



*Protecting Clients. Conserving the Land.*

## **Marfa Ranch Ltd. Tract 15**

*693.20 acres, near Marfa, Presidio County, Texas*



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## Marfa Ranch Ltd.

### Tract 15

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### Location

7 miles west of Marfa fronting on Highway 90. Property also has an easement on an improved caliche road off US Highway 90 to FM 2810 (Pinto Canyon Road) which is paved for 35 miles and one of the most scenic roads in Far West Texas. FM 2810 leads down to Pinto Canyon and on to Chinati Hot Springs and the rugged beauty of the Vieja Breaks near Ruidosa. 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 renown architectural firms.

### Description

This 693.20 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. The property is off the highway for privacy and quiet enjoyment. There is an adjacent buried high speed fiber optic cable along the easement road that is available to the owner of this tract. Property is rolling dominated by lush grasslands, yuccas, and native brush.

### 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, Cathedral, Cienega, 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

There is an excellent all weather caliche road along the east boundary and a water well with electricity with two caliche pits. A fabulous two tract road travels east and west across the property with some of the best views in the county. With the frontage along Highway 90 this tract affords a new owner the opportunity to build a private entrance to a world class building site up on top of a commanding hill.

## Water

There is an abundance of groundwater and a submersible well with electricity on the property.

