



Protecting Clients. Conserving the Land.

Alamito Vista Ranch

320± Acres

Brewster County, Texas



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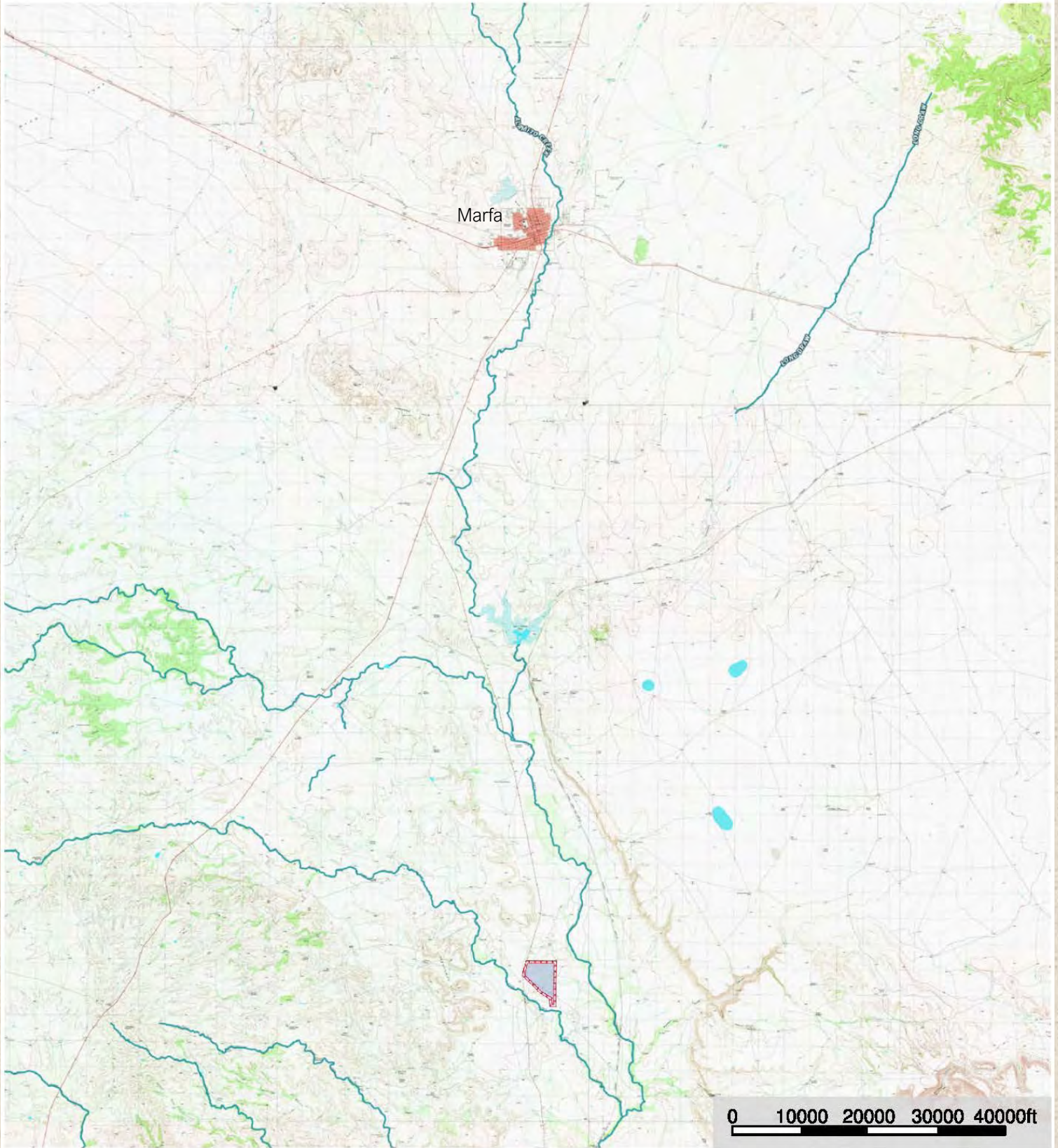
