

Frazier Canyon Ranch

3,020 Acres

Jeff Davis County, Texas



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Location

Frazier Canyon Ranch is comprised of 3,020 acres of some of the most scenic Canyonlands in the the Davis Mountains of Far West Texas. The Ranch is located off Highway 17 between Balmorhea and Ft Davis. It has a very accessible bottom of the canyon easement road through two ranches that follow Frazier Creek from its junction with Limpia Creek upstream to the front gate. This location of Frazier Canyon Ranch is considered to be very remote surrounded by heritage ranches but it's only 40 minutes to downtown Ft Davis. It is in the heart of the Davis Mountains and part of a large ranch neighborhood with unobstructed views of West Texas Mountains and grasslands beyond. Frazier Canyon Ranch is very close to area amenities like the Davis Mountains State Park, Fort Davis National Historic Site, McDonald Observatory, and Balmorhea State Park but it is also very secluded tucked into the beautiful private valley created by Frazier and Hells creeks.

Acreage

3,020 acres in Jeff Davis County.

Description

Frazier Canyon Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with ranch elevations ranging from 4,763 feet to 5,892 feet. Frazier canyon bisects this high rangeland creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, huge trees, and mountains in the region. The mouth of Hells Canyon is located on this ranch where there is a year round spring creating a 40 foot waterfall and permanent pools of clear water surrounded with Big Tooth Maples and Chinquapin Oak. Huge Emory Oaks and Chisos Red Oaks groves are throughout the beautiful canyon which is riddled with caves, bluffs, and rock outcrop palisades. The switch back road to the rim of the canyon provides stunning views of Frazier and Hells Canyon but also to area mountains like the Glass, Puertocitas, Haystacks, Del Nortes and Chinati Mountains beyond Alpine, Marfa, Ft Davis and Marathon. This is rich high grassland country with a road network that accesses the scenic mountains as well as a great main road down the canyon floor. Frazier and Hells Canyon run in the cool wet summers of the high Davis Mountains creating amazing riparian habitats. Electricity is located within the eastern edge of the ranch and there are numerous building sites scattered throughout the property.

Habitat

This Davis Mountains ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with rhyolite palisades mountains studded with Alligator Juniper, Emory Oaks, Chisos Oaks, Cottonwoods, Pinion Pine, Maples, Chinquapin Oaks, Madrones and Grey

Oaks. Excellent grasses and Chihuahuan Desert plants provide habitat for the native animals, livestock and the people who live there. Frazier and Hells Canyon have a rich assemblage of riparian vegetation and huge cliff faces containing rare year round springs for many wildlife species . This diversity of plants especially near and around the springs and riparian areas are unequaled in the Davis Mountains.

Wildlife

Because of the diverse habitat with springs, creeks, boulders, trees, grasses, and mountains there is an abundance of game and non-game animals and wildlife on Frazier Canyon Ranch. This is big Mule Deer country and a hardy population of Aoudad Sheep make this a hunter's paradise. There are also smaller animal and bird species, found here like Javelina, Fox, Ringtail, Mountain Lion, Zone Tail Hawk, and Montezuma Quail. Native trees, brush, and grasses provide excellent habitat for these species and many native birds and other non-game animals. Wooded wet canyons and lush grasslands provide excellent habitat for migratory songbirds.

Improvements

A water well with windmill and large steel storage tank is located near the entrance to the ranch. There is also an amazing network of roads up the canyon and up to and along the south rim.

Water

Frazier Canyon has huge abundant ground and surface water with rare year round springs. Hells Canyon Spring is one of the most beautiful natural settings in the State of Texas and during late fall Maples and Oak leaves changes make this a wonderland of color. It has a 40 foot waterfall into a clear plunge pool surrounded by ancient Ash and Maples. This spring feeds a mile long on live water at the bottom of Hells Canyon shrouded within a thick Maple, Chinquapin, Cherry, Ash, and Red Oak forest. Further upstream in Hells Canyon is a slick rock series of pour-offs and plunge pools with gentle water falls carving the rock into an amazing elegant series of water features. There is another large spring in Frazier that is shared with the Sproul Ranch to the west which is contained with a spring box and gravity piped to both sides of the fence and into water troughs. The Ranch has five miles of Frazier Creek and two miles of Hells Creek which runs during the summer and fall. In addition, there are several full time springs that provide excellent water for wildlife year round.

