. FM 2810 leads down to Pinto Canyon and on to Chinati Hot Springs and the rugged beauty of the Vieja Breaks near Ruidosa. This property is part of a protected ranch community called Marfa Ranch Limited that covers 11,040 acres all protected from further subdivision by conservation easements and is across the highway from the Hip-O Ranch that covers 16,000 acres also with protected views. This is Marfa's most exclusive ranch neighborhood with estates designed by world renown architectural firms.

### **Description**

This 701.27 ac property is subject to a conservation easement that allows the building of a headquarters complex, recreation, hunting, and planned grazing but does not allow further subdivision. This property is part of the Marfa Grassland Conservation Initiative and located between 4,785 and 4,830 feet in elevation. This property is off the highway for privacy and quiet enjoyment. There is an adjacent buried high speed fiber optic cable along the easement road that is available to the owner of this tract. Property is rolling dominated by lush grasslands, yuccas, and native brush.

### **Habitat**

The climate and soils support a climax vegetation of short and mid-grasses such as blue grama, buffalo grass, side-oats grama, cane bluestem to name a few. Brush species of mesquite, all-thorn, cholla, and Mormon tea provide habitat for quail, mule deer and other wildlife. There are incredible views of the Davis, Chinati, Cathedral, Cienega, Haystack Mountains and the beautiful sweeping grasslands of the area. The entire property is situated to enjoy year 'round views of the sunsets which are signature events for the area and can be spectacular. The night skies are some of the darkest in North America and provide for some of the best astronomical viewing on the planet.

### **Wildlife**

This is Chihuahuan Desert Grasslands at its best and a nature lover's dream. Pronghorn antelope, mule deer, javelin, blue quail, nesting migrating grassland birds, hawks, falcons, and golden eagles abound. Blue (Scaled) quail, and dove populations are tremendous. There are more species of birds in the region than anywhere else in the lower 48 states owing to its location at the intersection of two tropical flow zones (Gulf and Pacific) and the convergence of migratory flyways over the same area. The grasses and scattered brush provide excellent habitat for these game and non game animals.

## Improvements

There is an excellent all weather caliche road along the entire east boundary. The old corral located on this property has a water trough and pipeline from a well on an adjoining property owned by the same Seller that is also for sale. A water use agreement could be negotiated for use on this property.

## Water

There is an abundance of groundwater and drilling a well on the ranch or negotiating a water use agreement on the neighboring well for use here makes water easy, and available.

