

Rawhide Ranch *1,533.67 Acres, Jeff Davis County, Texas*



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Rawhide Ranch

1,533.67 acres

Jeff Davis County, Texas

Location

25 miles west of Fort Davis inside the scenic loop fronting on Highway 166 on near Highway 505 to Valentine. Property is located in the Davis Mountains south of Mt. Livermore. Marfa, the Santa Fe of Texas, is only 40 minutes away.

Acreage

1,533.67 acres in Jeff Davis County.

Description

The terrain of Rawhide Ranch is made of rolling hills, lush valleys, massive rock formations and picturesque mountains. The elevation rises to approximately five thousand five hundred feet with breathtaking views of Area Mountains. Views to the north and east are protected by conservation easements. The majestic peaks of the Davis Mountains make for a captivating backdrop for Rawhide Ranch: Sawtooth, Haystack, Star, Blue Mountain and Mt. Locke can all be seen, as well as Mt. Livermore, which towers at 8,378 feet.

Habitat

The abundance of water keeps native grasses growing strong and includes varieties such as Blue Stem, Grama and Muely Grasses. Emory and Gray Oak, Hackberry, Mesquite, Black Walnut, Mountain Laurel, Alligator Juniper and Cottonwoods are the predominate varieties of trees scattered throughout the property. Huge stately Cottonwood marks the shallow waters at Rawhide Ranch where there is excellent habitat for a variety of native wildlife.

Wildlife

The Ranch has not allowed hunting in the last five years and has not been commercially grazed in over ten years. Aoudad Sheep, Desert Mule, Deer, Javelina and Feral hogs, along with smaller species of fox, raccoon, ringtails, badgers, coyotes and the occasional mountain lion reside throughout the area and on the ranch. Look up on any given day to see songbirds, hawks, owls, quail, dove and Golden Eagles soaring in the crisp, blue sky.

Improvements

- Natural spring seep with large water storage and water trough.
- New very clean 750 sq/ft two bedroom two bath cabin with modern kitchen and great front porch with view of the Davis Mountains is powered with a new industrial grade generator that charges two state of the art huge battery systems. New battery building is separated from new converter that provides all the current necessary to operate the house and headquarters area.
- Excellent road system with one exceptional elevated site that has 360 views from Mexico to the higher Davis Mountains.
- Private pipe entrance along highway with addition easement access through neighbor for secondary access.
- Submersible Water Well near Highway with electricity and pipeline to two storage tanks to supply water to cabin and drinking trough.
- Several earthen tanks to catch summer rains.
- New carport and battery storage shed.

Water

The ranch has an abundance of natural shallow water, a rarity in this part of Texas. Rawhide Ranch has a natural seep with large trees indicating the shallow nature of the groundwater. Another central unnamed spring provides water to a large storage tank and then into a drinking trough for wildlife and livestock. There is an excellent water well with submersible pump, storage tank and trough with new pipeline system that is used to distribute water on the ranch.

