



*Protecting Clients. Conserving the Land.*

## **Madera Hills Ranch**

*163.5 Acres Jeff Davis County, TX*



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P.O. Box 109, 600 State Street, Fort Davis, TX 79734  
Office 432-426-2024 Fax 432-224-1110**

# Madera Hills Ranch

*163.5 acres*

*Jeff Davis County, Texas*

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## Location

8 miles west of Balmorhea on improved deeded road off Fm Rd 3870 with easy access to IH-10. Ranch is just minutes to Balmorhea State Park and San Solomon Springs and its crystal clear waters.

## Acreage

163.5 Acres in Jeff Davis County

## Description

This 163.5 ac Equine Headquarters is just minutes off the highway yet you are tucked away in the rolling foothills of the Davis Mountains. The extensive facilities are excellent and tastefully done and it is ready for a new owner to just step into this jewel of West Texas. This a Horse owners dream place with high quality barn and stalls, turnouts, covered ridding arena, stud paddocks, hay barn, tool and storage barn and several homes. Madera Creek crosses the ranch and the Red Hills create some excellent topography and the views of the mountains that are nothing short of stunning. Excellent grasses and Chihuahuan Desert plants provide habitat not only for the native animals but for the people who visit there. There is a private drive into the headquarters which has easy access for horse trailers and visitors and the improvements were recently remodeled and are in excellent clean working condition.

## Habitat

The climate and soils support a climax vegetation of short and mid-grasses such as blue grama, side-oats grama, cane bluestem, black grama, tobossa and sprangletop to name a few. Madera Creek provides seasonal waters and a riparian habitat with desert willows and cottonwoods. There are incredible views of the Davis Mountains and the beautiful landscapes of the area.

## Wildlife

Big mule deer, blue quail, and dove populations are tremendous and create great hunting opportunities. Native brush and grasses provide excellent habitat for these game species and many native birds and other non-game animals.

## Improvements

- 1 large pasture with large Horse trap and 3 large Paddocks near the improvements with new exterior fencing

- 1 Submersible well, pipelines, and watering system with reworked and painted storage tanks water distributed throughout the headquarters
- Internal road system provides access throughout the ranch, excellent entrance and road to improvements
- 198'x125' Covered Arena with caliche base and angulated sand footing, guttered for future rain catchment system
- 1 120'x48' Horse Barn and Bunkhouse with 16 indoor outdoor stalls. 2 wash stalls, Vet chute, kitchen/office, bathroom, and screened dining porch, two bunk rooms, tack room, feed room and large hay storing area.
- 1 24'x72' outdoor horse barn w/6 stalls & tack room
- 1 28'x 32' tool garage and workshop with concrete floor and electricity
- 2 Separate Stud paddocks with covered protected area
- 1 large covered hay barn with walled carport area for equipment
- 1 permanent round pen
- 2 fenced, improved grass fields with berms
- 1,300 sq ft Ranch House, 2 Bedroom, 2 Bath Adobe house remodeled nicely for an owners home or Foreman's home. Great porches, new ceiling fans and insulation with updated wiring.
- 1,400 sq. ft. Stucco 1Bd 1Ba Cottage with kitchen, living room and screen porch that faces the mountains. New glass windows on porch. Rock wall around yard.
- Extensive native landscaping creating wonderful outdoor spaces.
- All furniture can be purchased separately.

## Water

Both sides of Madera Creek. The local water well contractors from Balmorhea describe this area as having great groundwater resources. The Large Well near the Arena supplies water for the houses and improvements and has huge production potential and is very high quality.

## Price

\$1,425,000

## Contact

James King, Agent  
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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.