## Price

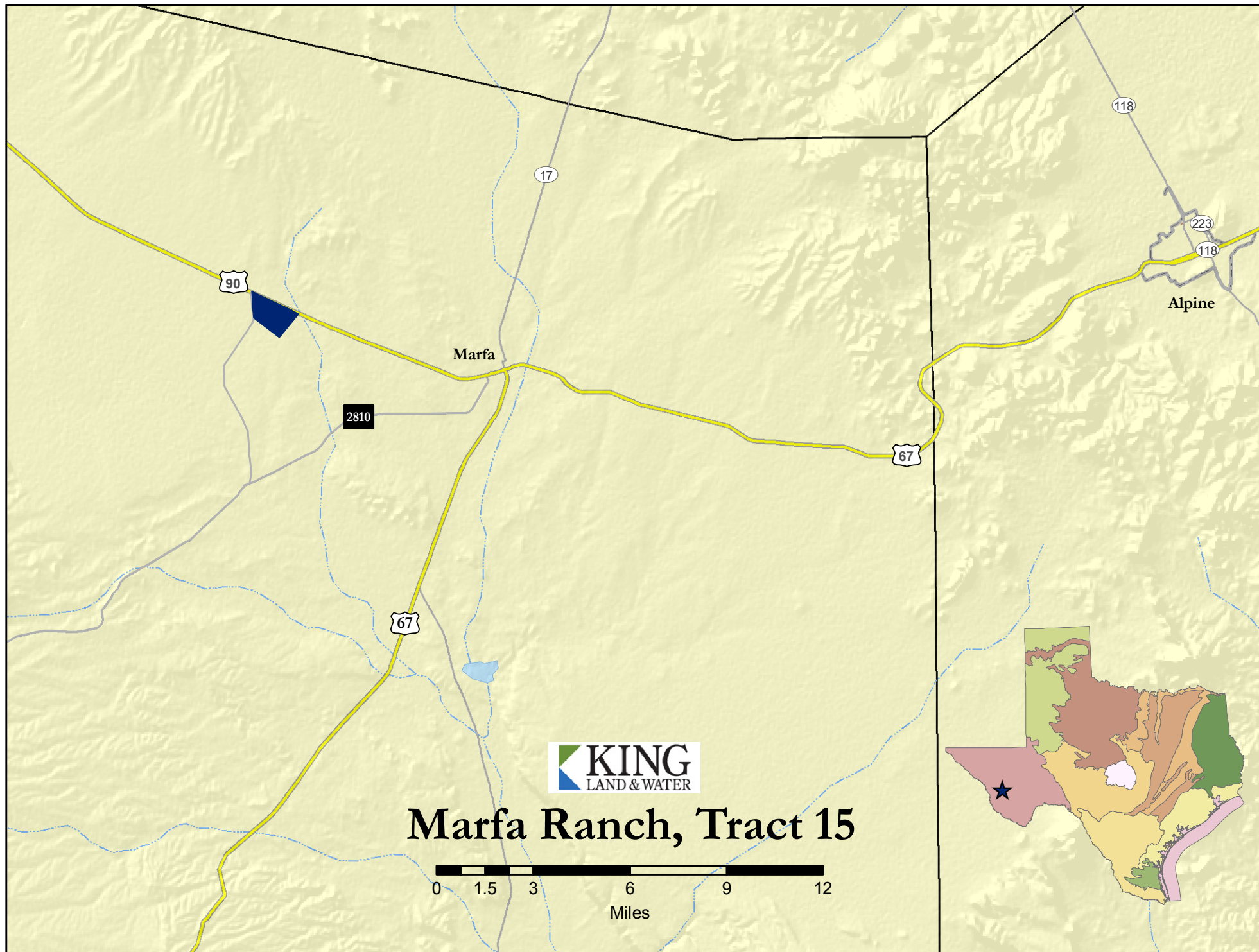
\$1,250 per acre or \$866,500

## Contact

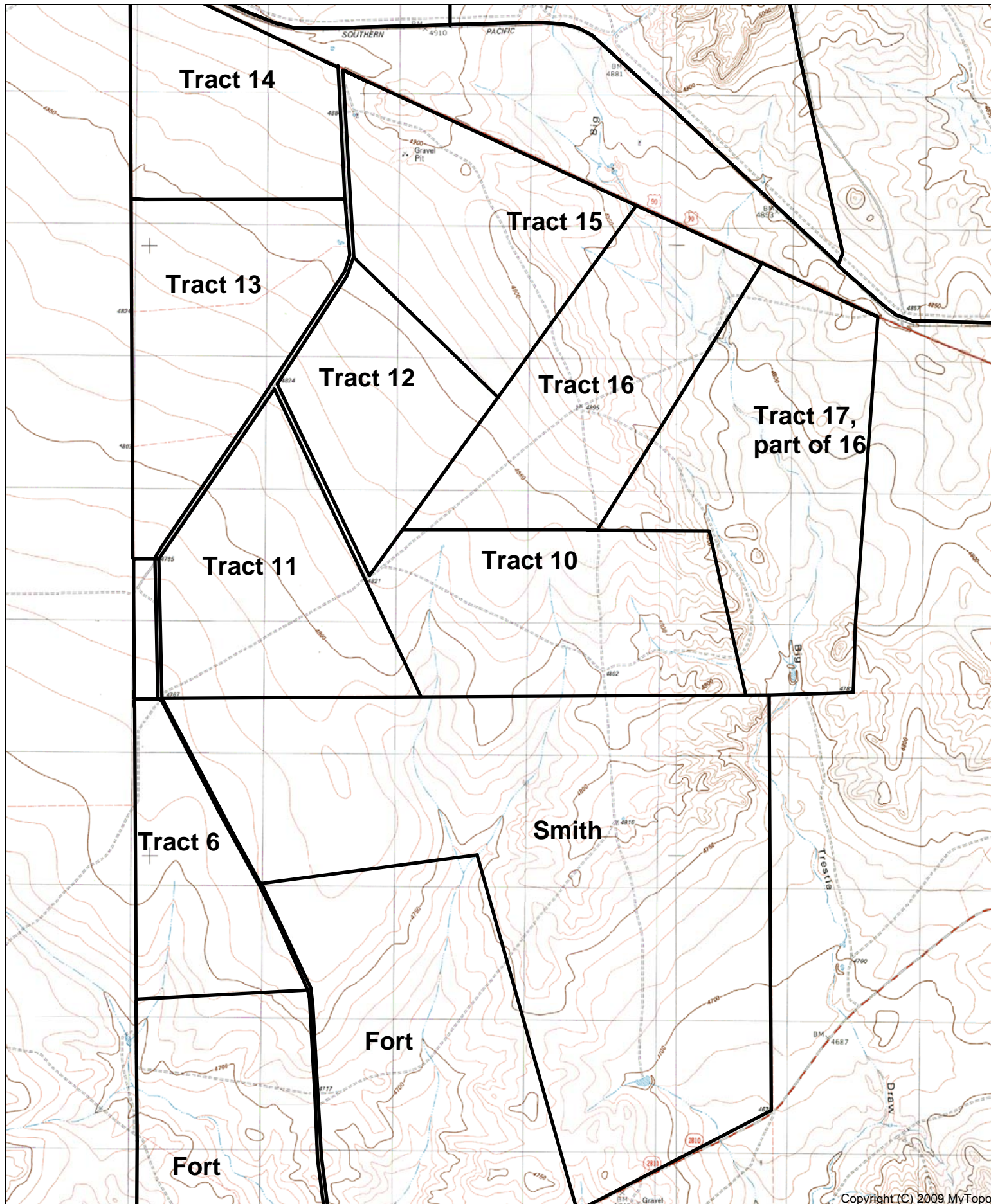
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## Disclaimer

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.





