

MARAVILLAS GAP RANCH



8700± Acres Brewster County
Marathon, Texas

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DESCRIPTION

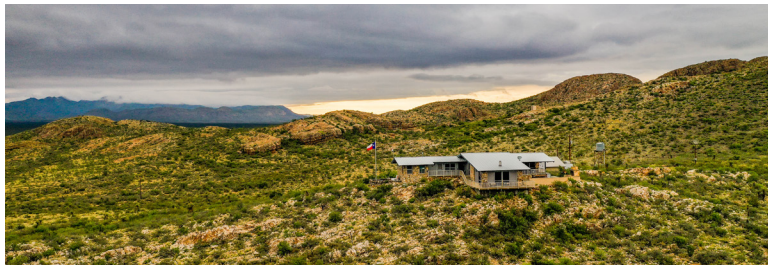
A truly rare opportunity to own a piece of West Texas history, on the market for the first time since 1966. This well-watered ranch has a unique Texas lodge on a scenic point overlooking the expanse of the Del Norte mountain range. Significant creek drainages and a herd of Desert Bighorn sheep add to the uniqueness of this ranch.



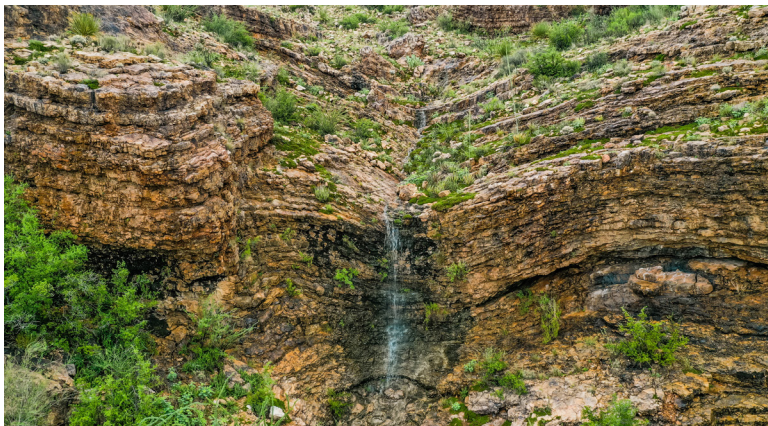
8700+ Acres Brewster Co
Marathon, Texas

IMPROVEMENTS

The timeless contemporary ranch home overlooks this West Texas masterpiece. The house consists of 4 bedroom and 4 bathrooms. There is a central gathering room with windows on all sides providing views of the mystic terrain and incredible sunsets. A commercial kitchen, wood burning smoker grill, walk-in cooler, and processing facilities round out the improvements. There is a paved airstrip that is high fenced off.



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WATER

This is one of the better watered ranches in West Texas having 12 water wells, and 2 seasonal creeks. The 12 water wells supply over 12 water troughs with water along with the Headquarters. There are miles of fast line piping to all the water troughs. Both Maravillas Creek and Renolds Creek traverse this property. These are both considered seasonal creeks, but hold water throughout good rain years and are named creeks on USGS maps. There are many draws that enhance wildlife habitat as well as a few ponds on the property.





ELEVATION

This property has elevations ranging from 3200 asl to 3800 asl. Good creek bottoms ascend to stepped peaks. The bottom land provides good quail habitat with the peaks providing good desert pinon woodlands for Big Horn sheep habitat.

MINERALS

Surface only.



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VEGETATION

This property combines the diverse habitat of the Chihuahuan Desert. In the lower flats there are many forbs, shrubs, cactus, creosote, catelaw, Spanish Dagger, Yucca, Sotol, Ocotillo and Cholla. On the peaks there are juniper, hackberry, mesquite, persimmon and mountain laurel.



WILDLIFE

The ranch carries an abundance of game including a herd of Texas Big Horn sheep that have lived on the property for 20 years. Mule deer and quail hunting are prolific as well. Both Blue Scaled Quail and Gambel's quail are present. Dove hunting, varmint hunting and javelina can also be engaged on the ranch.



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8700+ ACRES
BREWSTER COUNTY, MARATHON, TX

This property is located 20± miles south of Marathon, 76± miles South of Fort Stockton, 61± miles Southeast of Alpine, 381± miles Northwest of San Antonio, 255± miles West of San Angelo, and 207± miles South of Midland, Texas. This ranch has 1.7± miles of U.S. Hwy 385 S.

Airstrip - Maravillas Gap Ranch (48XS) has a 5000-foot runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

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