Price

\$1,500 per acre or \$4,530,000

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.



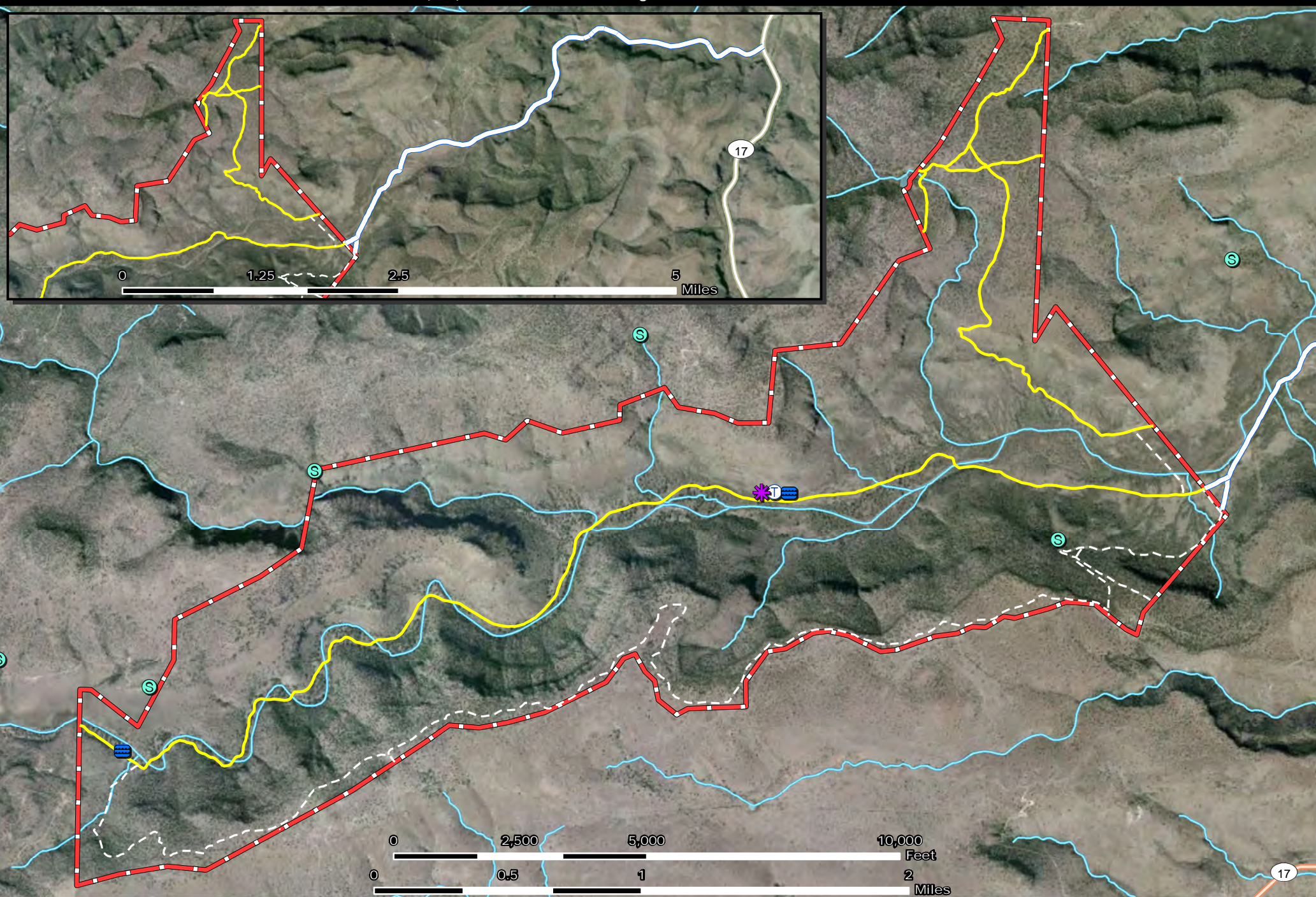
JEFF DAVIS COUNTY, TX - FRAZIER CANYON RANCH 3,020 AC

James King

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Date: November 1, 2012
Scale: 1 in = 2,417 ft
Data Source: TNRIS
Aerial Flown: March 2011