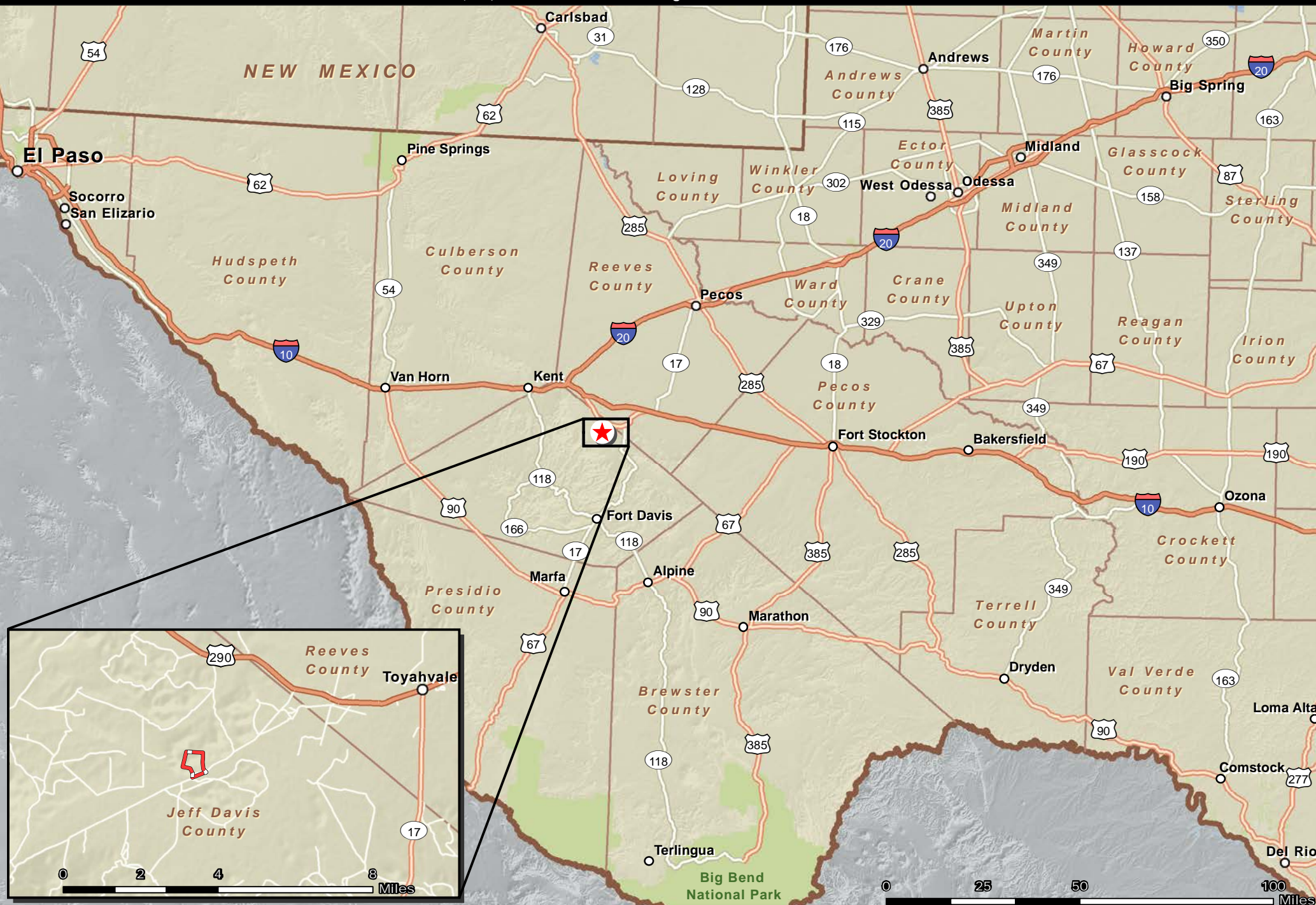
# JEFF DAVIS COUNTY, TX - 163.5 AC +/- (AREA OVERVIEW)

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Date: March 26, 2013  
Data Source: ESRI