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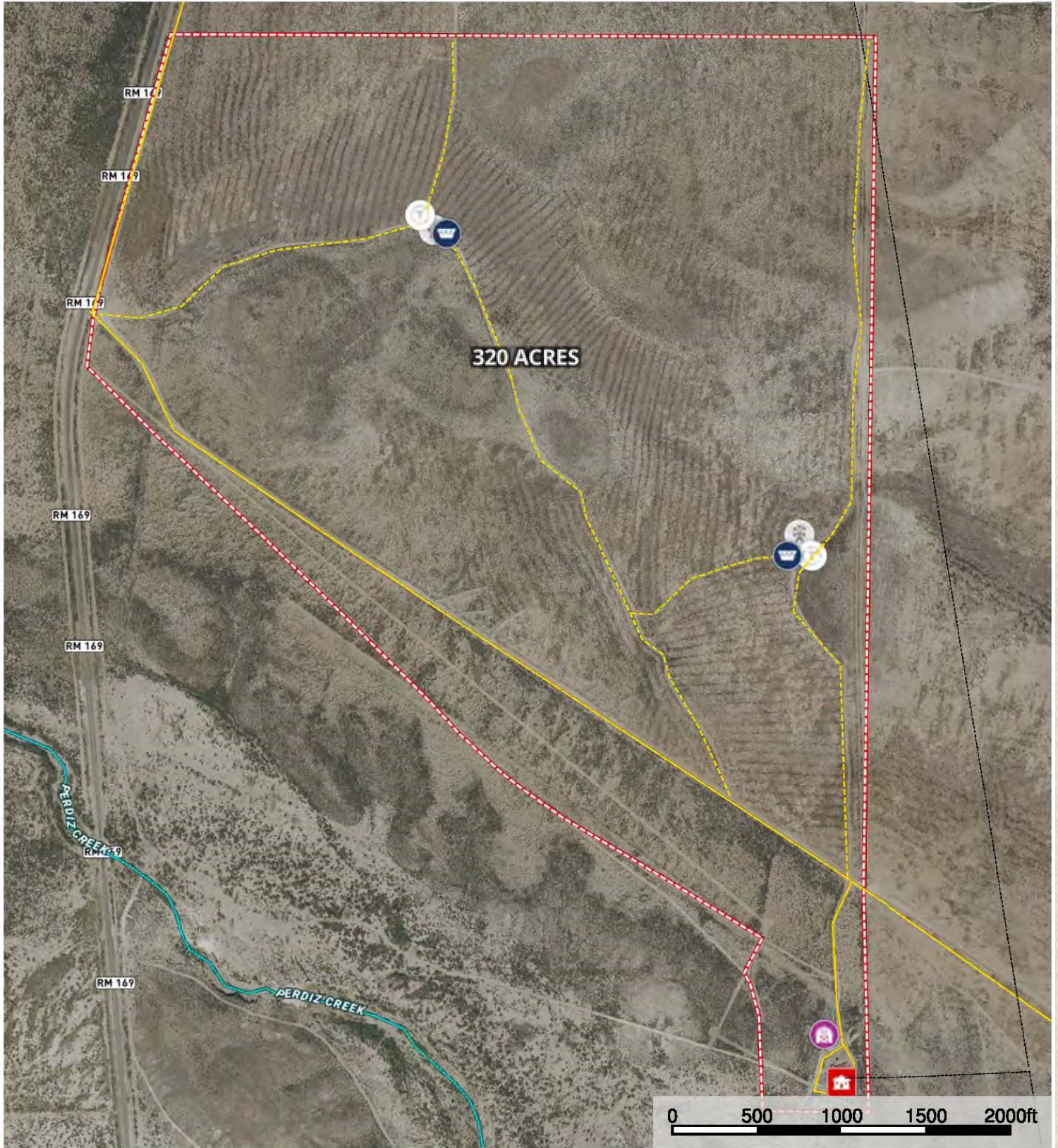
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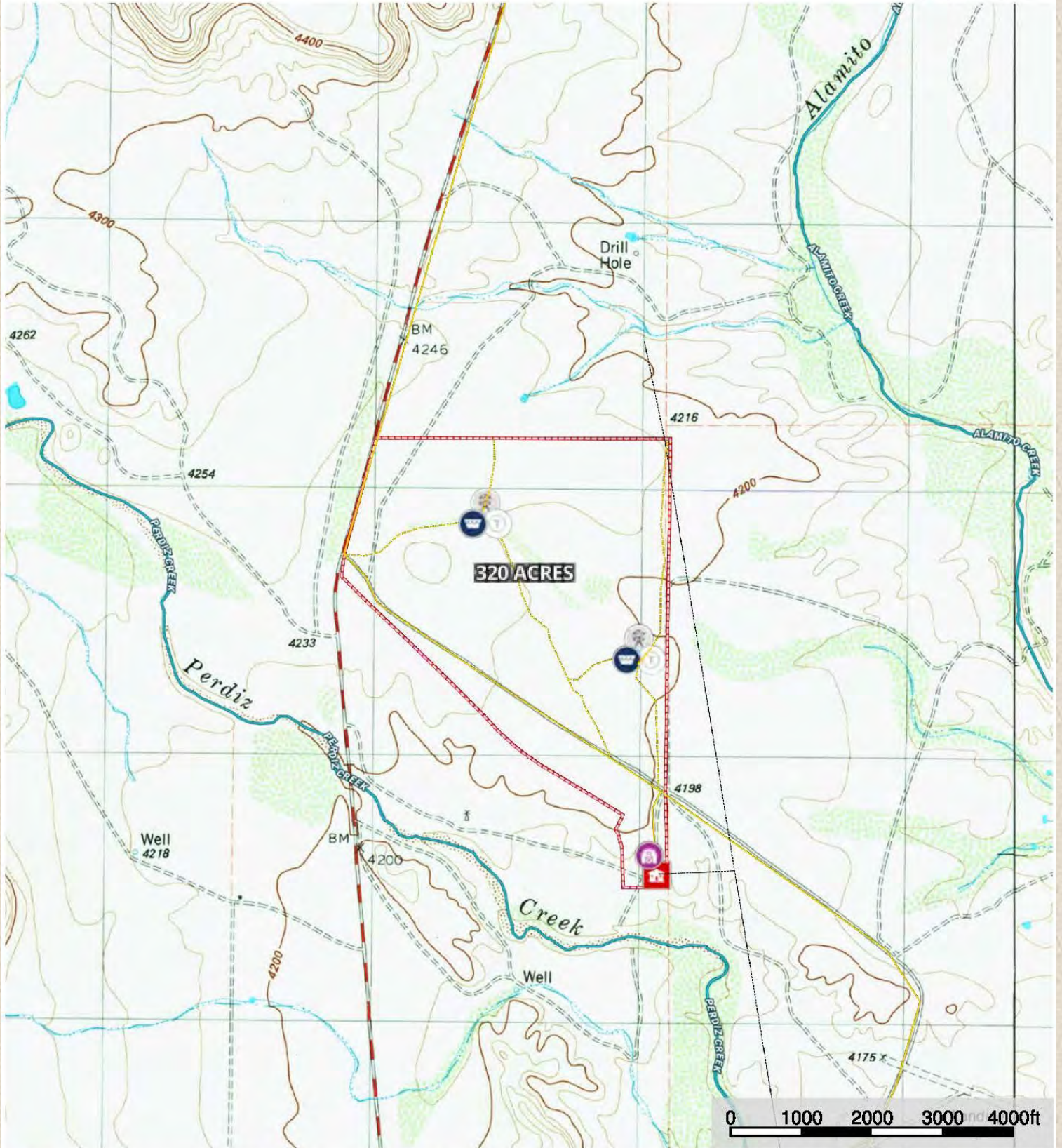


