

## **Fogle Ranch**

*640 acres, Marfa-Valentine, Presidio County, Texas*



**James King, Agent**

Office 432 426.2024

Cell 432 386.2821

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

# Fogle Ranch

640 acres

Marfa-Valentine, Texas

James King, Agent

Office 432 426.2024

James@KingLandWater.com

---

## Location

24 miles west of downtown Marfa and 13 mile east of Valentine south of Highway 90. FM highway 505 cutoff to Ft Davis and the Davis Mountains is just 7 miles west from the gate. This property is surrounded by very large stable ranch ownerships, the Ryan Ranch to the east, south and west and Barrel Springs Ranch to the North and has a 1.2 mile all weather deeded road easement off Highway 90 to the front gate. This is Big Sky country with views of area mountains 360 degrees and the sweeping Marfa Grasslands to the foot of their hills. This would truly be what they are all looking for, a small Section ranch with deeded access surrounded by huge working cattle ranches of far west Texas.

## Description

This 640 ac property is part of the Marfa Grassland, a sea of desert grass surrounded by Sky Island mountains. It is unusual to find small ranches like this inside a large ranch neighborhood and is considered a unique location in a unique part of the state. The ranch has a fence around its entire boundary and an excellent 1.2 mile easement road to Highway 90. A water well and electricity are located at the north end of the ranch next to a set of working pens and a 24 x 60 foot Metal open barn for excellent shade. The Davis Mountains tower over the grasslands to the North with Chinati, Capote and the Sierra Viejas to the south and west. The ranch is wide open grasslands with a gentle slope from north to south. A building site at the Barn would provide uninterrupted views of the surrounding landscape and an awesome nighttime viewing retreat for any star gazer in the family. Electricity to and across the property provides power for the existing submersible well and barn and for any future building site.

## 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. 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 rich grasses and scattered brush provide excellent habitat for these game and non-game animals.

## Improvements and Water

There is an all-weather easement road into the property that leads to the Headquarters where you can find a stout set of working pens and a 24 x 60 open Barn where you can pull in a RV or just sit on the pic-nick table and enjoy the never ending view. There is also a set of panel pens for horses and a 330 foot submersible water well with pressure tank, huge steel storage tank, and steel drinking trough and covered valve.

## Price

\$975 per acre or \$624,000

## Contact

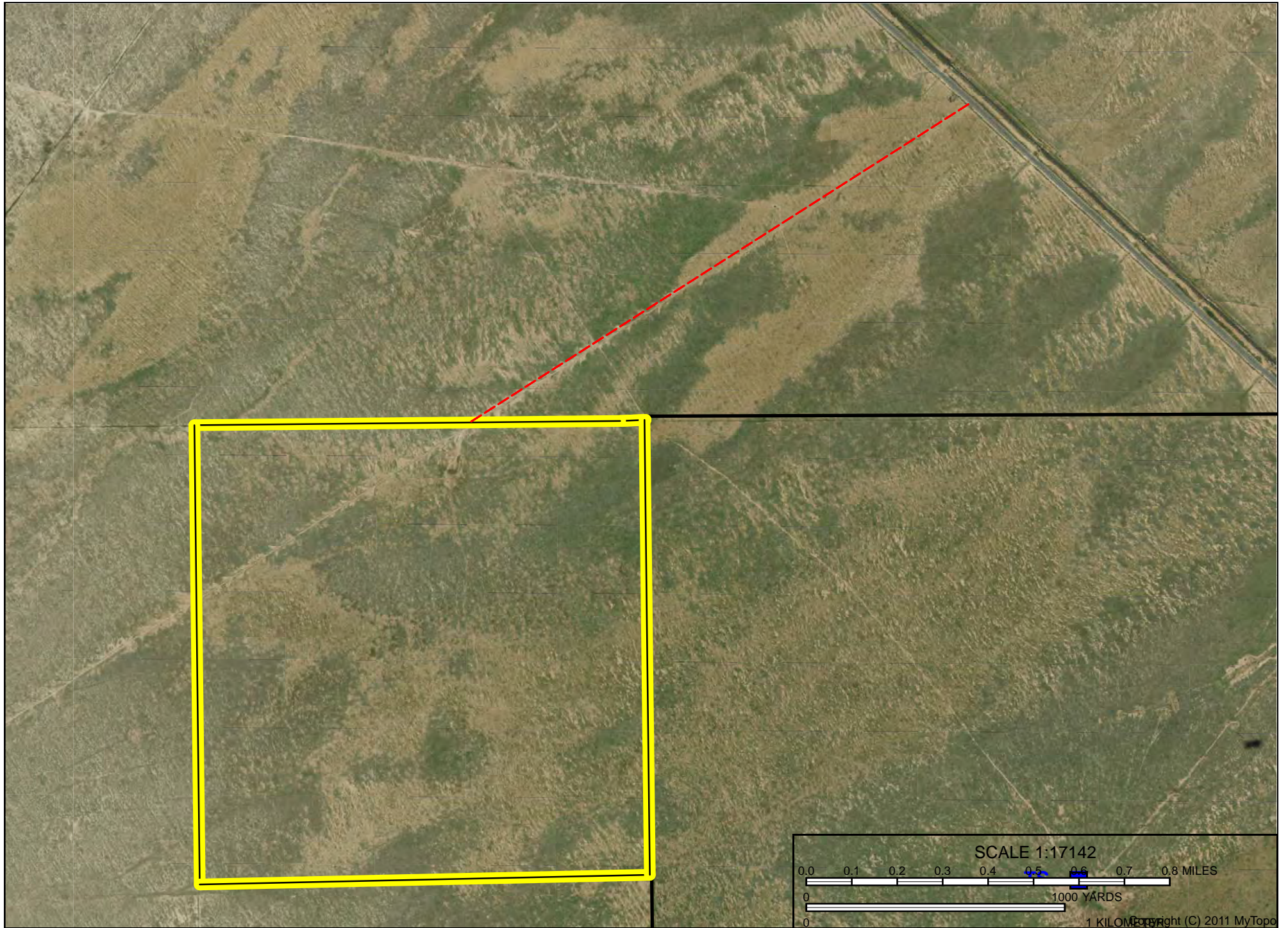
James King, Agent  
King Land & Water, LLC  
432 426.2024 Office  
432 386.2821 Cell  
[James@KingLandWater.com](mailto:James@KingLandWater.com)

