

Berry Ranch
2,841.71 Acres South of Marfa, Texas
Adjacent to Big Bend Ranch State Park



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 600 State Street, Fort Davis, TX 79734
Office 432-426-2024 Fax 432-224-1110

Berry Ranch

2,841.71 Acres

Casa Piedra Road

Marfa, Presidio County, Texas

Big Bend Ranch State Park

James King, Agent

Office 432 426.2024

James@KingLandWater.com

Location

Berry Ranch is located 42 minutes south of Marfa, Texas on Casa Piedra Road. Casa Piedra road or (FM169) is paved for 25 miles off Highway 67 and then becomes a well maintained caliche road that winds down Alamito drainage through this property and into Big Bend Ranch State Park to Highway 470 or the scenic river road between Presidio and Lajitas. This ranch is located adjacent to the 311,000 acre Big Bend Ranch, a nationally recognized wilderness park full of outdoor adventure. Berry Ranch is the dropping off point for the newly opened 50,000 acre Cienega unit of the park where you can hike, 4-wheel, and horseback ride in some of the most scenic country in Texas along spring fed year round Cienega Creek.

Acreage

2,841.71 acres in Presidio County.

Description

Located in the Chihuahuan Desert of Texas, the Berry Ranch is comprised of mid-lower elevation grasslands and scrubland of basin range topography, between the Davis Mountains to the north, the Chinati Mountains to the West, and the Bofecillos Mountains and Rio Grande River to the south. The ranch is adjacent to large properties in the Alamito Creek drainage including Big Bend Ranch State Park. Loma Alta Solar Well is an excellent well with strong sweet water and is a magnet for area desert wildlife.

The ranch and its network of roads is impressive and provide spectacular views of area mountains, canyons, and the Alamito Creek valley with its gallery forest of Cottonwood trees. The Berry Ranch consists of high hills, steep canyons, and desert floors to combine into a mix of habitats that provides year round recreation and hunting. Just one hour to downtown Marfa the ranch is remote but yet accessible to the areas wide amenities.

Habitat

The landscape is wide-open rolling grass and brush surrounded by rugged mountain ranges which can be seen from most places on the property. Classic “Big Bend County” of the Old West, Berry Ranch has maintained much of the environment and appearance of times past. This vast area lies in a narrow elevation range between 3,700 and 3,400 feet allowing for mix of vegetation from the mid to lower Chihuahuan Desert such as Spanish dagger, yucca, creosote, ocotillo, and cholla with a mix of chino grama, black grama, bear grass, and sideoats grama with scattered brush. In springtime this landscape is in bloom with a wide variety of cactus, yucca, and native plants including the Big Bend Bluebonnets. Tributaries to Alamito Creek have heavier brush like mesquite, desert willow, white brush, and catclaw.

Wildlife

This property is home to many species of birds, raptors, songbirds, and game birds such as Blue (Scaled) Quail, Morning dove and White-Winged dove as well as larger mammals of the desert such as Desert Mule deer and Javalina. The brush, forbs, and grasses provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert hunting land at its best and a nature lover’s dream.

Water

Loma Alta well is known throughout the area as one of the most prolific and high quality wells. This water could easily be distributed to other tanks and troughs around the ranch.

Price

\$525 per acre

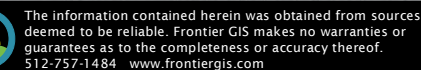
Contact

James King, Agent
King Land & Water, LLC
432 426.2024 Office
432 386.2821 Cell
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.

www.kinglandwater.com



BERRY RANCH
PRESIDIO
COUNTY
2,842 AC +/-

James King
600 North State
Street PO Box 109
Fort Davis, TX 79734
(432) 426-2024



kinglandwater.com



Pen



Solar Well



Storage
Tank



County
Road



Improved
Road



Road / Trail



Creek



Stream
Intermittent



Boundary

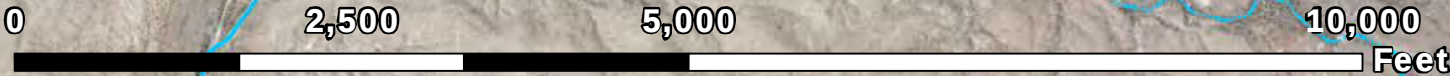


Date: March 29, 2013
Data Source: TNRIS
Aerial Flown: 2012

The information contained herein
was obtained from sources deemed
to be reliable. Frontier GIS makes no
warranties or guarantees as to the
completeness or accuracy thereof.
Property boundary and acreage are
approximate.