Property



The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.  
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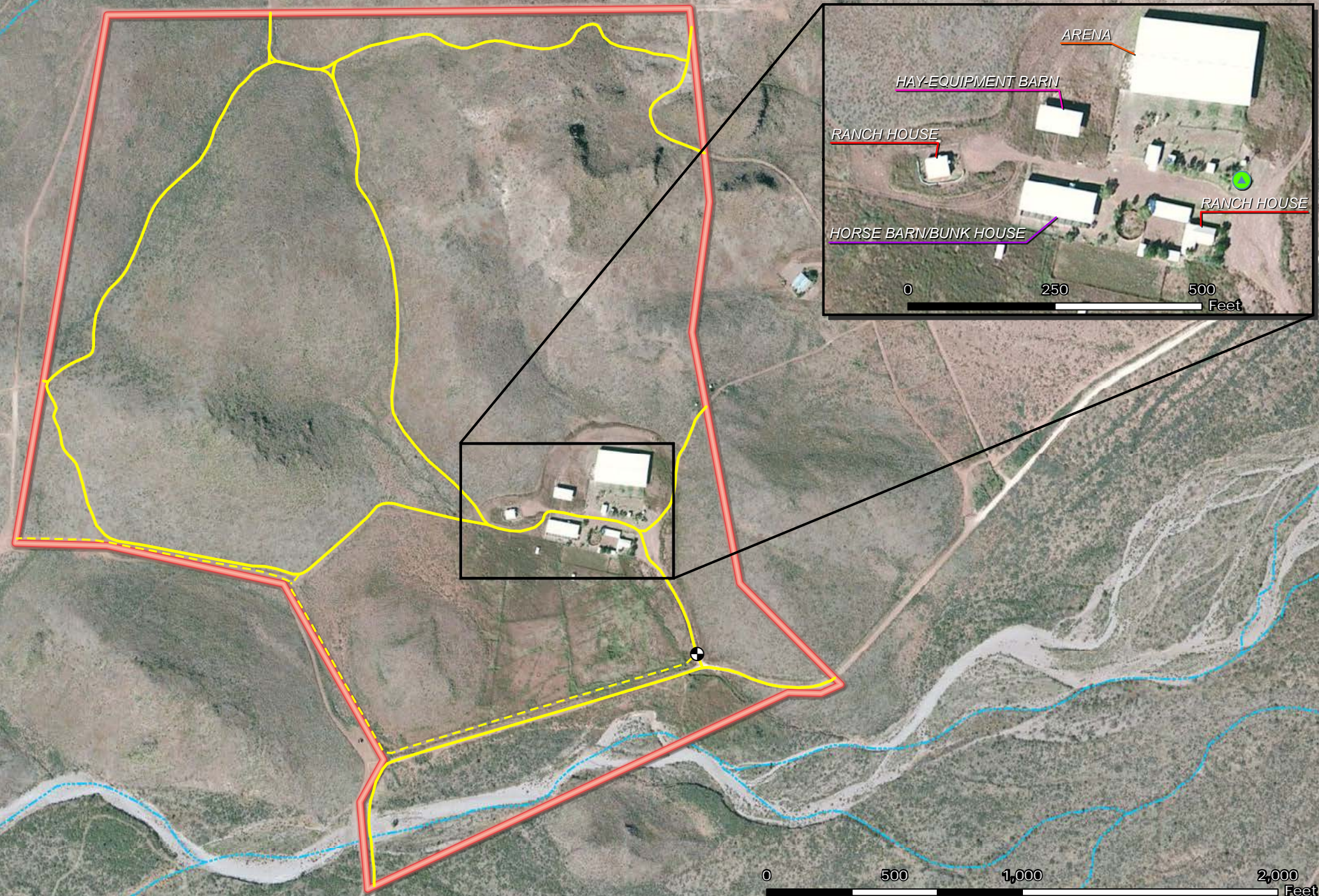
JEFF DAVIS COUNTY, TX - 163.5 AC +/- (AERIAL OVERVIEW)

James King

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Date: March 26, 2013  
Data Source: TNRIS  
Aerial Flown: 2011