## Price

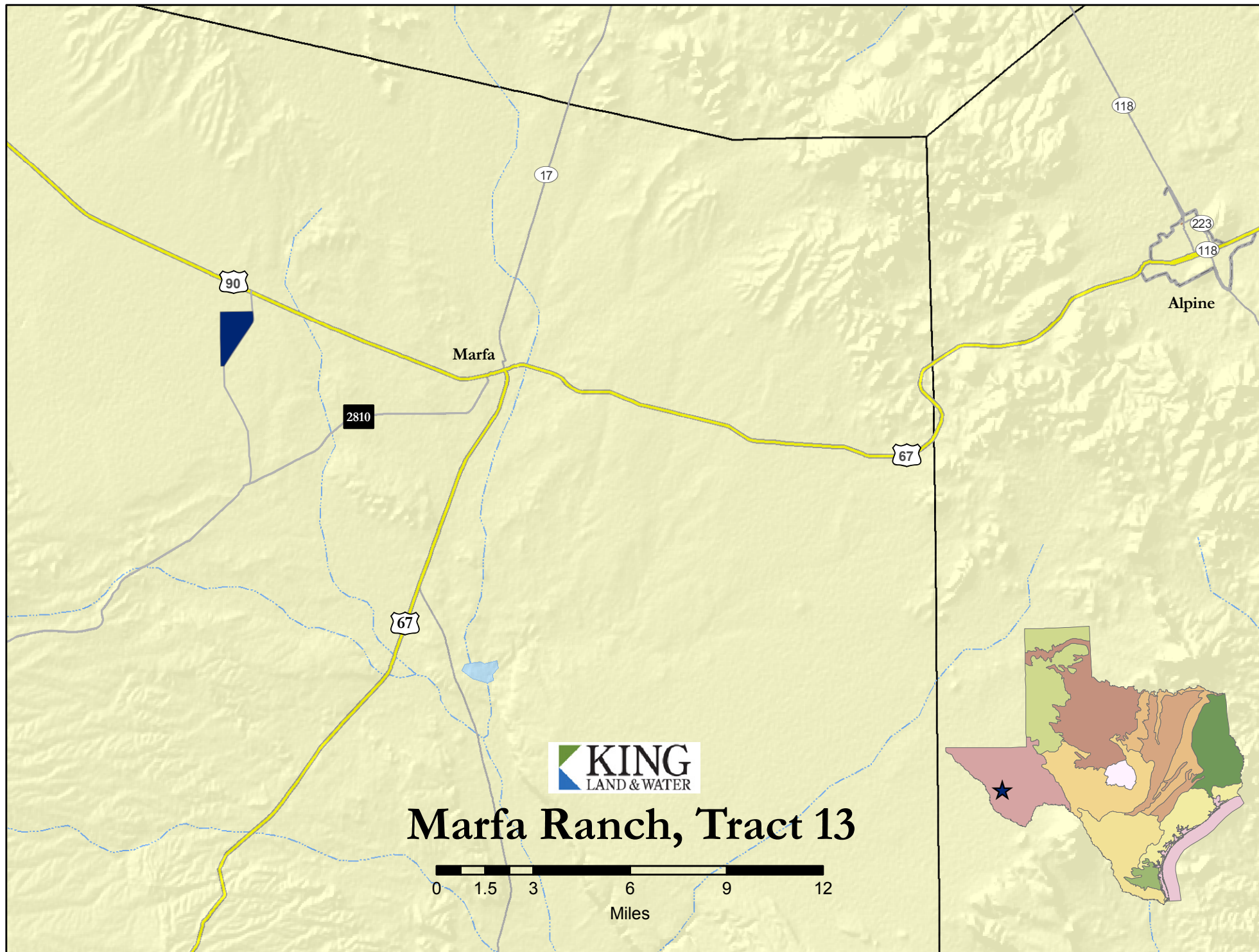
\$1,150 per acre or \$806,460

## Contact

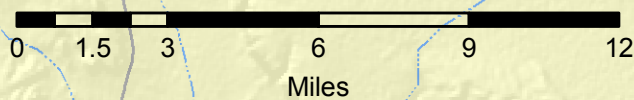
James King, Agent  
King Land & Water, LLC  
432 426.2024 Office  
432 386.2821 Cell  
[James@KingLandWater.com](mailto:James@KingLandWater.com)

## Disclaimer

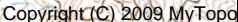
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