Spring



Tank



Water Trough



Windmill



Primary Road



Secondary Road/Trail



ROW



Stream



Pond/Tank



Boundary



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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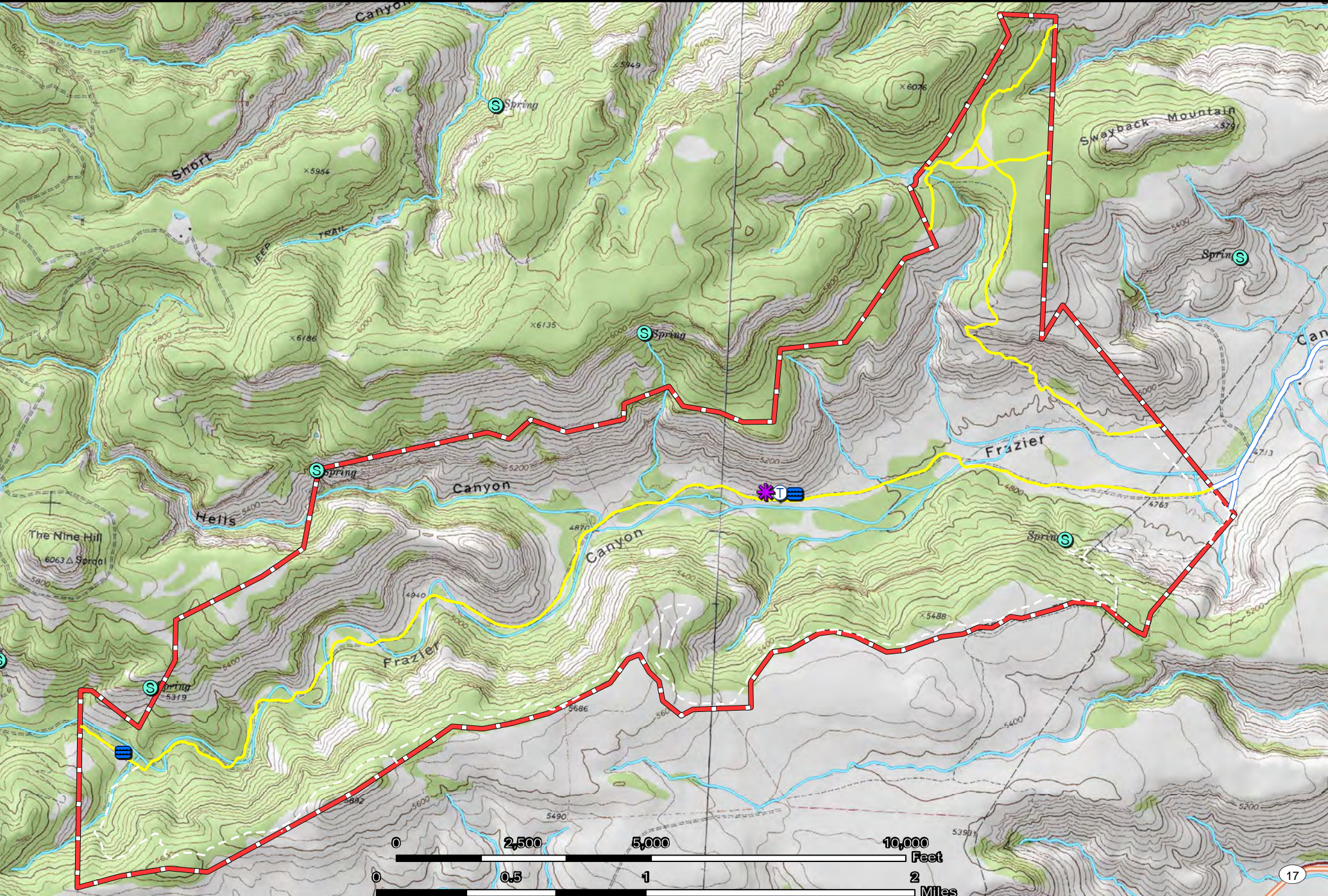
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