



*Protecting Clients. Conserving the Land.*

## **Skyline Ranch**

*600 acres Jeff Davis County, Texas*



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### **Location**

25 miles west of Fort Davis inside the scenic loop off Highway 166 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. Access is by deeded ROW just three miles off the paved loop road on a well maintained all-weather easement road.

### **Acreage**

600 Acres in Jeff Davis County

### **Description**

The Skyline Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 5,400 feet to 6,100 feet. Bat Cave Creek and its tributaries provide riparian vegetation and seasonal flowing clear waters surrounded by excellent high desert grasslands. The ranch has outstanding views of the nearby high mountains from its network of skyline roads including Mt. Livermore which is owned by The Nature Conservancy as a Preserve. The views towards the south and the west are to the horizon, where you can see the Sierra Viejas, Capote, and Chinati Mountains. The ranch to the north has a Conservation Easement which prohibits development and subdivision in perpetuity and protects Skyline Ranch's landscape views.

### **Habitat**

This "inside the scenic loop" ranch on the south slopes of Mt. Livermore is dominated by mile high grasslands and woodlands characteristic of the Davis Mountains. Cane Bluestem, Blue Gramma, and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, and Mexican Walnut provide some of the best Mule Deer and wildlife habitat in the area. Also, there is interesting exposed geological rock uplift along the west boundary of the ranch with amazing views up the skyline road and adjoining canyons. Several large hills create excellent topography and the views of the mountains 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. This is historic ranching country and represents some of the best cow/calf range in West Texas.

## Wildlife

Big mule deer, aoudad, 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

- Elevated Steel Water Tank
- Ranch roads up into the high country.
- Fencing.

## Water

Groundwater is shallow and of excellent quantity and quality. This shallow water could be accessed with the drilling of a new well, pumped to the existing steel water storage tank or other elevated new storage providing the opportunity to easily utilize water throughout the ranch.

