



*Protecting Clients. Conserving the Land.*

## **C-3 Ranch**

*3,900 acres Jeff Davis County, Texas*



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### **Location**

25 miles west of Fort Davis inside the scenic loop fronting on 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.

### **Acreage**

3,900 Acres in Jeff Davis County

### **Description**

The C-3 Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 5,100 feet to 6,100 feet. Merrill Creek and its tributaries provide riparian woodlands and seasonal flowing clear waters surrounded by excellent high desert grasslands. There is a historic ranch Adobe home and outbuildings that could be restored into a unique Headquarters complex. The ranch has outstanding views of the nearby high mountains including Mt. Livermore which is owned by The Nature Conservancy as a Preserve. The adjoining ranch to the north has a Conservation Easement which provides protected views.

### **Habitat**

This “inside the scenic loop” ranch on the south slopes of Mt Livermore is dominated by mile high grasslands and woodlands 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. There is also an interesting exposed geological rock uplift at the center of the ranch where you can find several caves along the banks of Bat Cave Creek. 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, 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

- 4 pasture with several traps.
- 3 Submersible well, pipelines, and watering system.
- 1 Windmills with metal Stock tank and several water troughs.
- Internal road system in good condition provides access throughout the ranch.
- Historic Adobe Headquarters with several outbuildings and barn in poor condition.
- Small cabin on hill with well and commanding views of area mountains.
- Exterior and internal fences in fair to good condition.
- Two mile frontage on scenic Highway 166.
- Working pens at HQ with small pens in one of the pastures.

## Water

2 mile both sides of Merrill Creek and over 5 miles both sides of Bat Cave Creek both seasonal wet weather creeks. Groundwater is shallow and of excellent quantity and quality. Wells, pipelines, and troughs provide water throughout the ranch.

## Price

\$2,200 per acre or \$8,580,000

## Contact

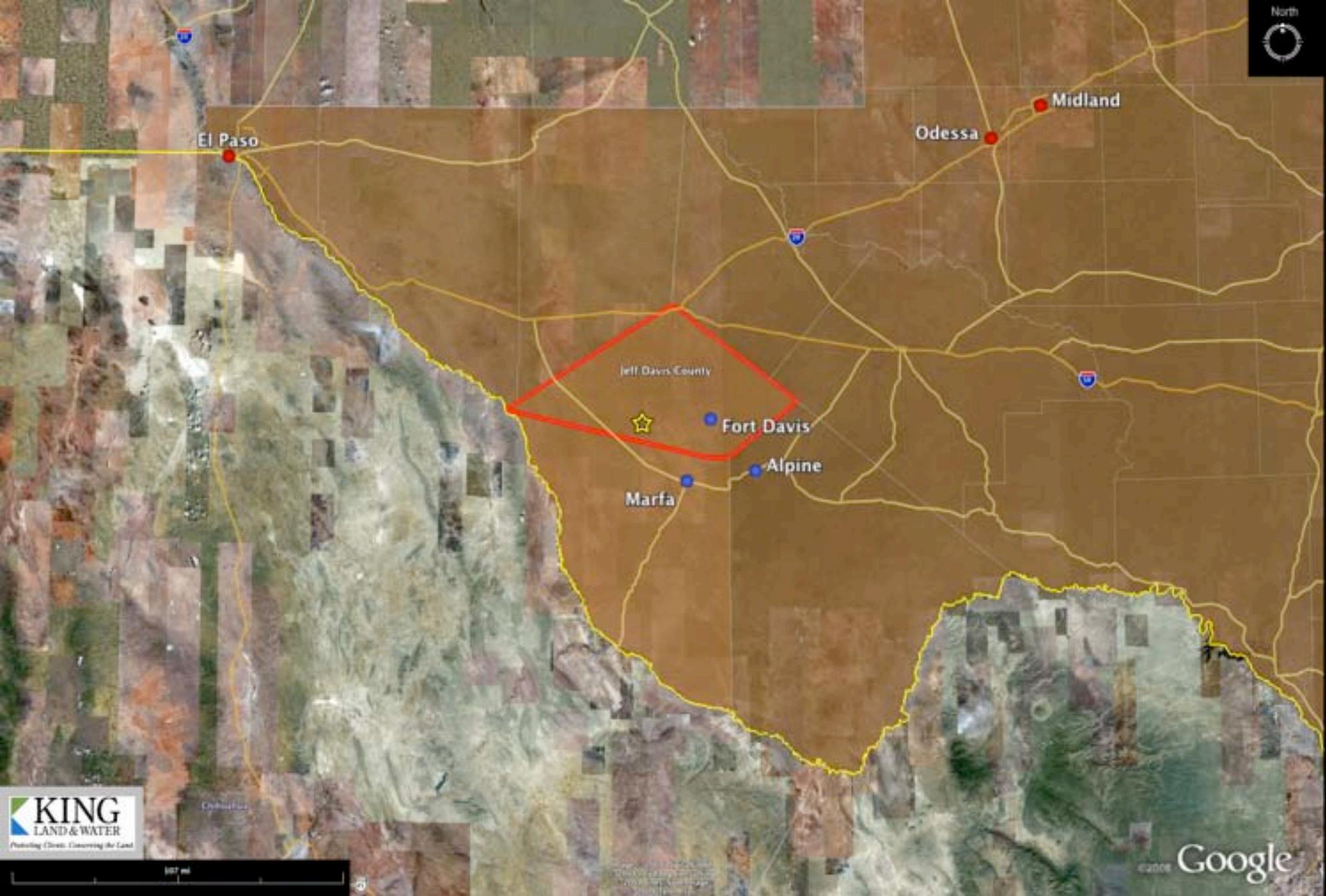
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## Disclaimer

