



Protecting Clients. Conserving the Land.

Marfa Vista Ranch

*1,936 acres including premier residence plans and sitework,
Marfa, Presidio County, Texas*



James King, Agent

Office 432.426.2024

Cell 432.386.2821

James@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 109 State Street, Suite 1, Fort Davis, TX 79734
office 432.426.2024 fax 432.224.1110 kinglandwater.com

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1,936 acres with premier residence plans
Marfa, Presidio County, Texas

Location

Marfa Vista Ranch has a private entrance off US Highway 90 just 5 miles west of Marfa and also a private deeded easement off Pinto Canyon Road or FM 2810 into a back entrance of the property. Winding, all-weather entrance road up to a broad hill and building site with commanding 360 degree views at the Marfa Grassland and the surrounding mountains. Just minutes into town, but with the privacy of being on your own ranch.

Acreage

1,936 acres in Presidio County, outside of Marfa, Texas

Description

Marfa Vista Ranch is West Texas grassland at its finest and represents some of the most ecologically diverse landscapes in the Southwest. It is part of the Marfa Plateau, a mile-high desert grassland of basin range topography between the Davis Mountains to the north and the Chinati Mountains and the Rio Grande River to the south and southwest. The views are stunning and the ranch overlooks the landscapes of the Davis Mountains, Chinati, and Sierra Vieja Mountains, as well as the great expanse of grasslands in between. The ranch is part of a protected 27,000 acre conservation ranch neighborhood with a series of conservation easements held by The Nature Conservancy protecting the views and conservation values forever. This ranch can be divided into three tracts that can each have their own building envelope, allowing for a diversity of building options in the future. Lake Flato has designed a unique compound in harmony with the natural settings and capturing the views of the region while creating an amazing series of buildings tied together with porches and native landscaping.

Habitat

The landscape is wide-open rolling grassland surrounded by rugged, blue mountain ranges which can be seen from most places within the buildings and throughout the property. Classic “Cattle Country” of the Old West, the Marfa Plateau has maintained much of the environment and appearance of times past. This ranch lies in a narrow elevation range between 4,700 and 4,900 feet, allowing for a mix of vegetation of the mid-high Chihuahuan Desert such as Spanish dagger, yucca, sotol, and cholla with a dominate grassland of blue grama, sideoats grama, black grama, tabosa, bear grass, and cane bluestem with areas of scattered brush. Big Trestle Draw cuts through the middle of the ranch and is a collection point for grassland runoff during the summer monsoons, capturing water into several large dirt tanks.

Wildlife

This property, as part of the Marfa Plateau, is home to many species of birds, raptors, songbirds, and upland game birds including Mourning Dove and Blue (Scaled) Quail, as well as larger wildlife of the open prairie such as Pronghorn Antelope and Desert Mule Deer. The grasses and brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grassland at its best and a wildlife lover's dream.

Lake Flato House Plans Description

One of the most unique Headquarters Plans has been developed and initial site work completed. The Lake Flato Plan design Features a series of rammed earth buildings totaling 5,500 sq. feet of inside space tied together with 6,500 sq. feet of outdoor covered porch, creating 12,000 square feet of usable area. Lake Flato House Plans included in purchase price of ranch.

Improvements include:

- Pool and deck with amazing views
- 2 guest rooms and bar room by the pool
- Studio space by the pool
- Living/Dining room by the pool, opens out to the East overlooking Marfa – large covered porch
- Master to the North
- Separate 2 children's rooms
- Gym space w/large outdoor gym space
- Home office
- Central courtyard with sunken grass and trees
- Rectangle garage between gym and studio
- Full landscaping plan prepped and ready to go
- Buried electricity in place with fiber optic cable
- Two water wells and several dirt tanks

