



Protecting Clients. Conserving the Land.

Marfa Ranch Ltd. Tract 14

550 acres, near Marfa, Presidio County, Texas



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Tract 14

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Location

7 miles west of Marfa fronting on Highway 90 on the south side. This property is part of a protected ranch community called Marfa Ranch Limited that covers 11,040 acres all protected from further subdivision by conservation easements and is across the highway from the Hip-O Ranch that covers 16,000 acres also with protected views. This is Marfa's most exclusive ranch neighborhood with estates designed by world renowned architectural firms.

Description

The property fronts on Highway 90 with several excellent building sites off the highway with amazing area views especially Mt Livermore in the Davis Mountains. This 550 ac property is subject to a conservation easement that allows the building of a headquarters complex, recreation, hunting, and planned grazing but does not allow further subdivision. This property is part of the Marfa Grassland Conservation Initiative and located between 4,850 and 4,930 feet in elevation. Property is sloping to flat dominated by lush grasslands, yuccas, mesquite, and native brush. Electricity and fiber optic cable makes for ready to go building sites and use of the ranch.

Habitat

The climate and soils support a climax vegetation of short and mid-grasses such as blue grama, buffalo grass, side-oats grama, cane bluestem to name a few. Brush species of mesquite, all-thorn, cholla, and Mormon tea provide habitat for quail, mule deer and other wildlife. There are incredible views of the Davis, Chinati, Puertocitas, Haystack Mountains and the beautiful sweeping grasslands of the area. The entire property is situated to enjoy year 'round views of the sunsets which are signature events for the area and can be spectacular. The night skies are some of the darkest in North America and provide for some of the best astronomical viewing on the planet.

Wildlife

This is Chihuahuan Desert Grasslands at its best and a nature lover's dream. Pronghorn antelope, mule deer, javelin, blue quail, nesting migrating grassland birds, hawks, falcons, and golden eagles abound. Blue (Scaled) quail, and dove populations are tremendous. There are more species of birds in the region than anywhere else in the lower 48 states owing to its location at the intersection of two tropical flow zones (Gulf and Pacific) and the convergence of migratory flyways over the same area. The grasses and scattered brush provide excellent habitat for these game and non-game animals.

Improvements

With the frontage along Highway 90 this tract affords a new owner the opportunity to build a private entrance to several world class building sites.

Water

There is an abundance of groundwater and a water well could easily be drilled and developed on the Property.