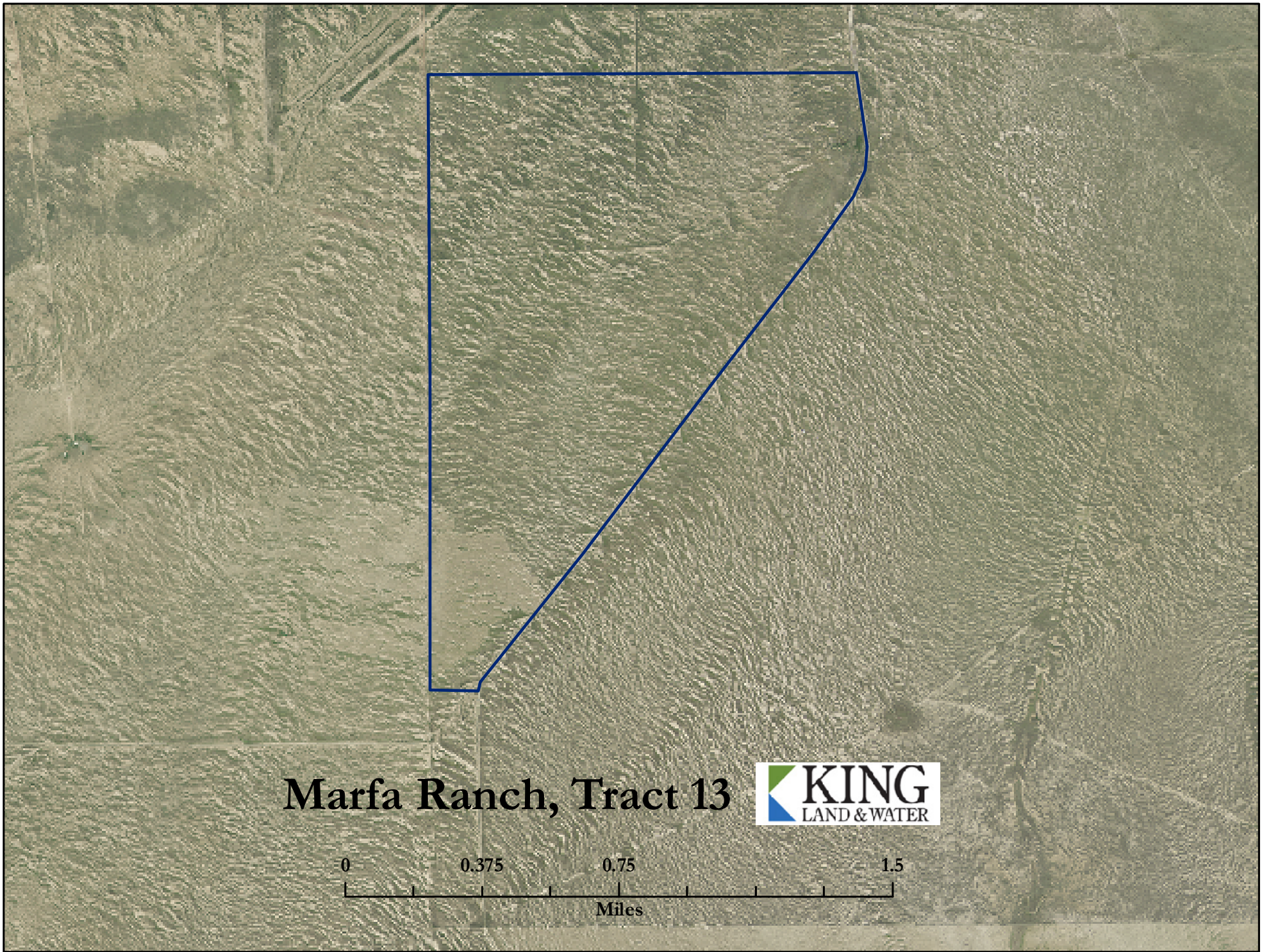
## Marfa Ranch, Tract 13



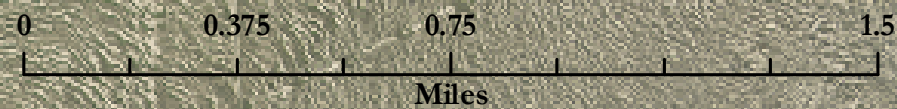




Location: 030° 18' 31.42" N 104° 08' 20.44" W



**Marfa Ranch, Tract 13**





**Marfa Ranch  
Tract 13  
701.27 acres**

4824

4824

4803

4785

4821

Copyright (C) 2009 MyTopo

Name: Marfa Ranch Tract 13  
Date: 06/28/11  
Scale: 1 inch = 1,111 ft.



Location: 030° 19' 24.02" N 104° 09' 31.42" W