Price

\$3,450,000.00

Contact

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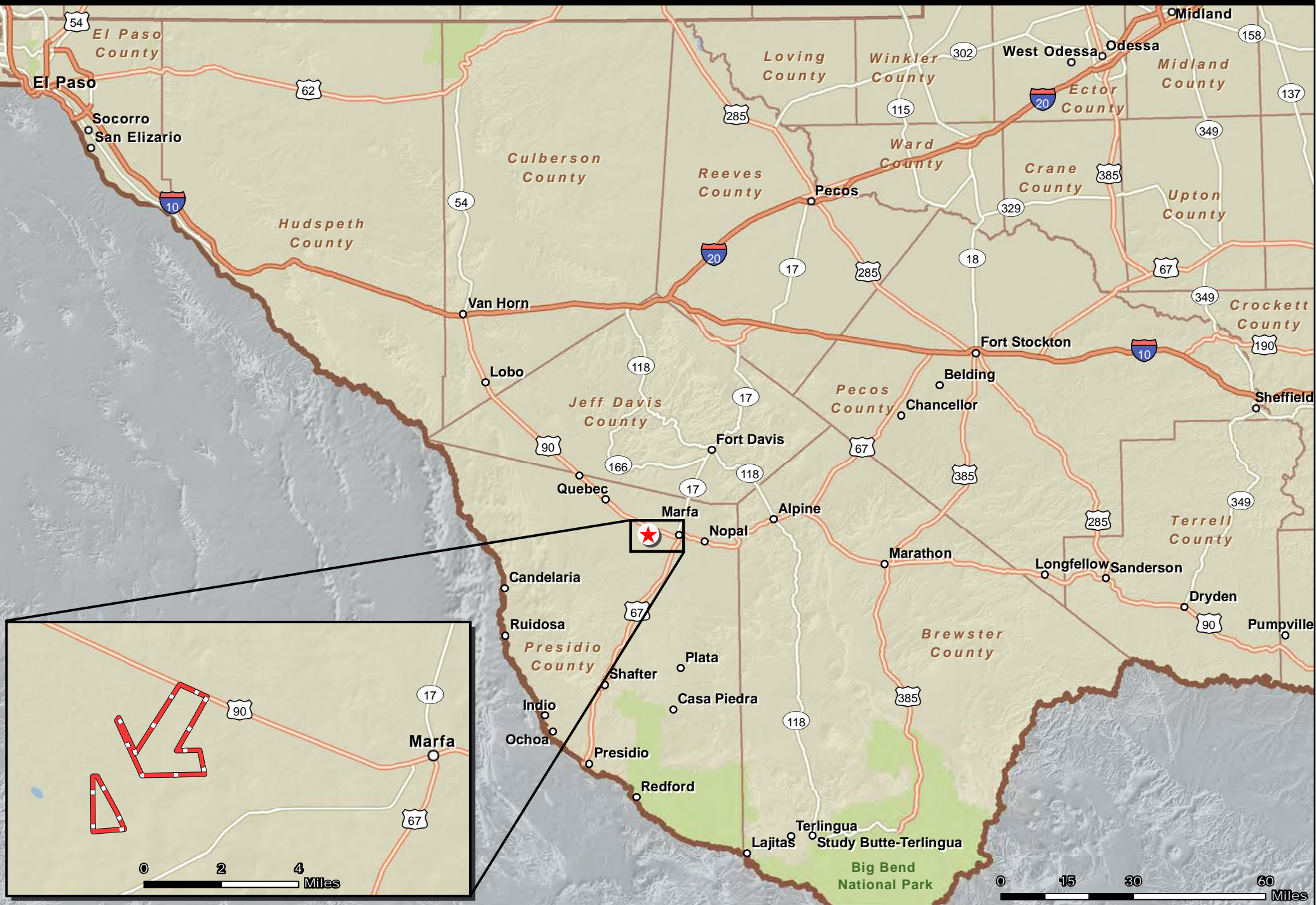
James@KingLandWater.com

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.

