



*Protecting Clients. Conserving the Land.*

## **Starlight Ranch**

*631 Acres, Fort Davis,  
Jeff Davis County, Texas*



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## Starlight Ranch

*631.42 acres*

*Jeff Davis County, Texas*

*Adjacent to McDonald Observatory*

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### Location

Starlight Ranch is 631 acres of mountain meadows and ridges below The University of Texas McDonald Observatory in the Davis Mountains of Far West Texas. It is located along Highway 118 on the historic Scenic Loop Highway that circles the Davis Mountains. The property is only six miles as the raven flies from the 33,000 acre Davis Mountain Preserve of The Nature Conservancy and in proximity to additional private ranches covering 21,000 acres, all with conservation easements. It is part of a protected ranch neighborhood with unobstructed views of the Observatory and area mountains.

### Acreage

631.42 acres in Jeff Davis County.

### Description

Starlight Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 5,200 feet to 6,575 feet. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains. Mount Livermore, Olds and Limpia can be seen from overlooks on the ranch, as well as Pine Peak, Blue Mountain, Miter Peak, Mount Ord, and Limpia Canyon. Mountain ranges beyond Alpine and Marfa, the Glass and Chinati Mountains (30 to 50 miles distant) can be seen clearly on most days. This was once part of the historic U up-U down Ranch settled by the G. S. Locke family in the late 19<sup>th</sup> century. Starlight Ranch has the terrain and area that make it an ideal recreational property for hiking, horseback riding, birding and stargazing.

### Habitat

This Scenic Loop ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, Alligator Juniper and Mexican Walnut. Several large hills create excellent topography and the views of the mountains are nothing short of breathtaking. Excellent grasses and Chihuahuan Desert plants provide habitat for native wildlife animals and livestock.

## Wildlife

Big mule deer, white-tail, elk, and smaller animal and bird species of the Davis Mountains, javelina fox, ringtail and Montezuma quail abound in the mountains. Blue quail and dove populations are tremendous for great hunting opportunities. Native trees brush and grasses provide excellent habitat for these game species and many native birds and other non-game animals. Wooded canyons and lush grasslands provide excellent habitat for migratory songbirds.

## Improvements

A ranch road and a building site have been prepared. One mile of new fence has been constructed on the property.

## Water

The pasture has 4 seasonal springs that originate in Olds and Cherry Creek.

## Price

\$2400 per acre or \$1,515,408.00

## Contact

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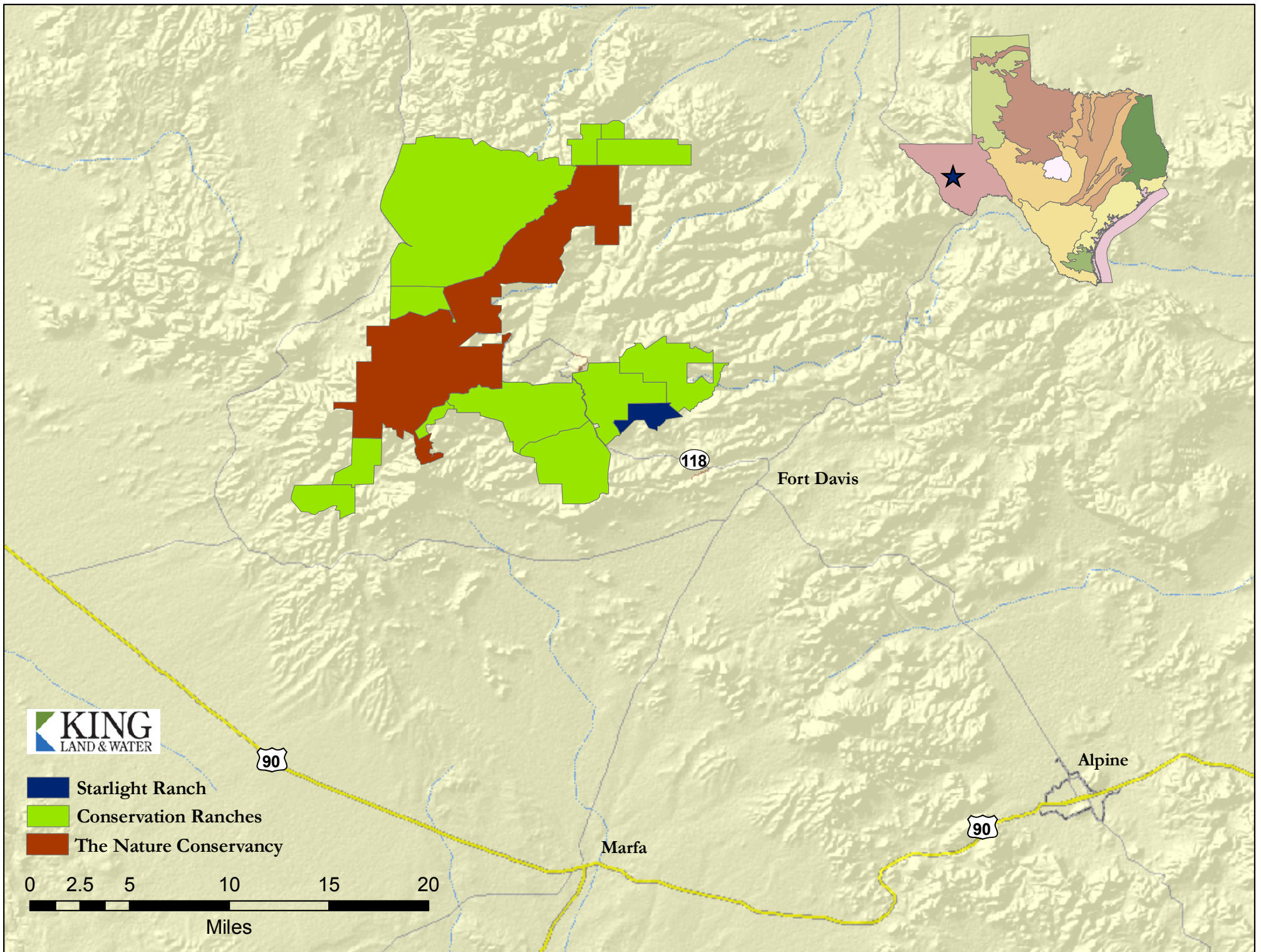
## Disclaimer

