



SPECIALIZING IN RANCH &
RURAL PROPERTIES
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WEST TEXAS

OFFERING
FOR SALE

GRUBB RANCH FORT DAVIS, TX



221.5 ACRES

JEFF DAVIS COUNTY, TEXAS

146A NORTH JOHNSON LANE
FORT DAVIS, TEXAS

CLEAT STEPHENS, BROKER

FINDARANCH OUTWEST

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Grubb Ranch Fort Davis, TX

COOL HIGH DESERT MOUNTAIN PROPERTY WITH SPRING WATER

ACREAGE

Approximately 221.5 Acres

LOCATION

Grubb Ranch is approximately 2 ¼ miles northeast of the town of Fort Davis. The ranch is situated at around 4,800 feet in elevation at the end of an all-weather caliche road. It enjoys great privacy, peacefulness and wonderful views of the surrounding mountain ranges in every direction as well as the dark night skies.

DESCRIPTION

This property is 221 acres of native rangeland that varies from gently rolling hills to the lush, sub-irrigated bottoms and spring fed pools of water along Chihuahua Creek. The higher areas are typical high desert grama grasslands while the lower areas have deep soils dominated by taller grass species with intermittent motts of cottonwood trees and scattered hackberry. The perimeter of the property is fenced with relatively new five strand barbed wire fencing.

IMPROVEMENTS

The adobe home is two-storied in classic country ranch style with an inviting front porch. It has 4 bedrooms, one bath, covered wood floors and high beadboard ceilings. The original gas light fixtures have been converted to electric. The home is heated by a wood burning stove and several propane gas furnaces throughout the home. One window a/c unit is utilized when cooling is rarely needed. A formal dining is central to the house and the large kitchen has been recently updated with new cabinetry and appliances. The home is also sporting a new metal roof, fresh stucco and surrounded by decorative and pipe metal fencing.

WATER

Spring fed pools along Chihuahua Creek have water in them the majority of the year with seeps occurring along the broad creek channel. In addition to the natural water there are three wells on the property, two of which are equipped with submersible pumps. The other is unused.

Disclaimer: The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but is not guaranteed and should be independently verified through personal inspection and/or with the appropriate professionals.

WILDLIFE

The Grubb Ranch is home to many native species of wildlife including mule and whitetail deer, upland and many species of migratory birds.

TAXES

The property enjoys a 1-d-1 Agricultural Appraisal on the vacant land and annual base amount of taxes is approximately \$3,213.

PRICE

This property offers many possibilities and has been used in many ways over the years from ranching, farming and even the shooting location for a country music video. Asking price is \$2,100,000

CONTACT

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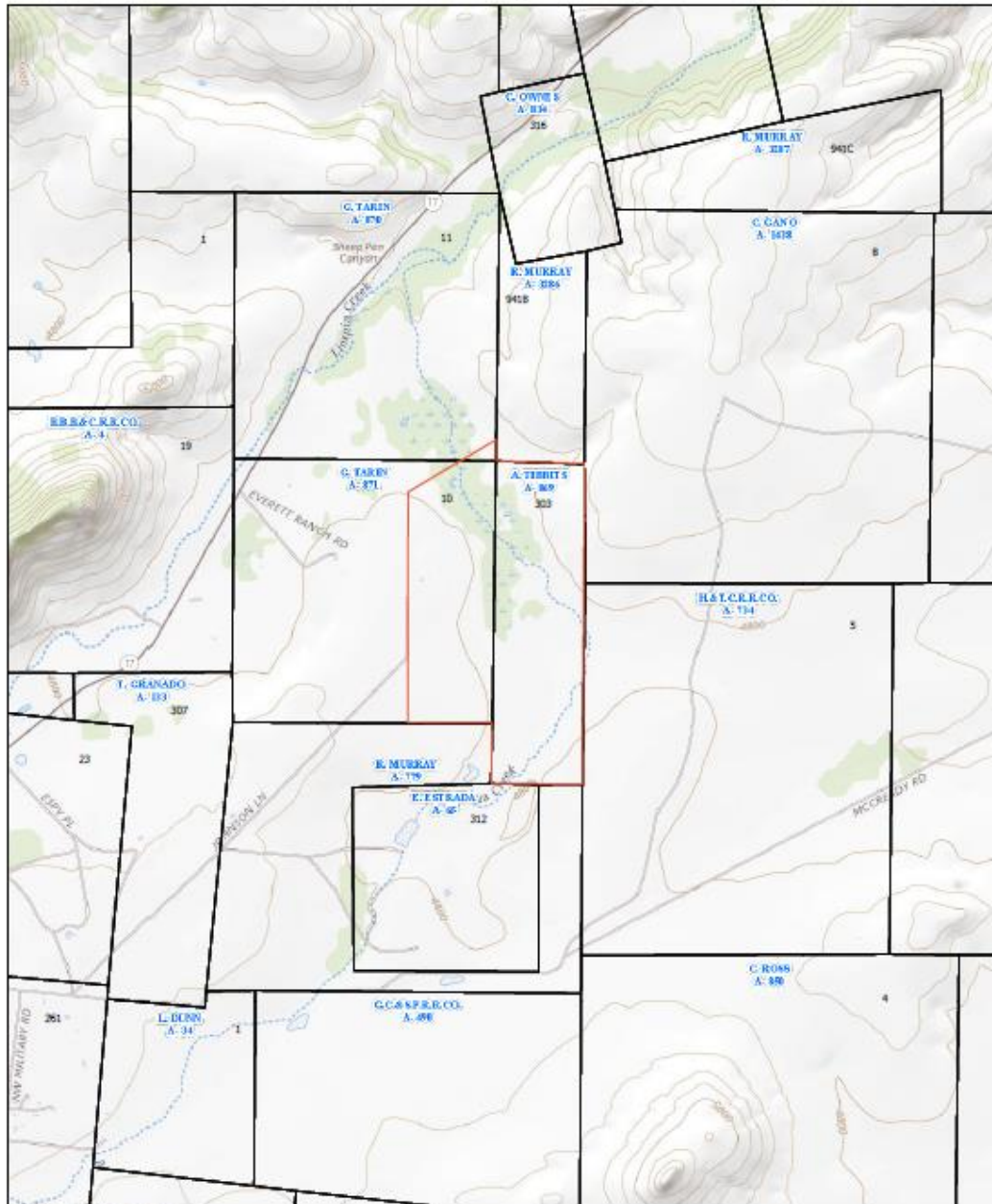


