



*Protecting Clients. Conserving the Land.*

## Medley Hills Ranch

621 Acres, Jeff Davis County, Texas



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# Medley Hills Ranch

*621 acres*

*Jeff Davis County, Texas*

*Scenic Loop Davis Mountains*

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## Location

This is a historic part of the Medley Ranch, settled by the Medley Family in the early 1900's and still operated by their heirs today. The Ranch is located by easement from Scenic Highway 166, west of Fort Davis up on a hilltop with commanding views in all directions.

This is "mile high" Chihuahuan Desert grasslands and Davis Mountains foothills and some of the most scenic ranchland in Far West Texas. This is "cow country" at its best and today is operated as a mix of cow/calf and stocker operations and also as a family recreation and hunting paradise.

## Acreage

621 Acres

## Description

Elevations ranging from 6,182 feet to 5,400 feet make this truly a mile-high ranch on a south shoulder of the Davis Mountains. There are currently no improvements except for pasture roads and an old steel water storage tank. Dominated by high grassland with oaks cascading down north-facing slopes, the property is a huge mesa-like hill, providing a 360-degree view of Mt. Livermore, The Chinatis, Cathedral Mountain, Marfa, Valentine, the Eagle Mountains, Blue Mountain, and literally more than 100,000 acres of grasslands.

Owner will convey an easement for the buyer to drill a water well and run a pipeline to the property from his adjoining land. Electricity is nearby.

## Habitat

This Scenic Loop ranch is dominated by mile-high grasslands of Cane Bluestem, Blue Gramma, Green Sprangletop, and Sideoats Gramma with Emory Oaks, Gray Oaks and Juniper. A large mountain, bluffs, and hills all create excellent topography and the views of the area mountains are nothing short of breathtaking. Excellent grasses and Chihuahuan Desert plants provide habitat for native wildlife animals and livestock. This is an excellent cross-section of the various habitat types found in the higher elevation of west Texas, from rock outcrops to montane woodlands, to oak savannahs, to rolling yucca grasslands.

## Wildlife

This ranch has some of the best all-around hunting opportunities in the West Texas area as it combines the mountain habitats with the grassland habitats. Abundant mule deer, herds of pronghorn, white-tail deer, mountain lion, and occasional Elk can all be found here.

Smaller animal and bird species of the Davis Mountains and Marfa Grasslands include javelina, fox, ringtail cat, coyote, dove, Montezuma quail and many, many large coveys of blue or scaled quail. There are great hunting opportunities throughout the ranch but also excellent recreational wildlife viewing and photography for its non-game species.

The grassland and mountain setting of the Medley Hills Ranch and associated vegetation provide ideal habitat for many species of raptors, hummingbirds, and migrating songbirds. From falcons, eagles, hawks, and warblers the trees and grassland combination provide one of the most diverse areas in the Chihuahuan Desert and home for all kinds of breeding and migratory birds.

## Minerals

Seller will retain what minerals they own on the ranch, which is in a family trust. There are several hundred acres of Mineral Classified lands.

## Price

\$1,685 per acre or \$1,046,385

## Contact

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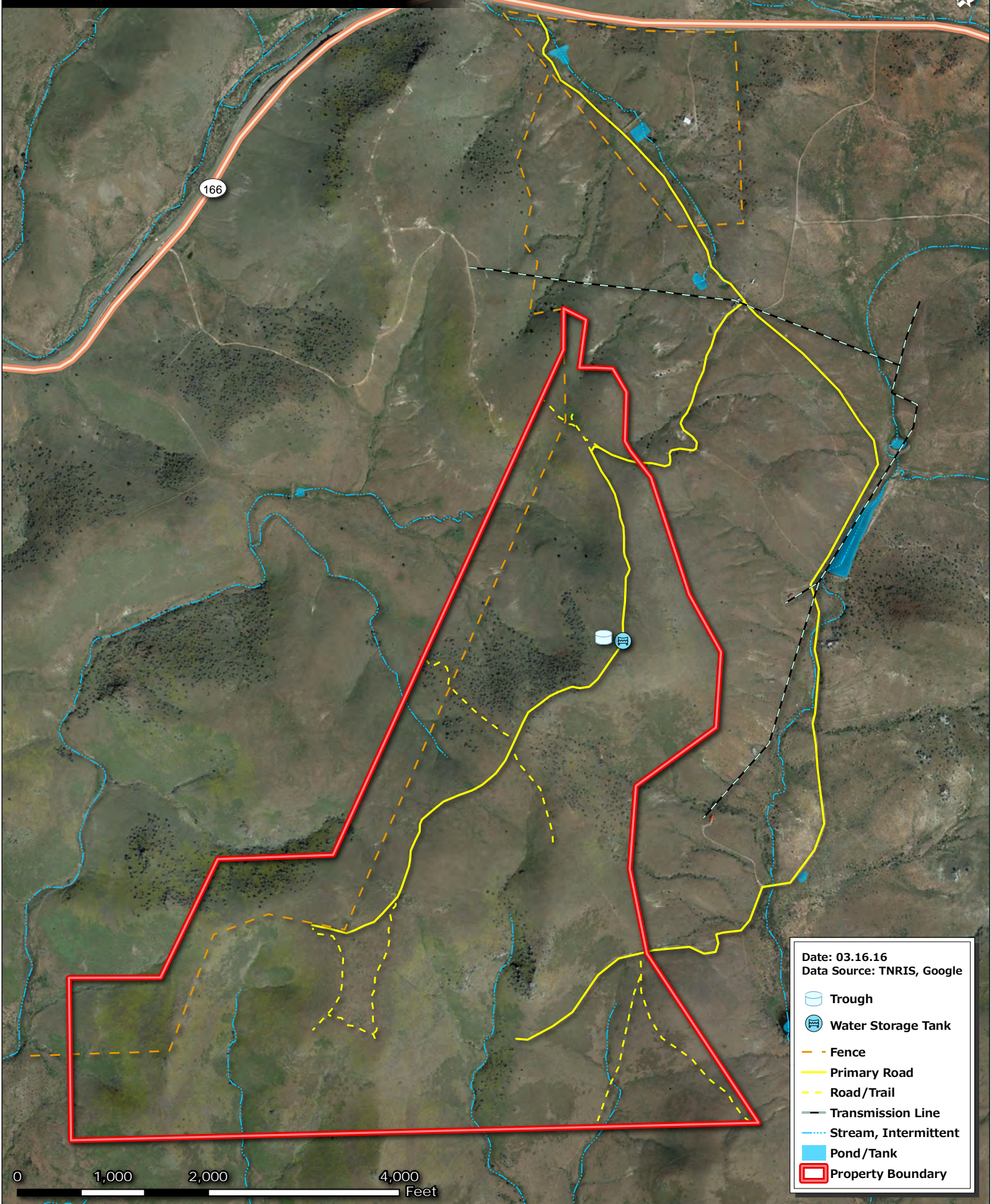
## Disclaimer

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.









Date: 03.16.16  
Data Source: TNRIS, Google

- Trough
- Water Storage Tank
- Fence
- Primary Road
- Road/Trail
- Transmission Line
- Stream, Intermittent
- Pond/Tank
- Property Boundary