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.

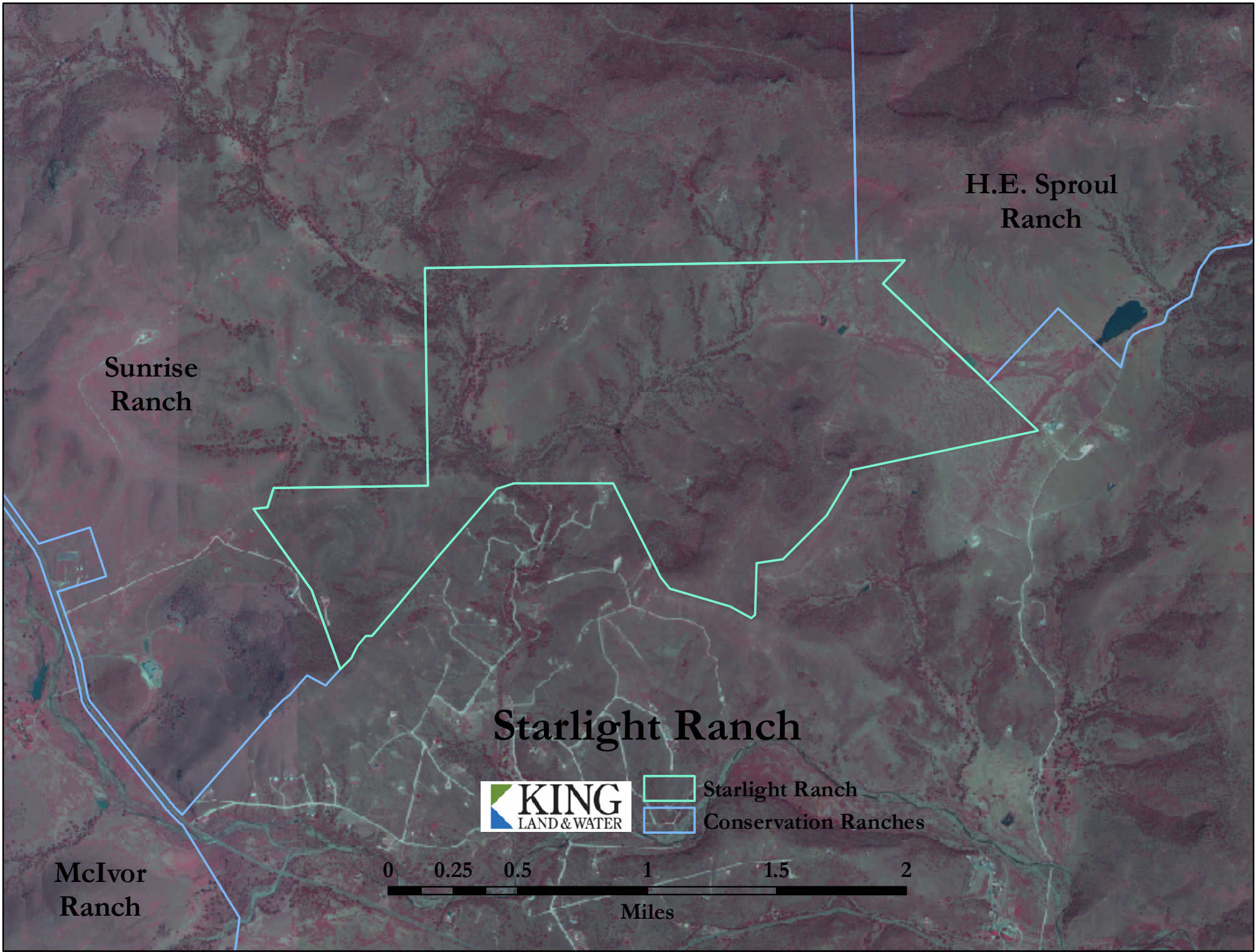


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Sunrise  
Ranch

H.E. Sproul  
Ranch

Starlight Ranch

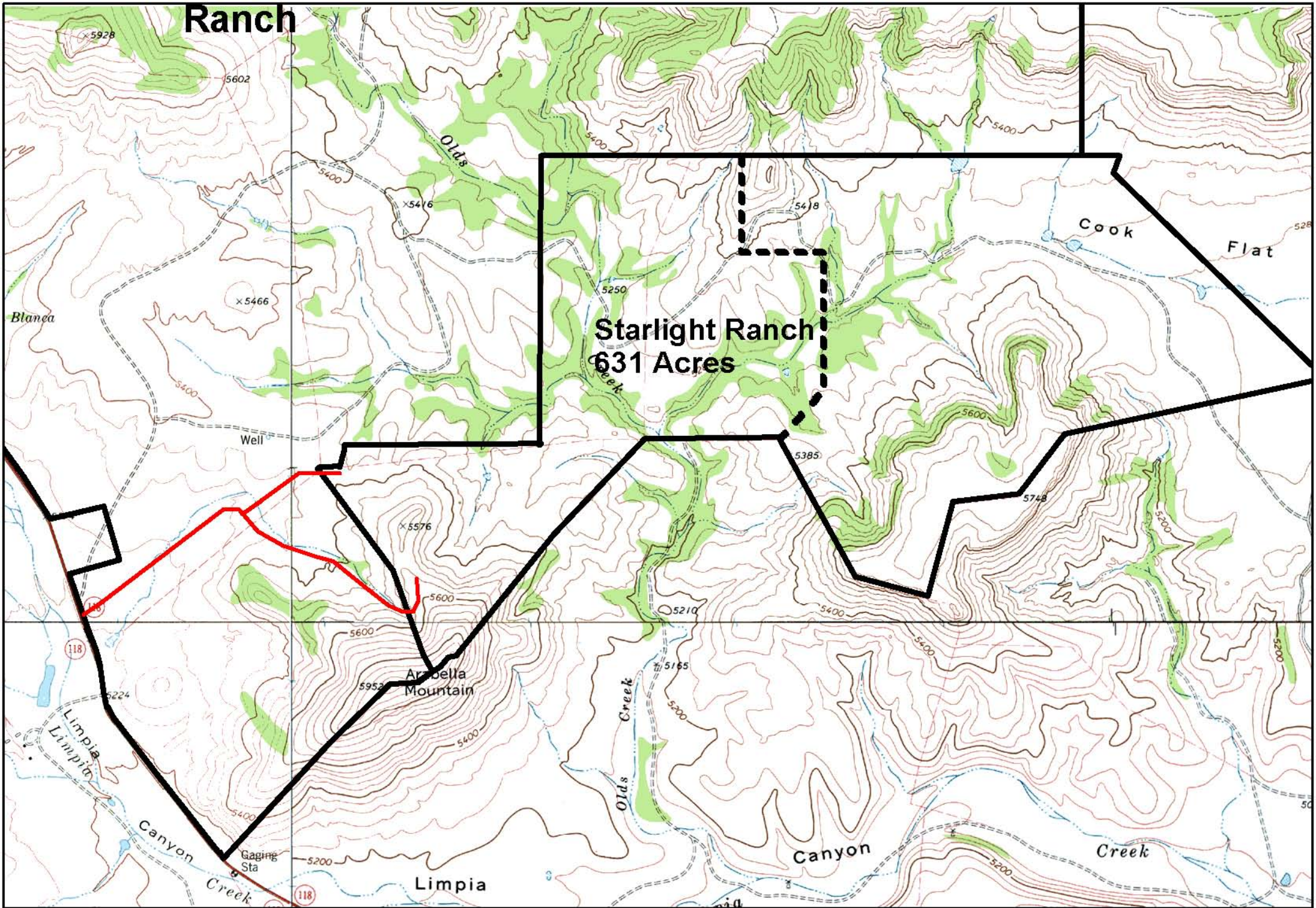
McIvor  
Ranch



Starlight Ranch  
Conservation Ranches







Name: CASKET MT  
Date: 12/28/2009  
Scale: 1 inch equals 1905 feet

Location: 030° 37' 56.37" N 103° 58' 53.02" W NAD27  
Caption: Starlight Ranch

631 Acres