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Grubb Ranch - 221.5 Acres, Jeff Davis County, Texas

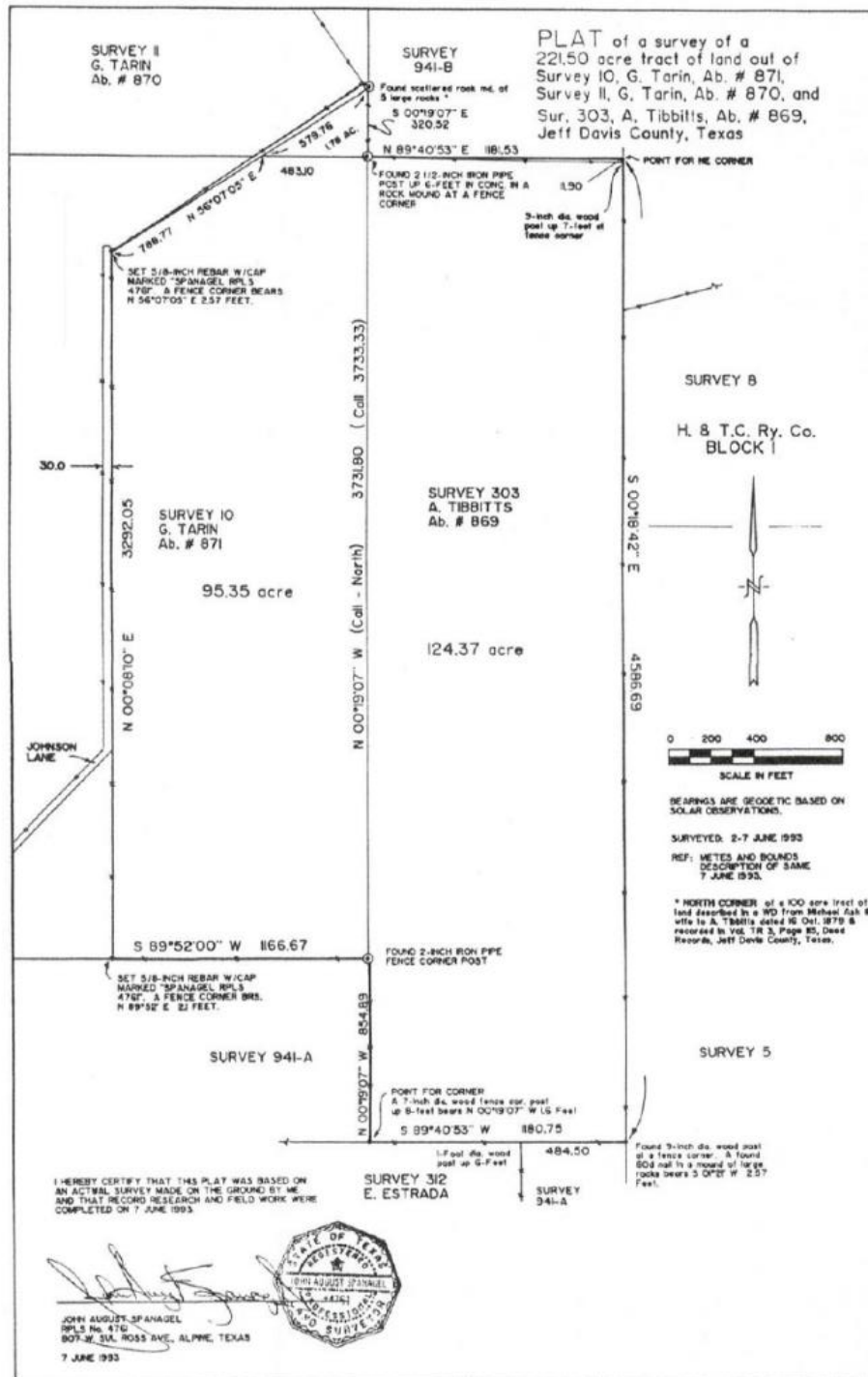


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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National