## Price

\$1,950 per acre or \$1,170,000

## 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.







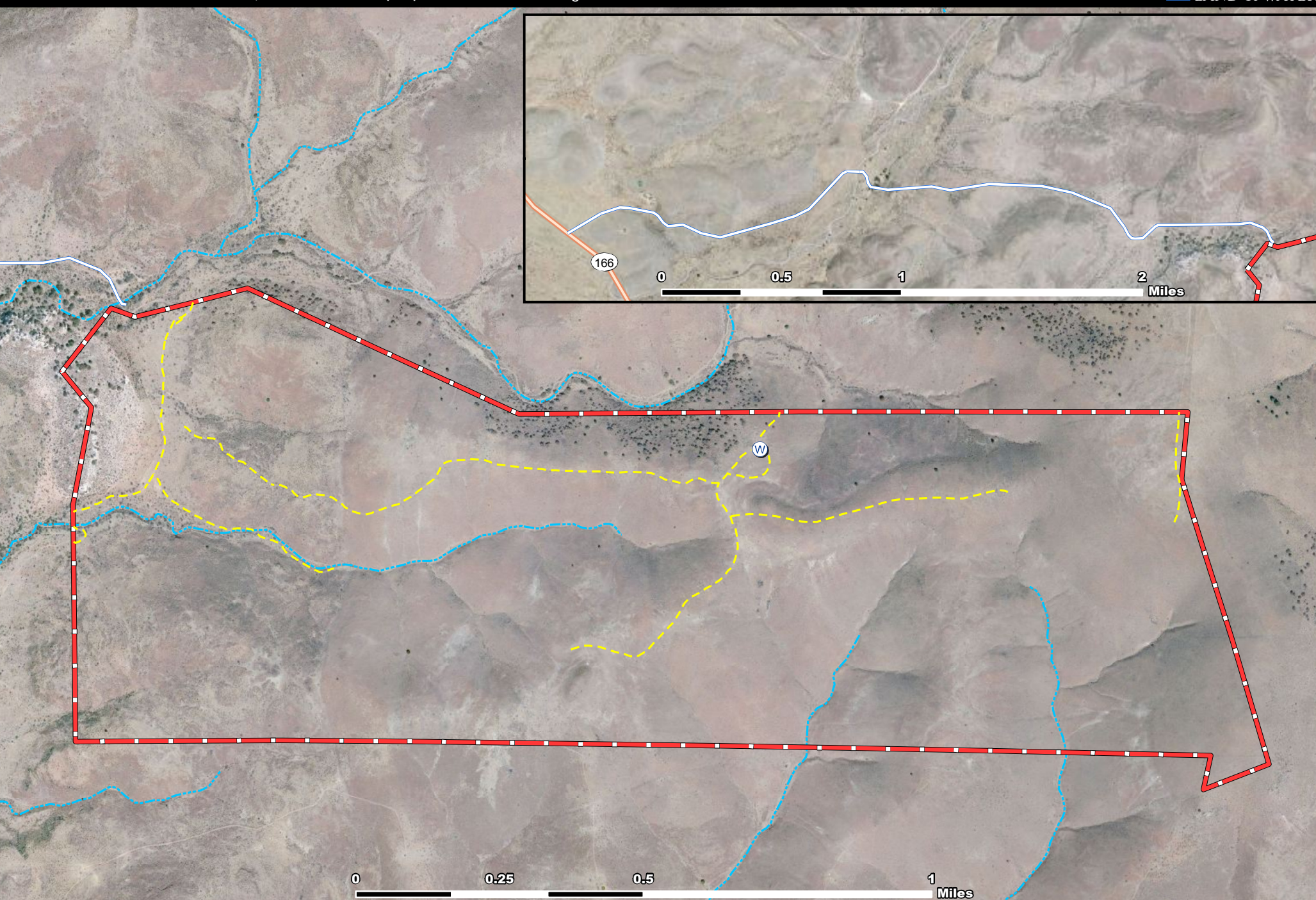
JEFF DAVIS COUNTY, TX - SKYLINE RANCH 600 AC

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Date: June 1, 2012

Scale: 1: 13,530

Data Source: TNRIS, ESRI

Aerial Flown: 2010



Water Tank



Trail



ROW Easement



Stream/River



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. 512-757-1484 www.frontiergis.com



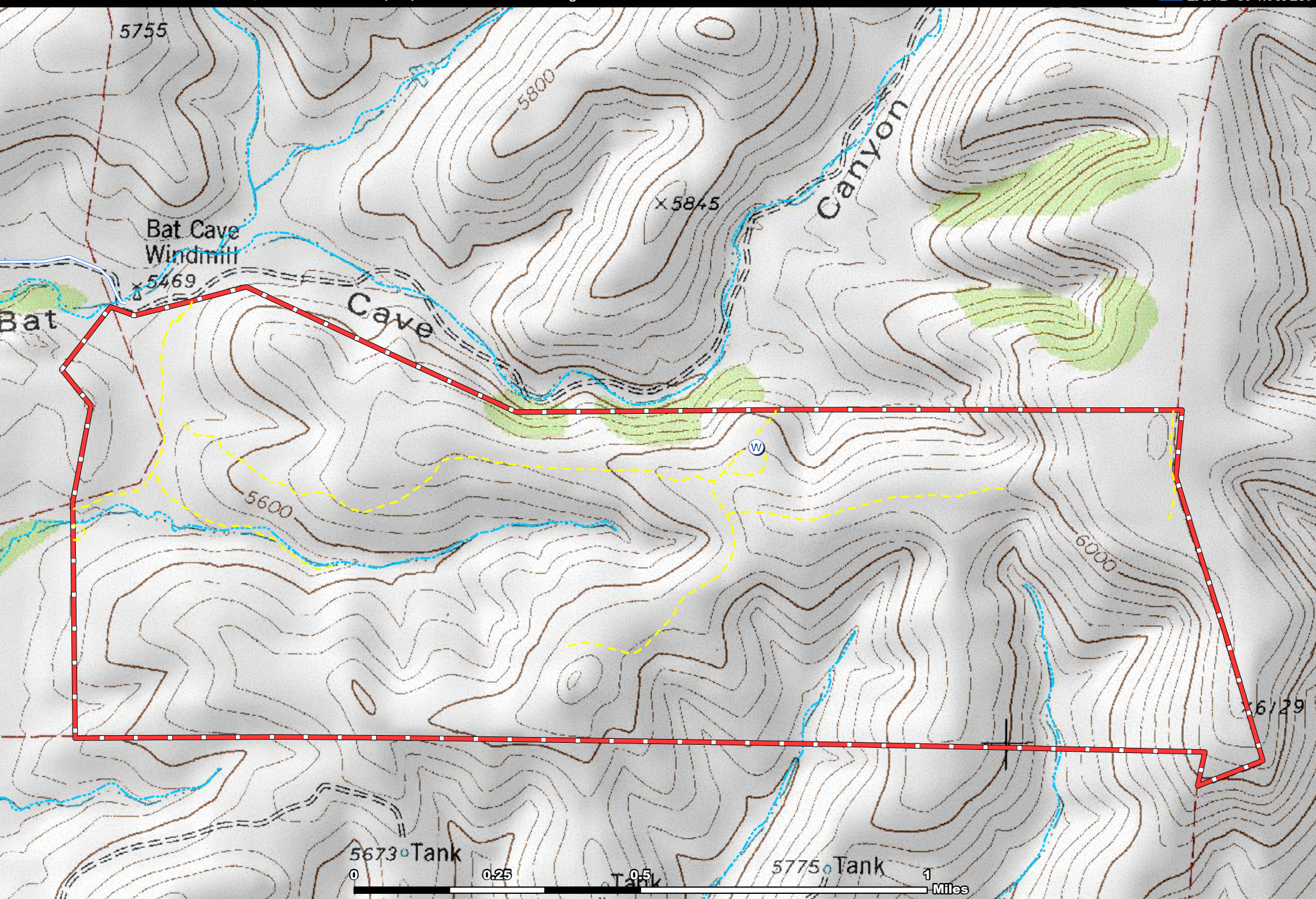
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