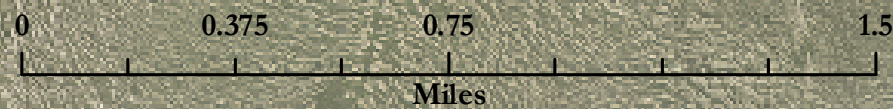


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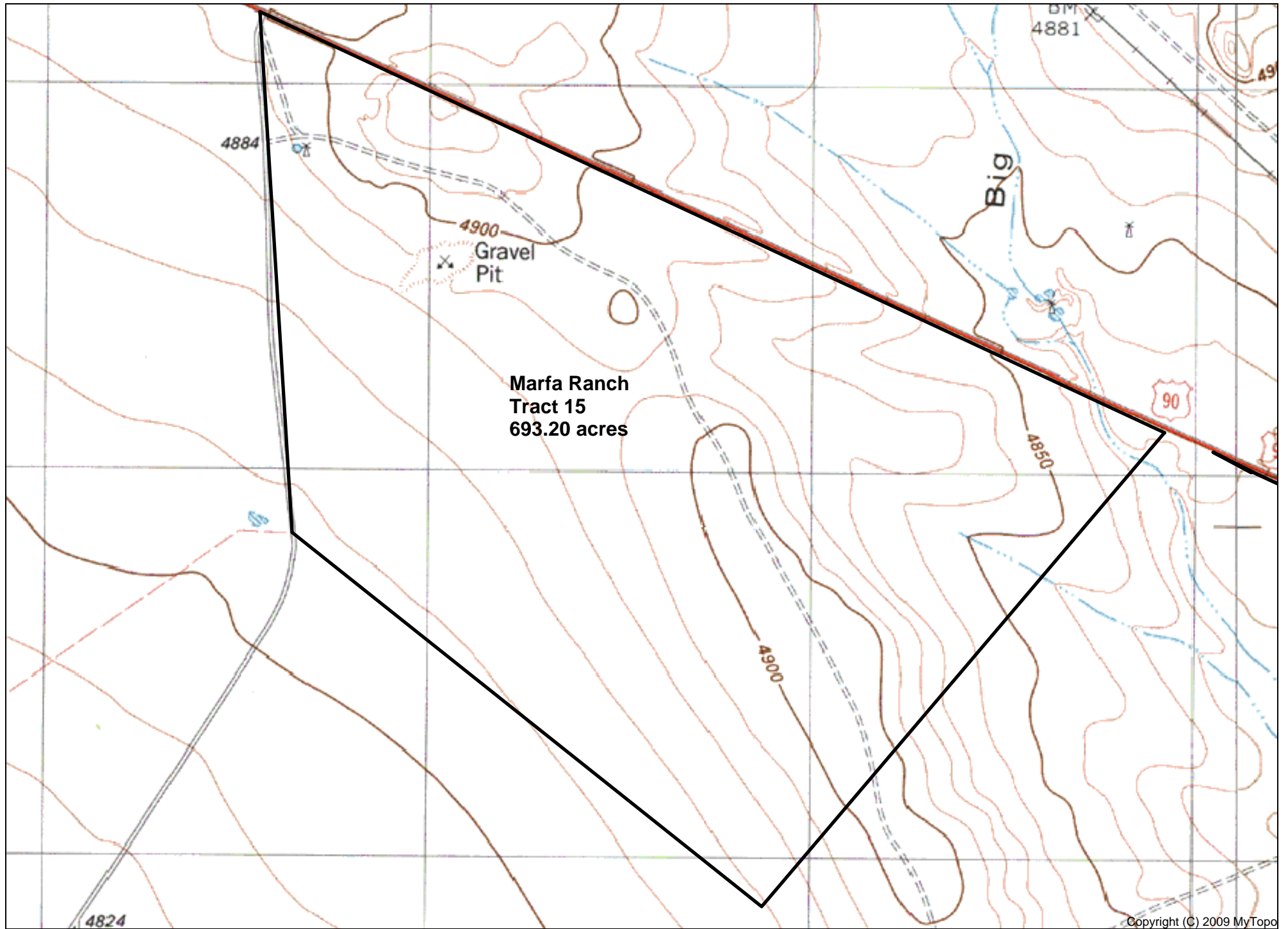
Name: ARAGON  
Date: 10/19/11  
Scale: 1 inch = 3,076 ft.

Location: 030° 18' 31.42" N 104° 08' 20.44" W

# Marfa Ranch, Tract 15







Name: Marfa Ranch Tract 15  
Date: 06/28/11  
Scale: 1 inch = 1,052 ft.



Location: 030° 20' 05.14" N 104° 08' 28.18" W