Main Entrance



Well

Improved Road

Road/Trail



Stream, Intermittent

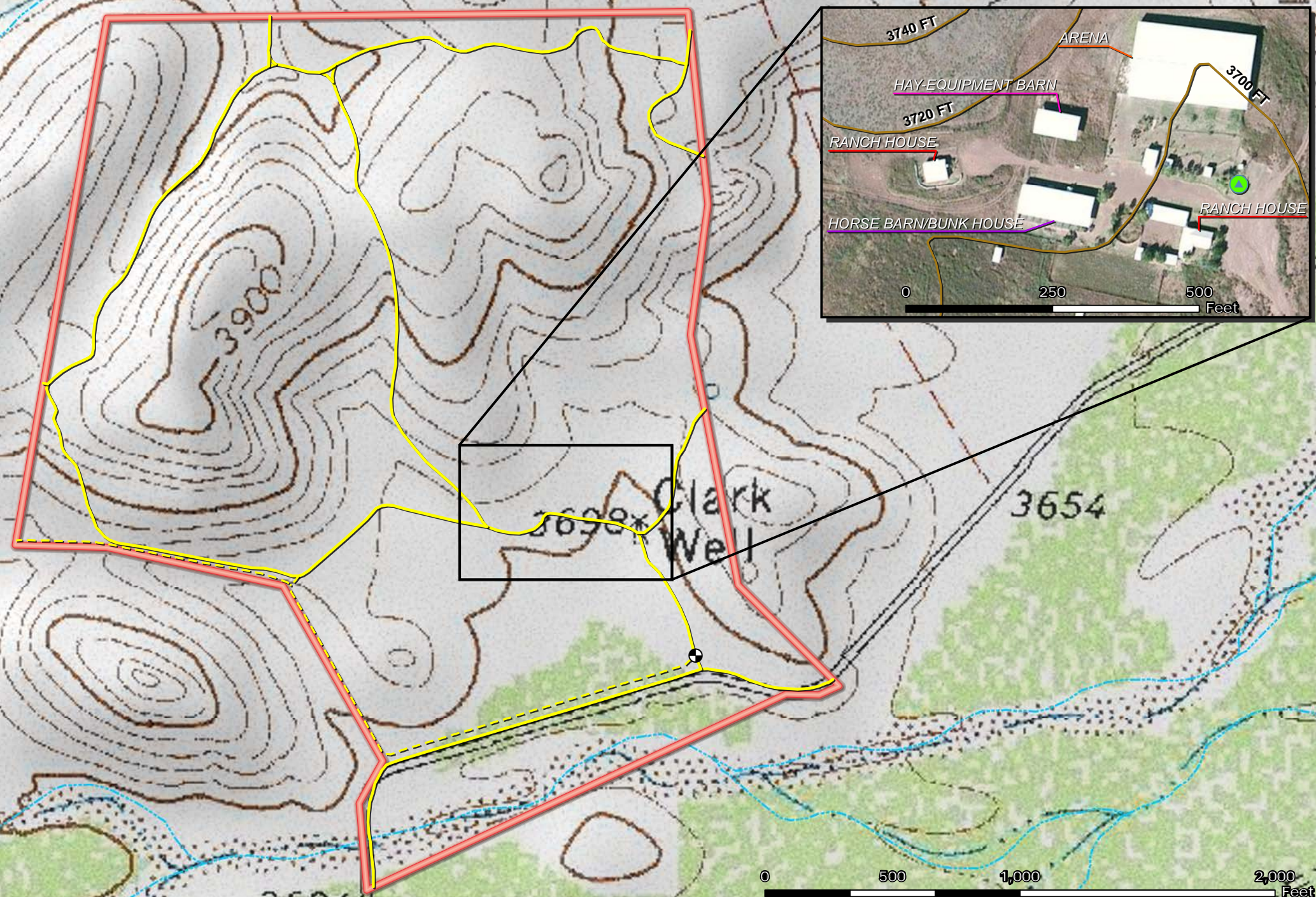


Boundary



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