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.



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El Paso

Midland

Odessa

Jeff Davis County



Fort Davis

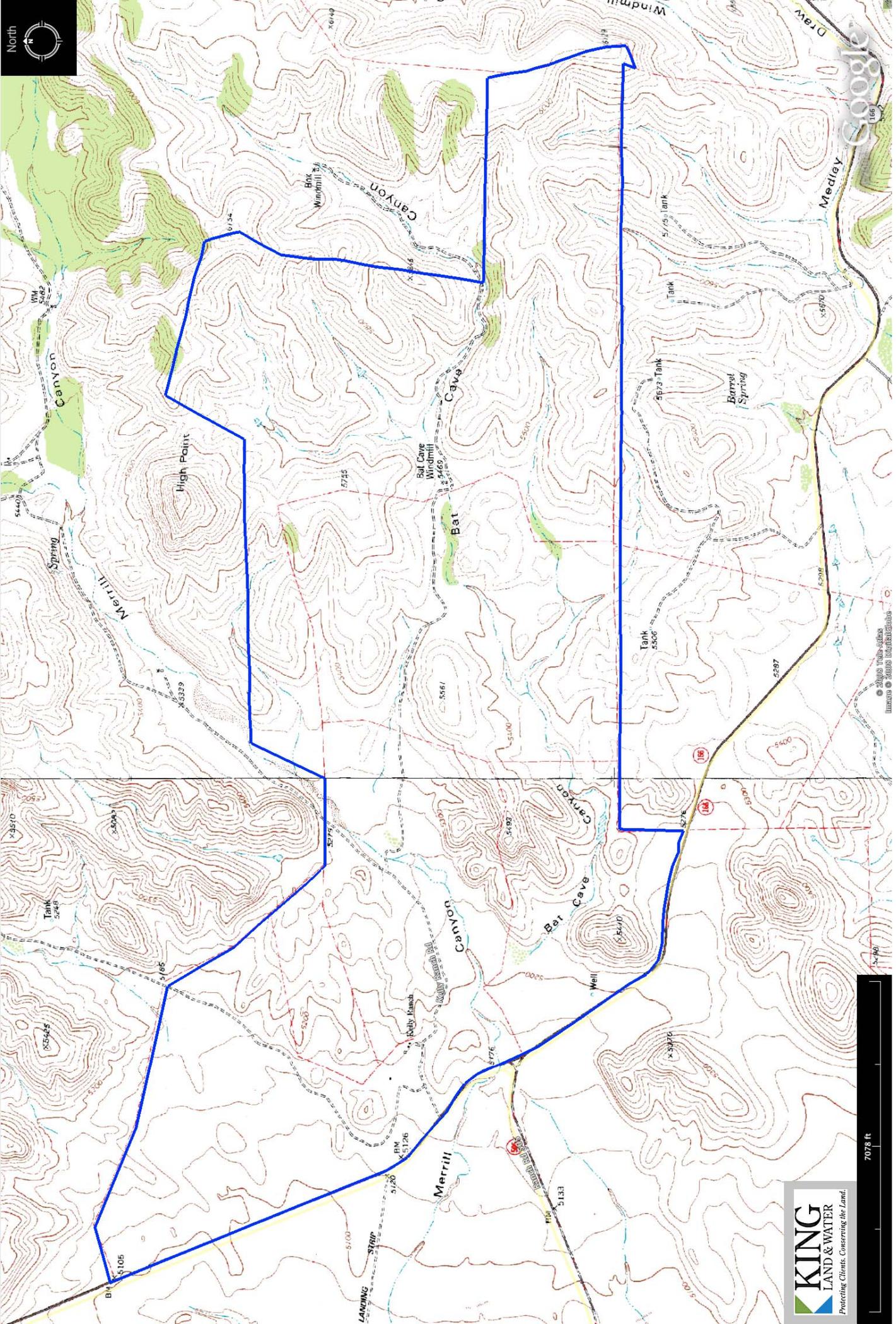
Alpine

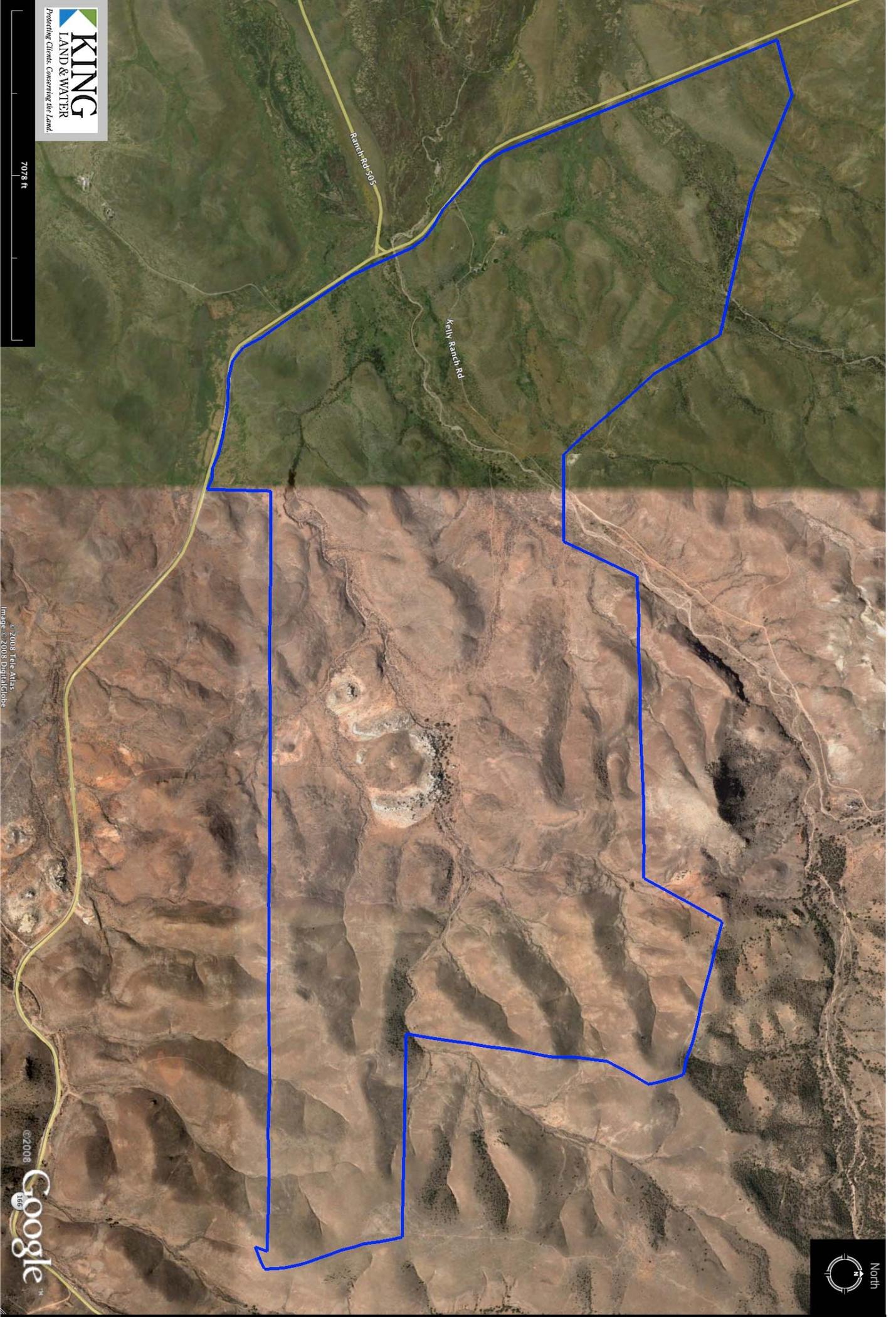
Marfa



©2008 Google

100 mi





7078 ft

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