

## **Marfa Ranch Ltd Tract 11**

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



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# Marfa Ranch Ltd

## Tract 11

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### Location

7 miles west of Marfa off Highway 90. Property has an easement on an improved caliche road off US Highway 90 as well as FM 2810 (Pinto Canyon Road) 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. Tract 11 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.

### Description

This 748.01 ac property is subject to a conservation easement that allows the building of a ranch headquarters complex, recreation, hunting, and planned grazing but does not allow further subdivision. This Ranch is part of the Marfa Grassland Conservation Initiative and located between 4,767 and 4,821 feet in elevation. The ranch 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 ranch. Property is rolling dominated by lush grasslands, yuccas, and native brush. There is a Lake Flato designed new home under construction on the adjoining ranch as well as this property adjoins the ranch where the Carlos Jimenez designed home is located. This neighborhood of ranches is the most exclusive in the region and has some of the best designed homes in the state.

### 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.

### 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. The grasses and scattered brush provide excellent habitat for these game and non game animals.

## Improvements

There is an excellent all weather caliche road that runs through the ranch as well as a high speed fiber optic cable that can be tapped into for amazing phone and internet service.

## Water

There is an abundance of groundwater and once the building site is determined a new well can be drilled to support all the water needs of the ranch

## Price

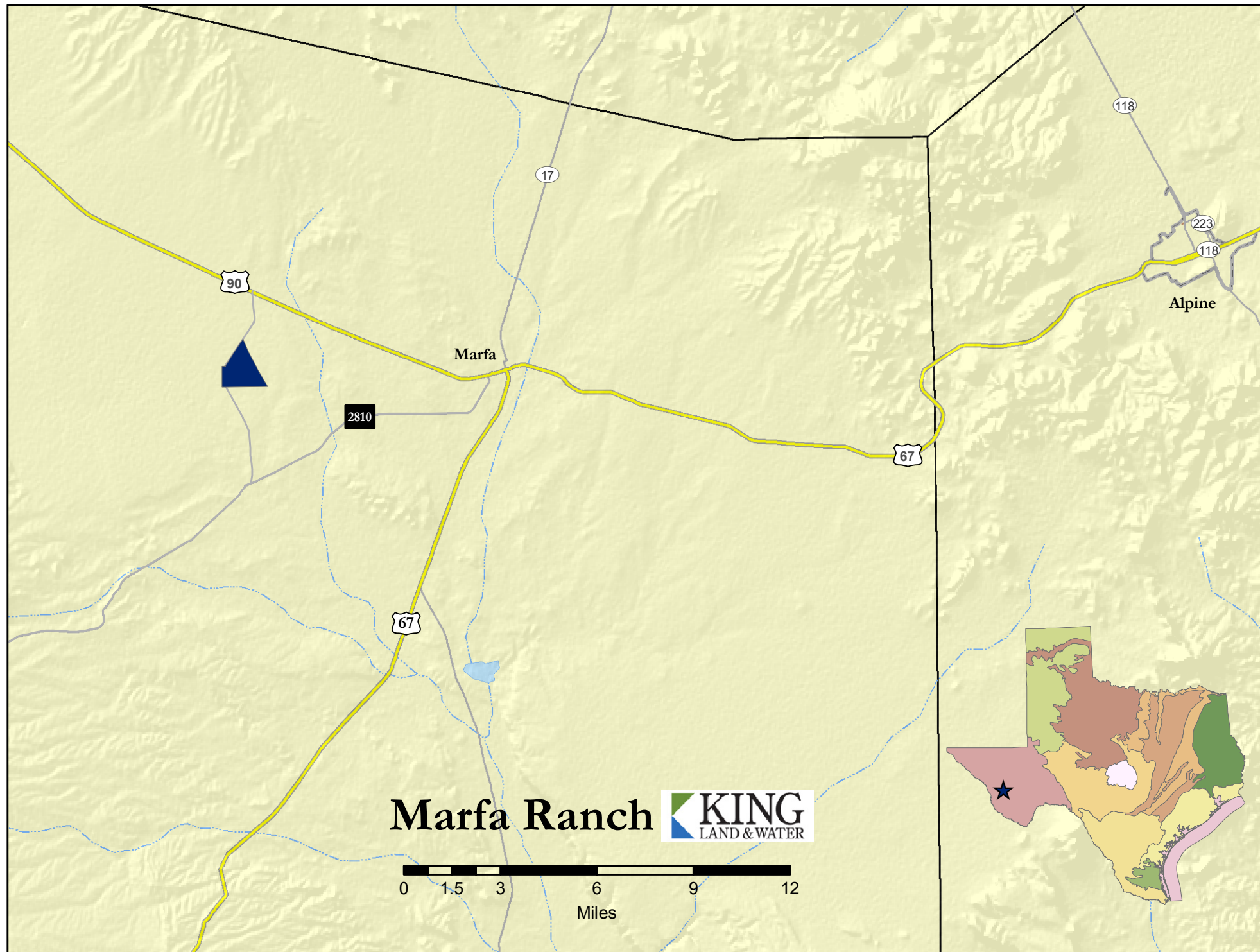
\$1,000 per acre or \$748,010

## Contact

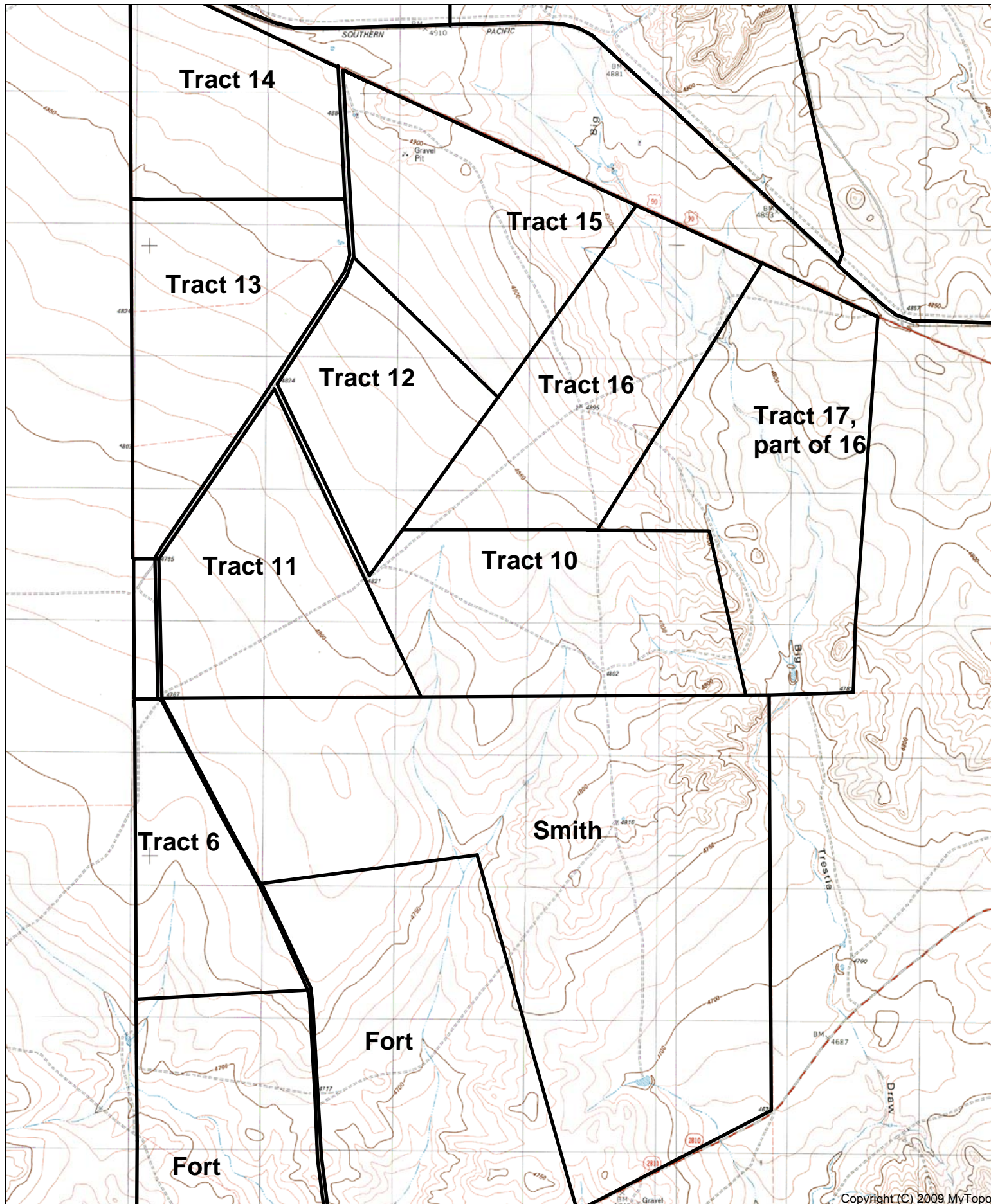
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## Disclaimer

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.

