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Box Springs Ranch *976 acres Jeff Davis County, Texas*



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Location

25 miles west of Fort Davis inside the scenic loop fronting off Highway 166 near Highway 505 to Valentine. Access is by deeded maintained road for four miles to the ranch front gate. Property is located in the Davis Mountains south of Mt. Livermore. Marfa, the Santa Fe of Texas, is only 40 minutes away.

Acreage

976 acres in Jeff Davis County

Description

This unrestricted mountain ranch sits high above the Chihuahuan Desert at elevations ranging from approximately 5,600 feet to 6,400 feet and affords moderate year-round weather with pleasant summer temperatures. The property has an awe-inspiring view of Mt. Livermore and its baldy peak (the tallest peak in the Davis Mountains) as well as the Sierra Viejo Mountains to the west, the Del Nortes and the Glass Mountains to the southeast, and the Chinati Mountains to the southwest with Mexico beyond. The property is secluded by natural land boundaries, large ranches and conservation tracts. It has the potential to be a conservation tract with tax benefits.

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. It has spectacular protected mountain views, seasonal creeks, rolling hills and a beautiful grassy valley interspersed with oaks and junipers.

Wildlife

The property boasts abundant wildlife, including mule deer, aoudad sheep, mountain lion, javelina and quail. 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

There is a good pasture road access up to the highest elevations of the ranch and down Bat Cave creek. Outside the spring water system, fences, and roads, there are no other improvements. There are numerous outstanding building sites both along the creek or high up on the mountain with excellent views.

Water

Box Springs is the most unique feature of the property with very shallow groundwater along Bat Cave Creek which is captured in a hand dug rock lined well where water gravity flows to a large rock storage tank where it is distributed for wildlife. There is a new well drilled next to this spring and is capped waiting for a pump to distribute water further or to be used for new headquarters once built.

Price

Price: \$2475 per acre

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

68

Midland

Odessa

90

Jeff Davis County

90

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Fort Davis

Marfa

Alpine

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68

68

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