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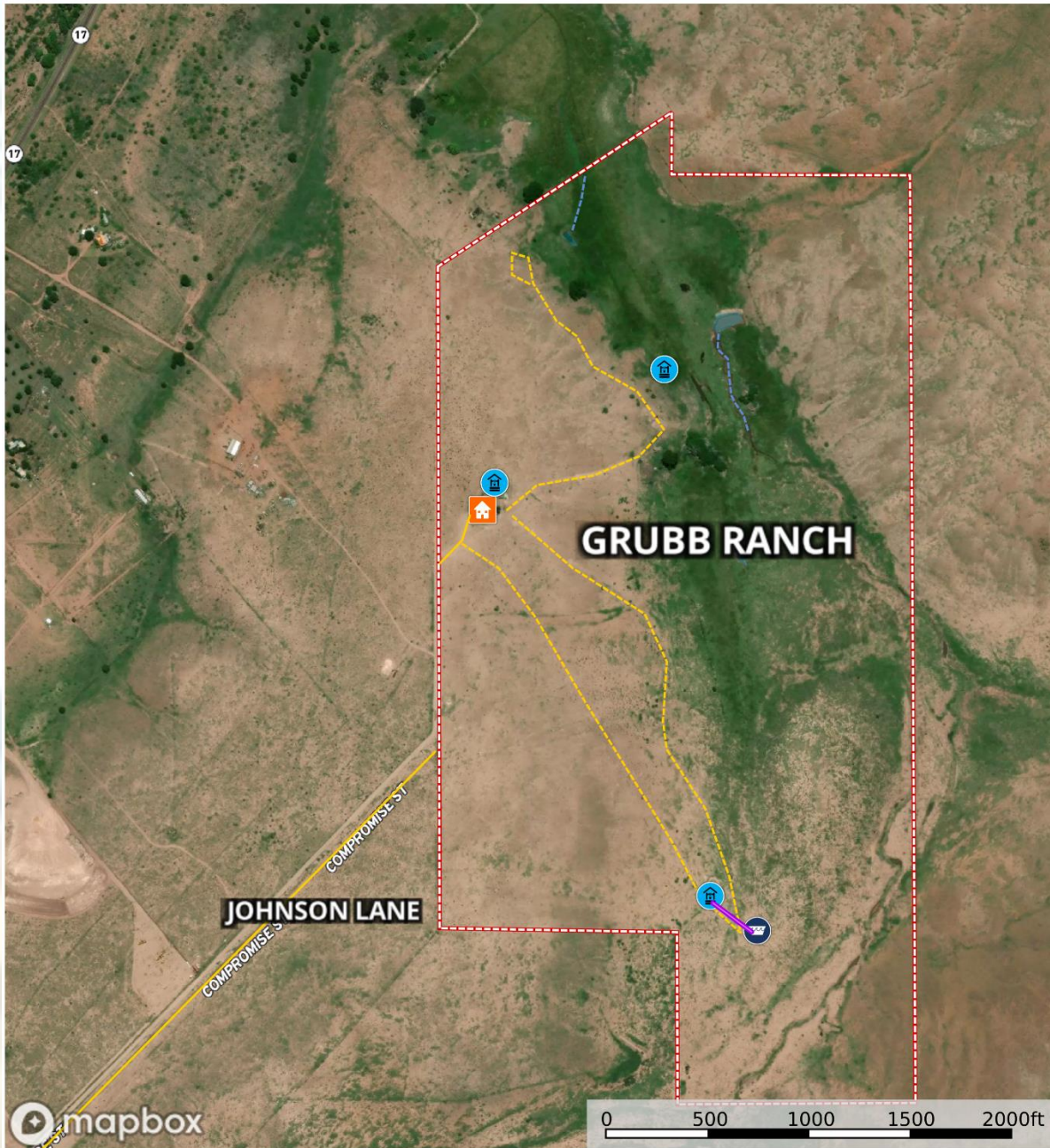
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Survey Plat

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Grubb Ranch

Jeff Davis County, Texas, 221.5 AC +/-



Water Storage Tank
 Well
 House
 Stream
 Road / Trail
 Primary Road
 Pipeline
 Pond / Tank
 Boundary

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