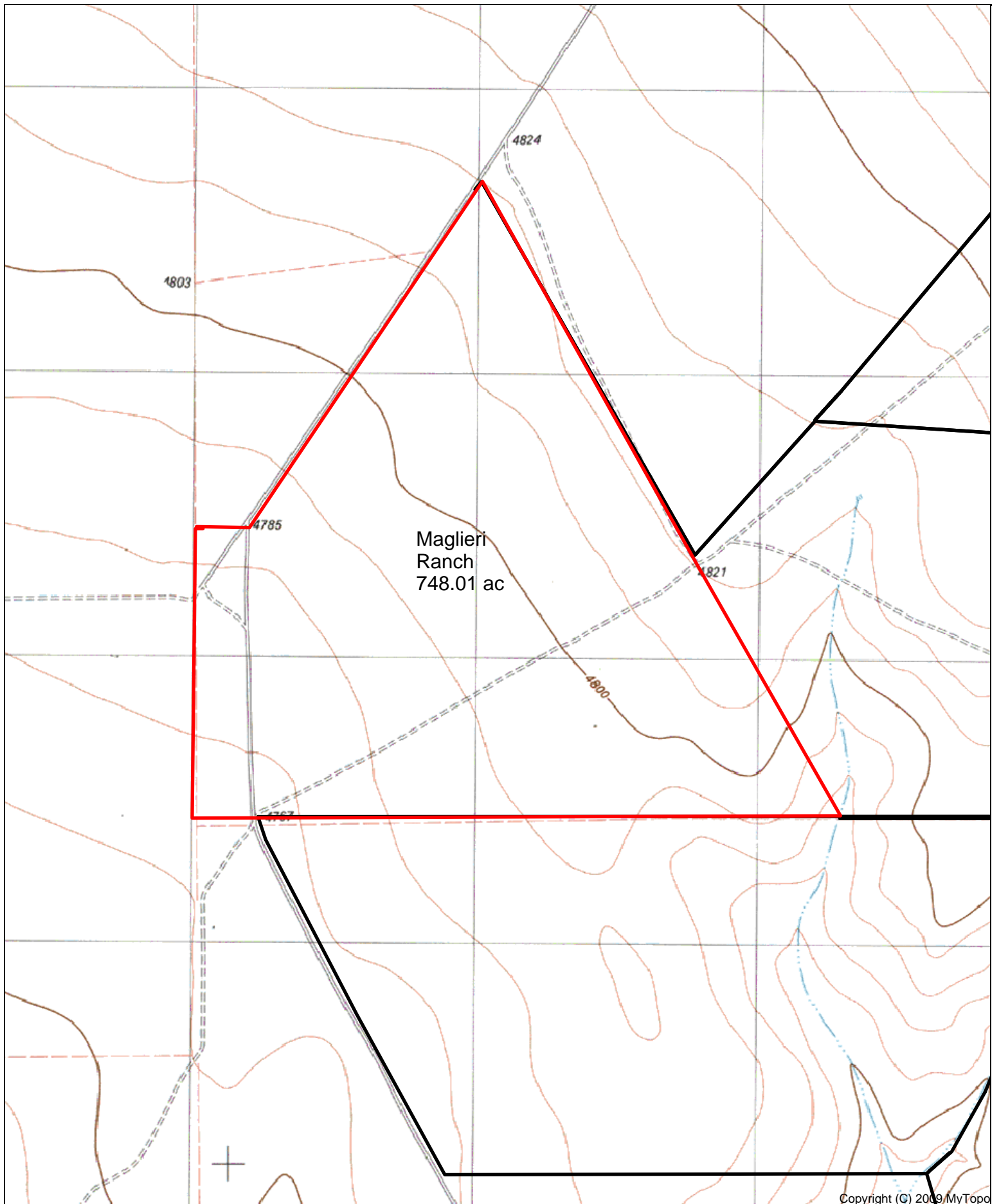






Name: ARAGON  
Date: 10/19/11  
Scale: 1 inch = 3,076 ft.

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



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Name: ARAGON  
Date: 05/12/11  
Scale: 1 inch = 1,428 ft.



Location: 030° 18' 33.65" N 104° 09' 24.46" W