PRESIDIO COUNTY, TX - MARFA VISTA RANCH 1,936.83 AC

James King
PO Box 109 109 State Street Fort Davis, TX 79734 Tel: (432) 426-2024 www.kinglandwater.com



Date: Sept. 25, 2013
Data Source: ESRI



Location



Boundary



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VISTA
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KING
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 Entry Gate

 Water Well


 Home Site

 Improved Road

 Transmission Line

 Road/Trail

 Easement Road

 Stream
(Intermittent)

 Pond/Tank

 Boundary

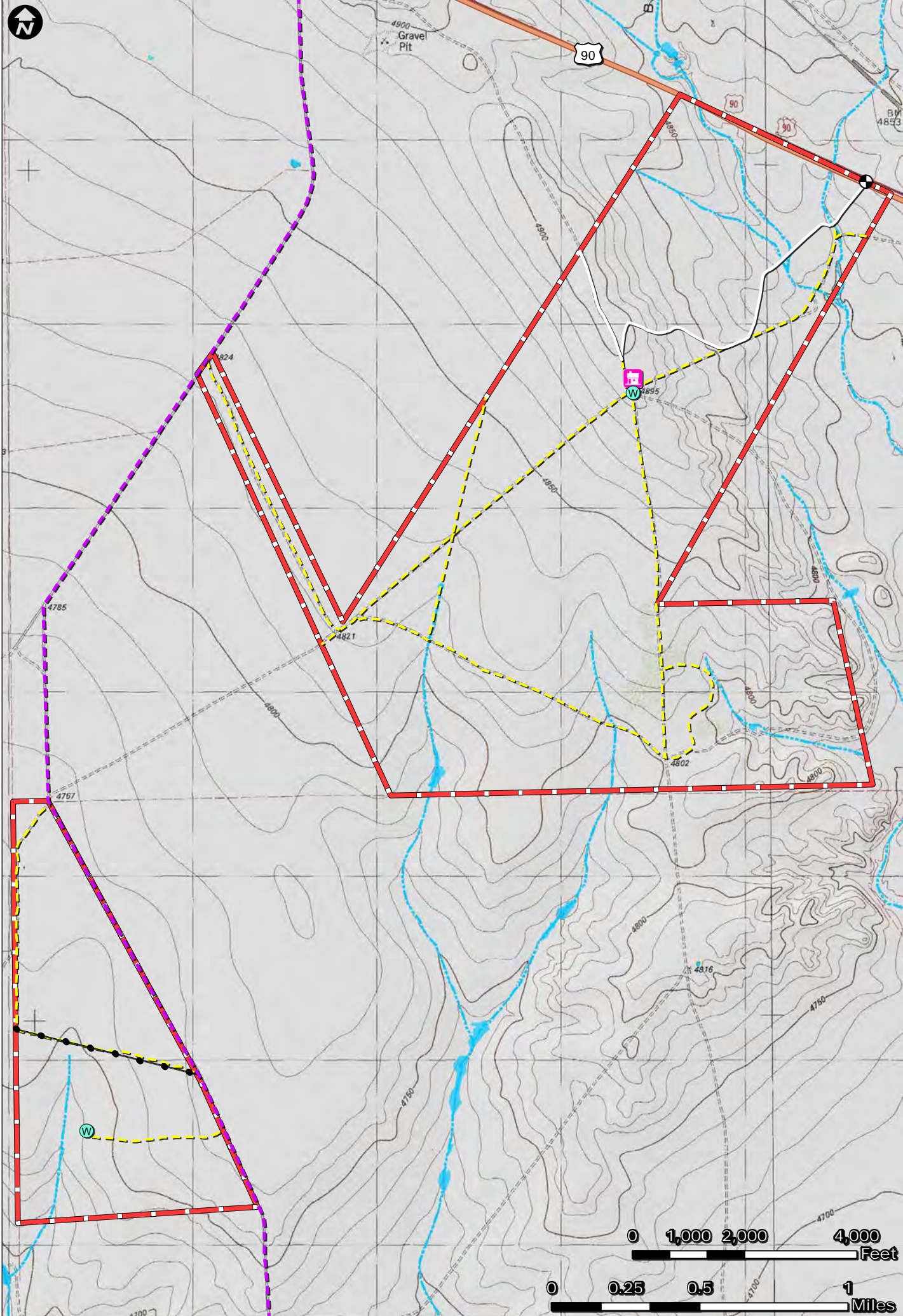
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Data Source: TNRIS,
Google
Aerial Flown: 2012

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0 0.25 0.5 1 Miles



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Entry Gate

Water Well

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Improved
Road

Transmission
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Feet

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Miles



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