## 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.





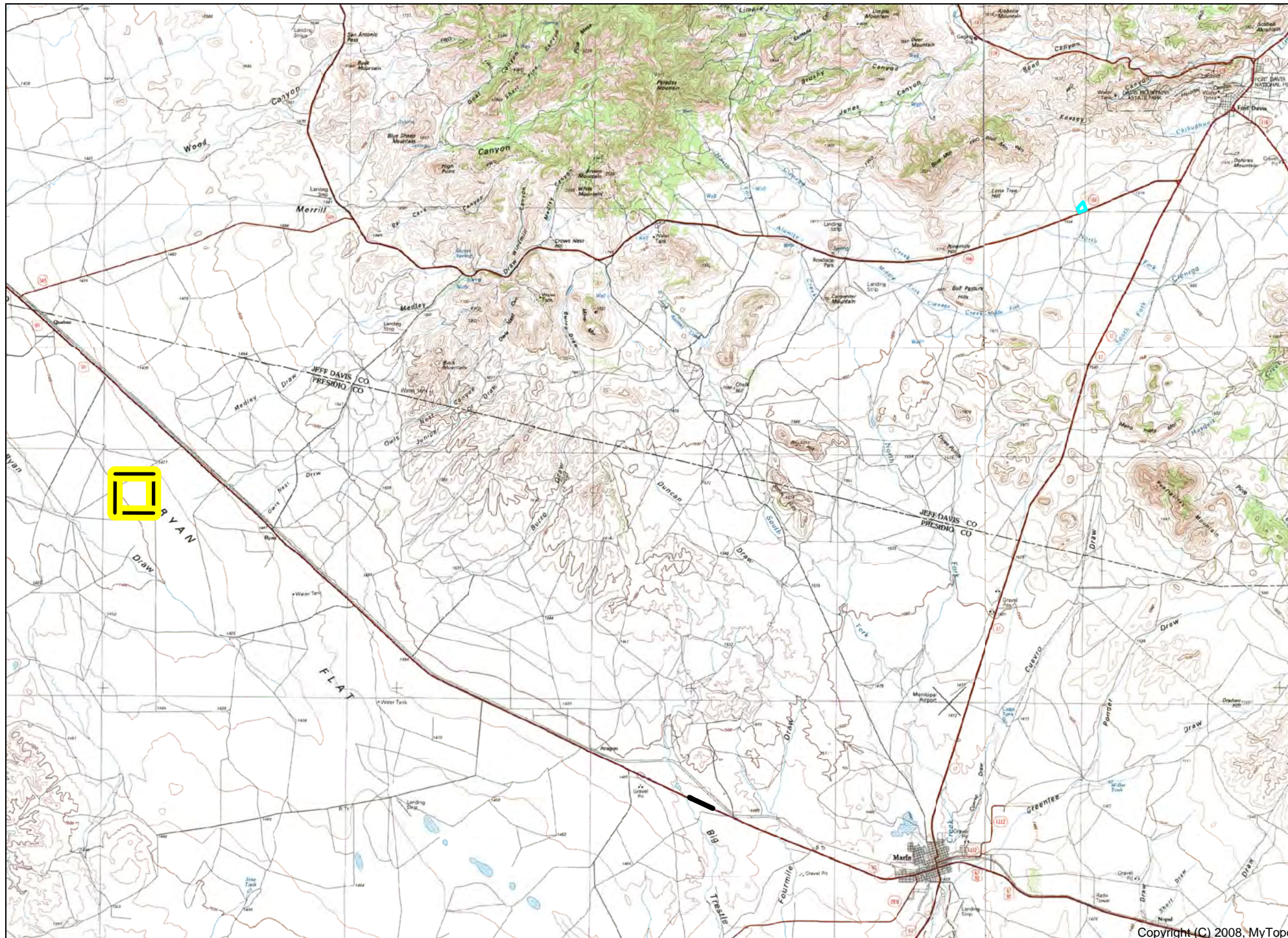


Fogle Ranch  
640 Acres  
Scale: 1 inch = 1,428 ft.