Price

\$685 per acre or \$376,750

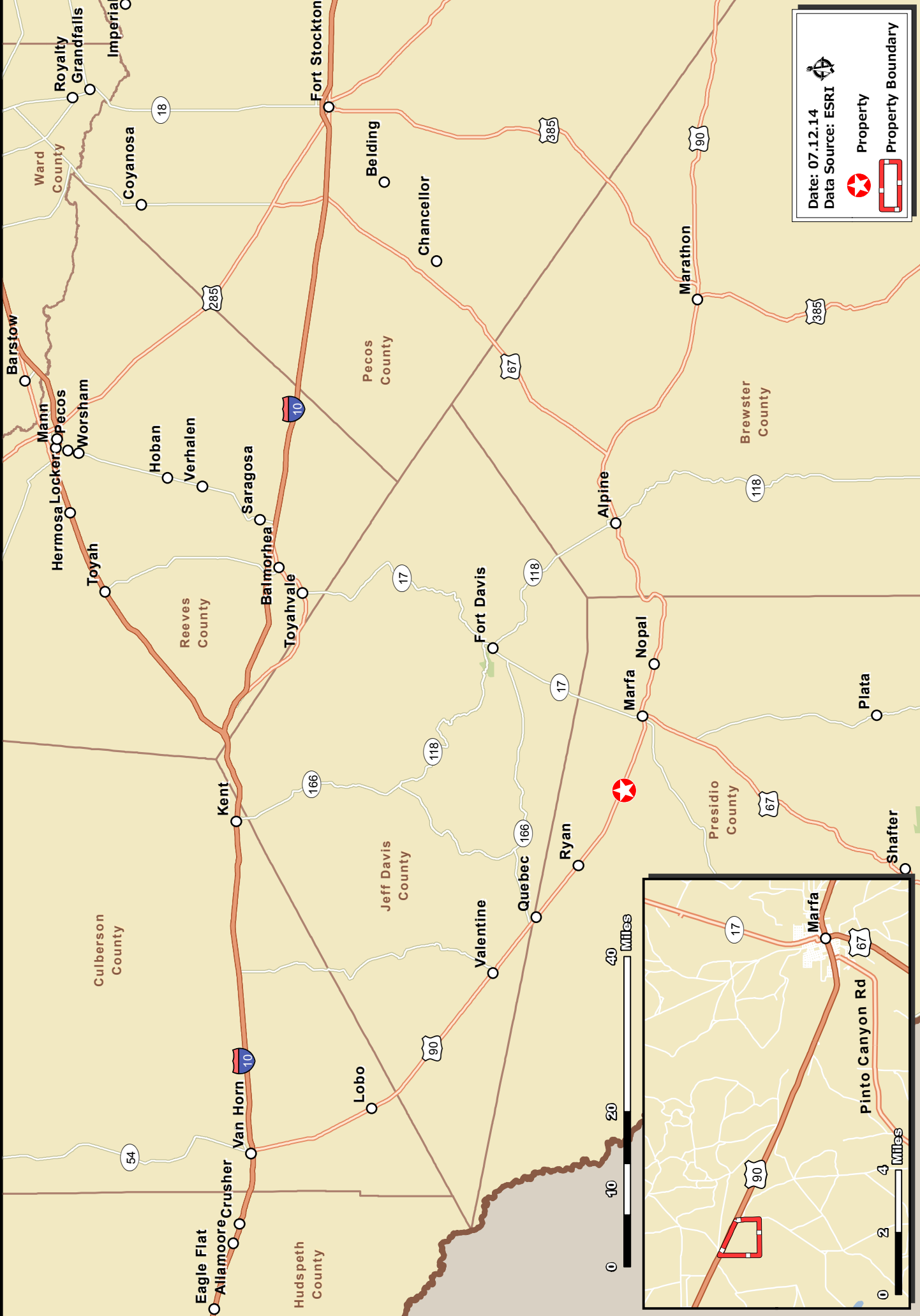
Contact

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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.

MARFA RANCH LTD - TRACT 14
PRESIDIO COUNTY, TX - 550 AC +/-



Date: 07.12.14
Data Source: ESRI

 Property

 Property Boundary



90

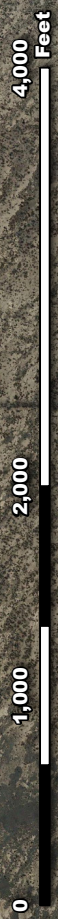
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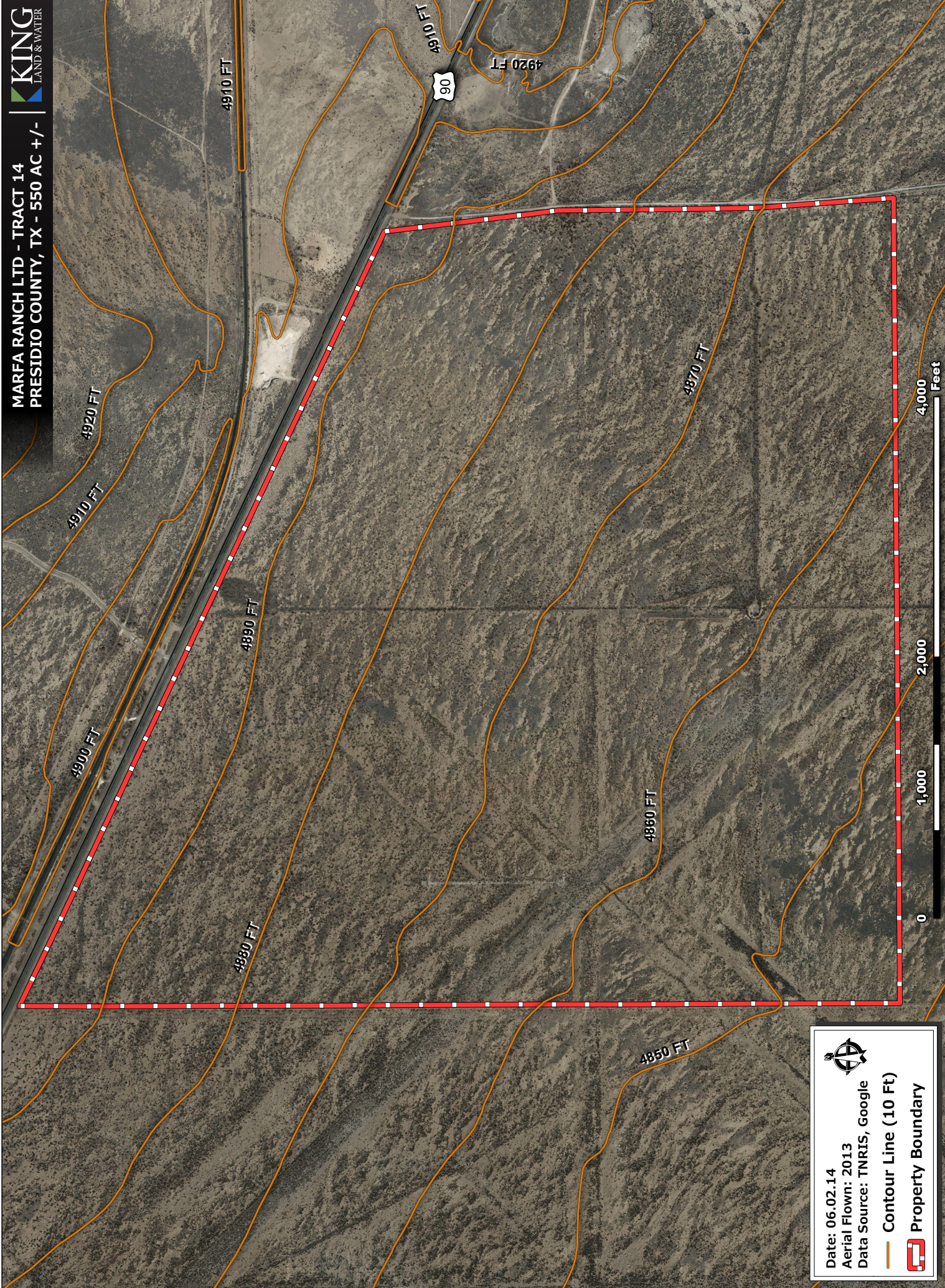
Aerial Flown: 2013

Data Source: TNRIS, Google



Property Boundary





Date: 06.02.14
Aerial Flown: 2013
Data Source: TNRIS, Google
— Contour Line (10 Ft)
 Property Boundary



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