Price

\$1,923.50 per acre or \$2,950,000

Contact

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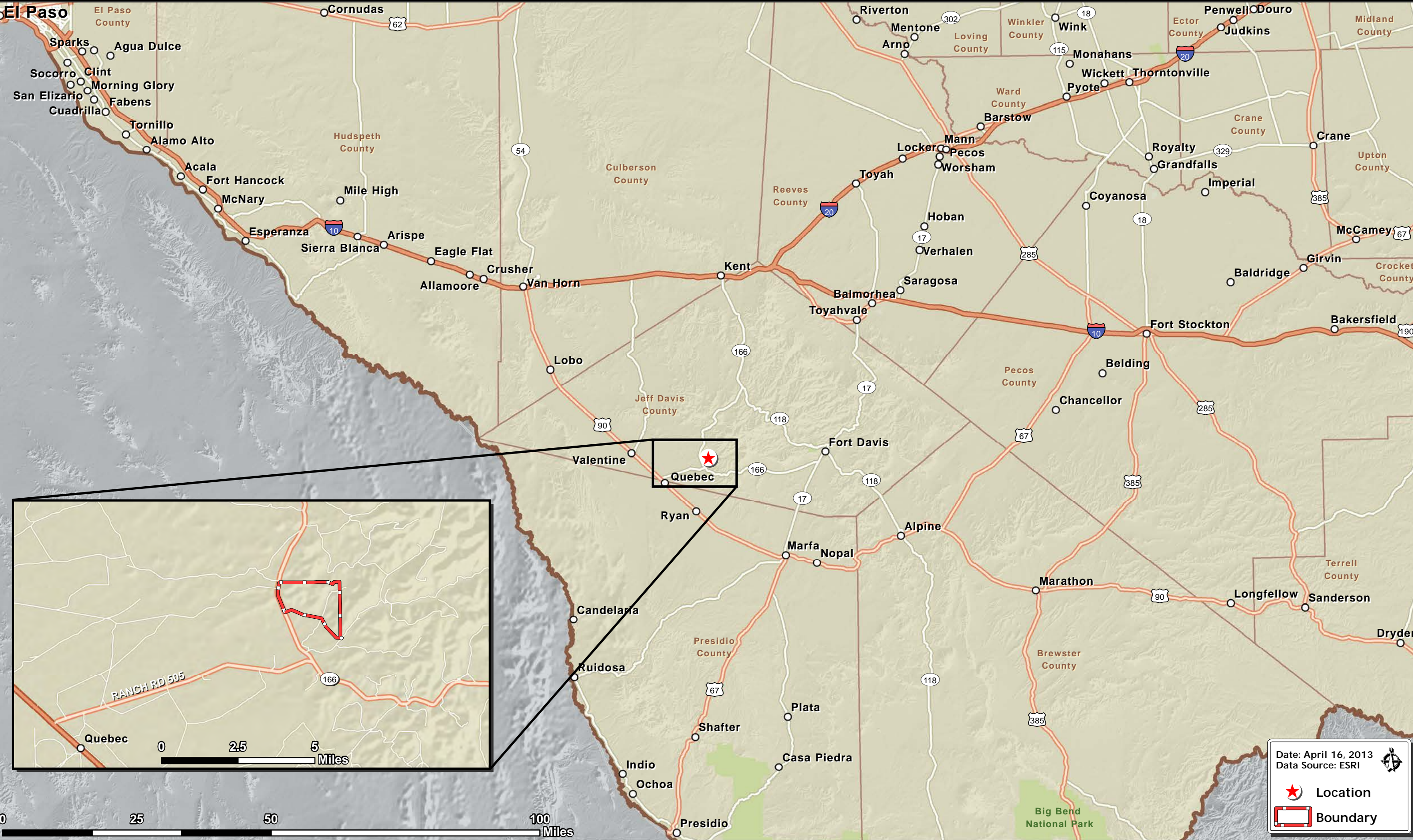
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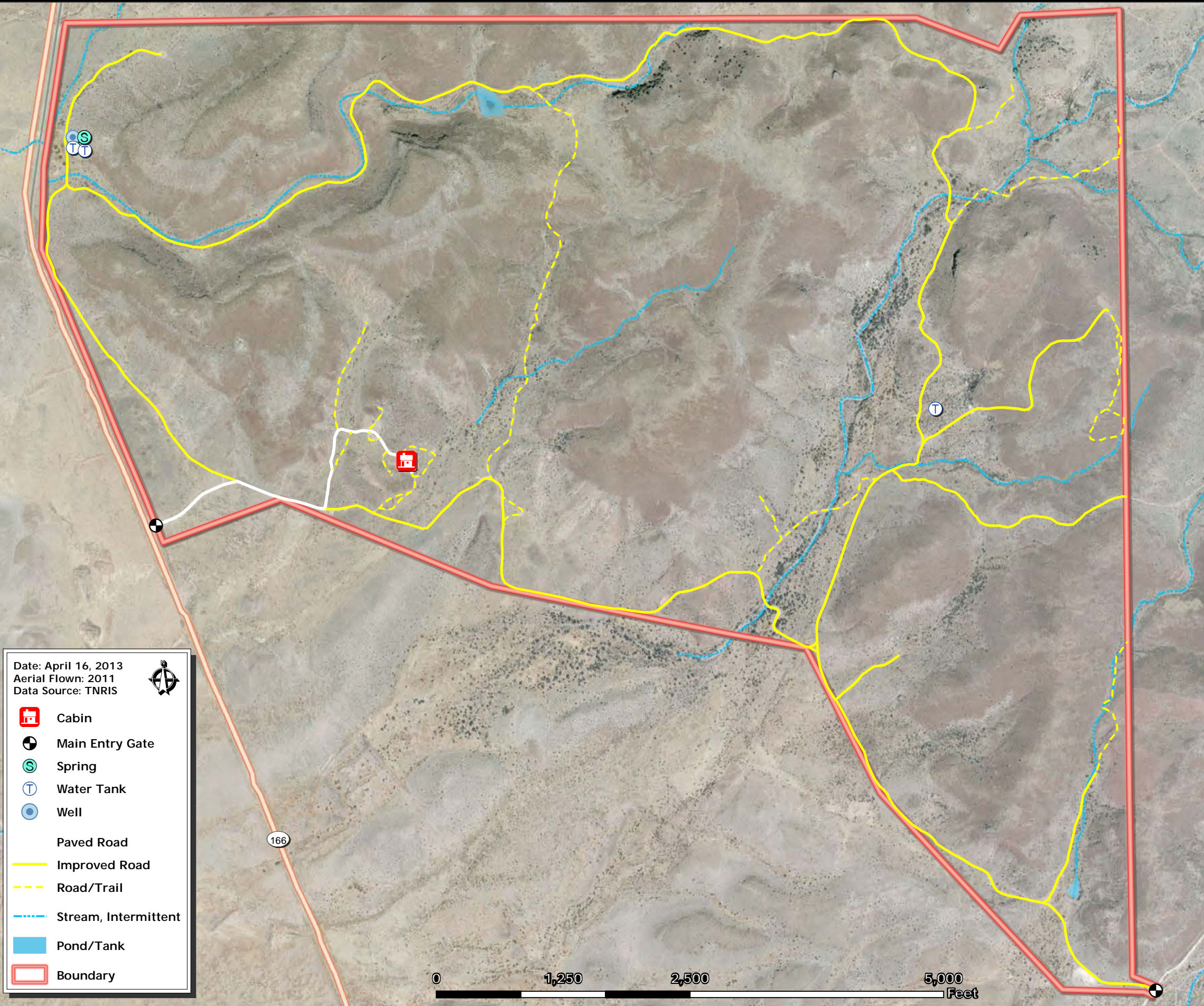
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Disclaimer