Location: 030° 27' 08.01" N 104° 21' 12.95" W





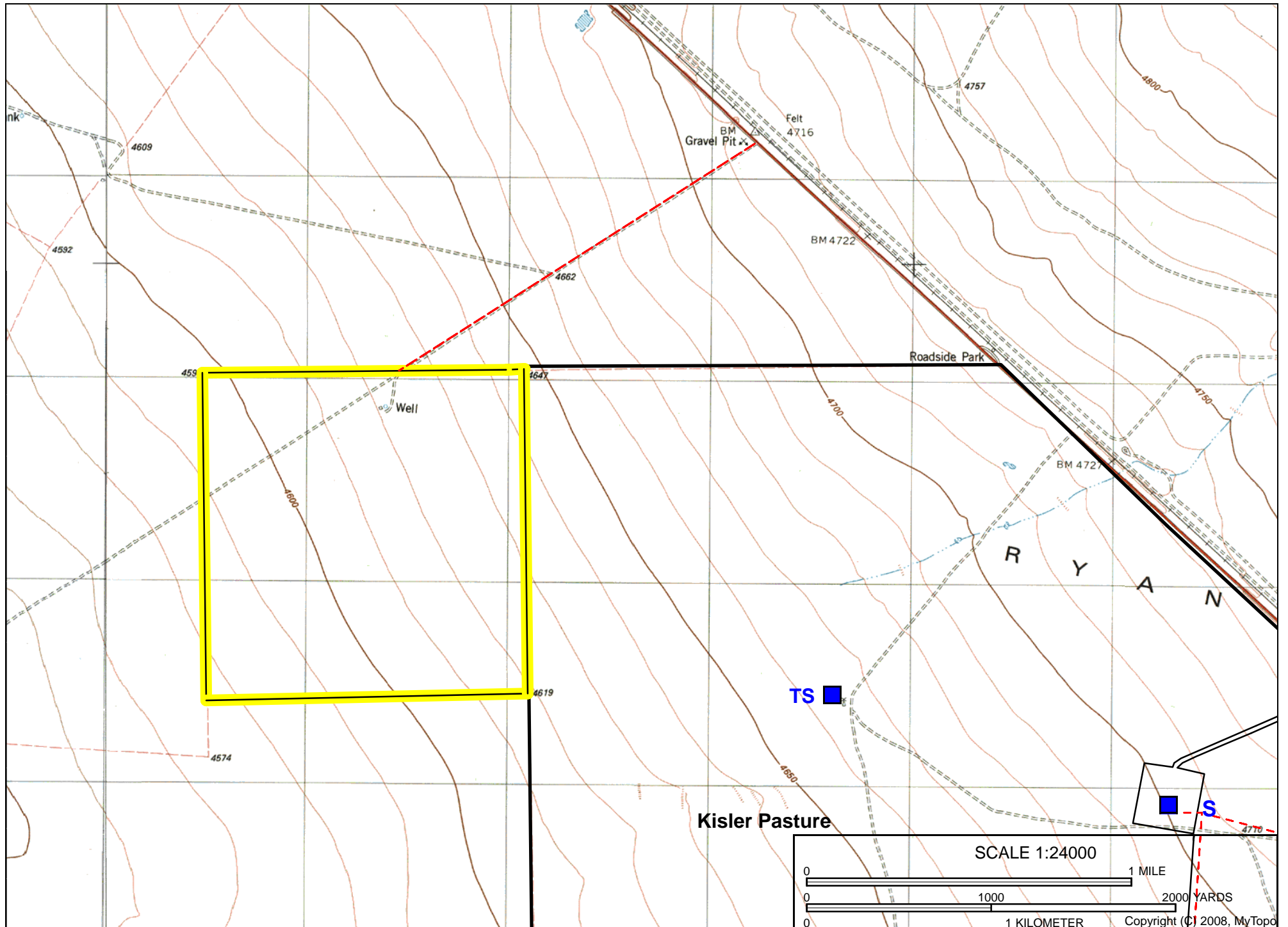
Copyright (C) 2008, MyTopo

**Fogle Ranch**  
**640 Acres**  
**Scale: 1 inch = 16,666 ft.**



Location: 030° 27' 15.94" N 104° 08' 32.82" W





Fogle Ranch  
 640 Acres  
 Scale: 1 inch = 2,000 ft.



Location: 030° 26' 57.63" N 104° 20' 50.54" W

