Alamito Vista Ranch
Presidio County, Texas, 320AC +/-



-  Main House
-  Barn
-  Windmill
-  Trough
-  Water Storage Tank
-  Boundary
-  Tour
-  Transmission Line
-  Road / Trail
-  Primary Road
-  Stream, Intermittent
-  River/Creek
-  Water Body

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Location

Alamito Vista Ranch is the perfect small Presidio County ranch located on the east side of State Highway 169 (Casa Piedra Road) just 15 minutes south of Marfa, in Far West Texas. This paved road ends 20 miles south of the ranch after it crosses beautiful Alamito Creek, where it continues as a gravel public road for 50 miles, down to the River Road near Presidio and into Big Bend Ranch State Park. This two-lane ribbon of remote highway adjoins the ranch for several miles and bisects one of the most scenic large ranch neighborhoods in the region, ending at Plata, a historic abandoned farming community which raised vegetables for Shafter Mine in the early part of the 20th Century

Acreage

34,480± acres in Brewster County, TX



Description

South Alamito Ranch is very accessible with 1/3rd mile of paved Casa Piedra Road frontage, located in the transition zone between the Marfa Grasslands and the mid Chihuahuan Desert. The ranch has been recently spiked for creosote and grubbed for mesquite and the results are already amazing. There are three water wells on the property making this one of the best watered ranches near Marfa. There is a huge amount of clear sweet water that can be found anywhere on the ranch.

There is an excellent road system with many of the fences being new. A 2br/1 bath house is located on the south end with excellent views of San Jacinto Peak and other area mountains. The house has a small swimming pool and a large basement with a curved living room all designed with windows looking out at the landscapes beyond. Next to the house is a large metal shop with electricity, concrete floors, and big sliding doors. The previous owner built an airplane in the shop, it is that big! There is a new electric pump and pressure tank at the Headquarters. There are breathtaking vistas of the Davis, Chinati, San Jacinto, French, and Cienega Mountains. The ranch has commanding views of Alamito Creek valley to the east and the long line of giant Cottonwoods and the uplift cliffs and boulders of nearby Mitchell Mesa.





Habitat

Alamito Vista Ranch is located within the Alamito Creek watershed in Presidio County, which originates in the Davis Mountains to the north and joins into Cienega Creek to the southwest, eventually meeting the Rio Grande River near Presidio, Texas. The large drainage, or valley, has tremendous surface and

groundwater resources, providing a corrido of habitat for migrating animals. Sideoats grama, can bluestem, tabosa, blue grama and giant sacaton are typical grasses found on the ranch as well as brush and wood species like mesquite, creosote, agarita, sumac, desert willow, white brush, and four-wing slatbush.









Wildlife

Big mule deer, javalina, blue quail, and dove populations are tremendous and the two creek drainages make for an excellent hunting ranch. The nearby creek is called Perdiz, which is quail in Spanish. The ranch is covered in scaled or blue quail. For birdwatching interests, there are many of the migrating species during the fall and spring seasons. Winter nesting is abundant for northern species. Native brush and grasses proved excellent habitat for these game species and many native birds and other non-game animals.









Price

\$1,850 per acre or \$592,000

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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