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.



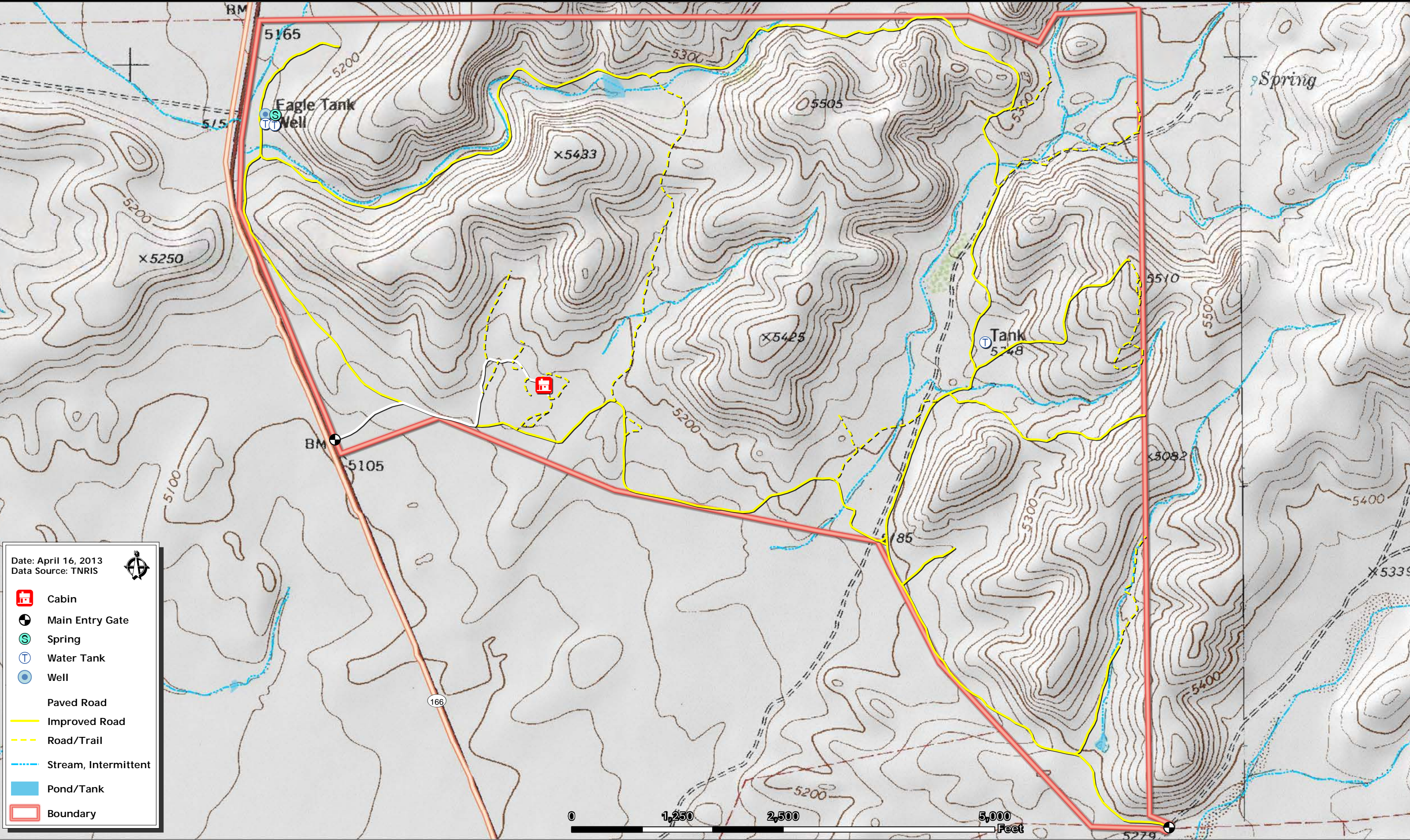




Date: April 16, 2013
 Aerial Flown: 2011
 Data Source: TNRIS

- Cabin
- Main Entry Gate
- Spring
- Water Tank
- Well
- Paved Road
- Improved Road
- Road/Trail
- Stream, Intermittent
- Pond/Tank
- Boundary







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