FRONTIER
gis

www.frontiergis.com
(512) 757-1484



BERRY RANCH
PRESIDIO
COUNTY
2,842 AC +/-

James King
600 North State
Street PO Box 109
Fort Davis, TX 79734
(432) 426-2024



KING
LAND & WATER
kinglandwater.com



Pen



Solar Well



Storage
Tank



County
Road



Improved
Road



Road/Trail



Creek



Stream
Intermittent



Boundary

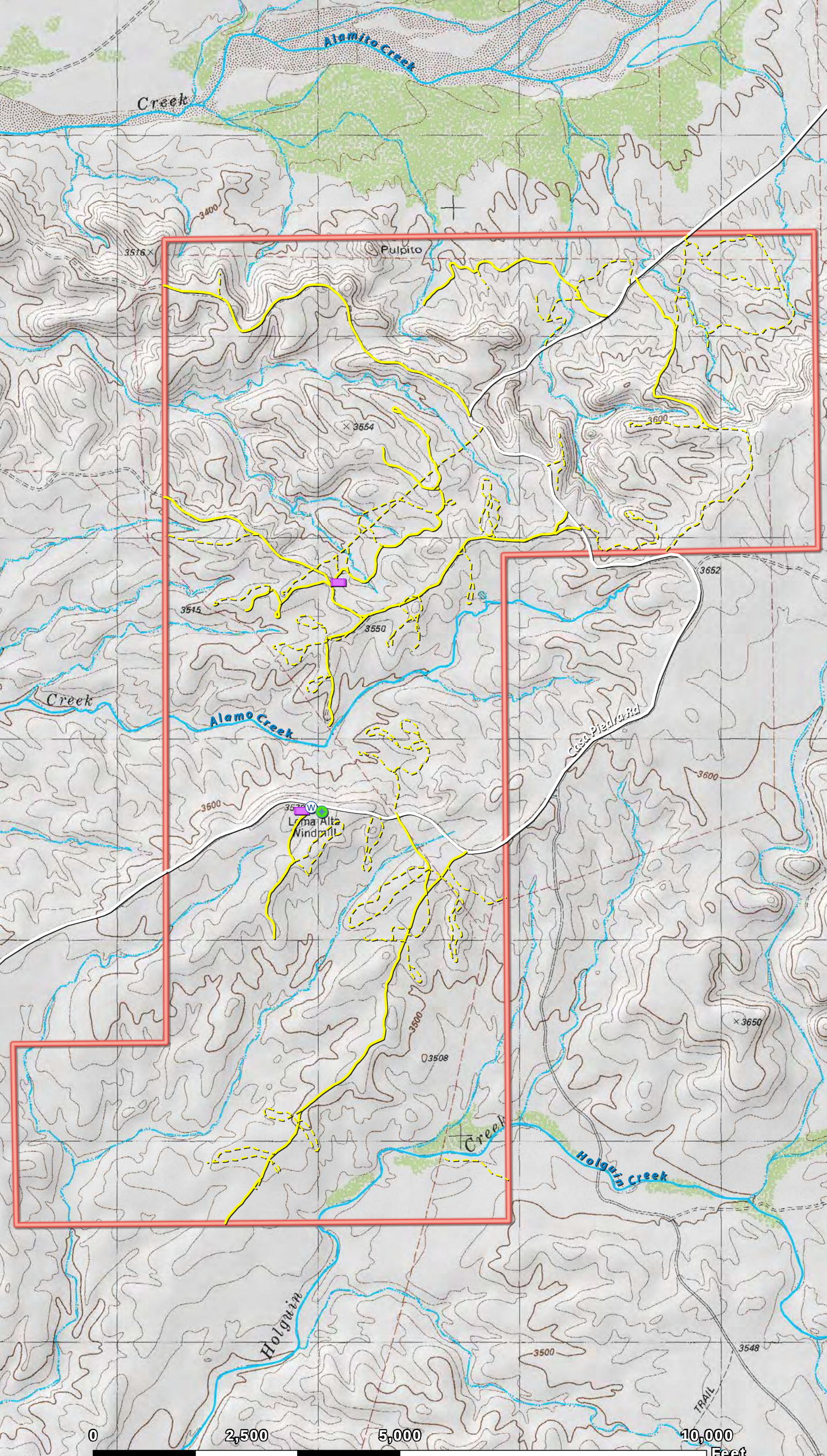


Date: March 29, 2013
Data Source: TNRS

The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof. Property boundary and acreage are approximate.

FRONTIER
gis

www.frontiergis.com
(512) 757-1484





Protecting Clients. Conserving the Land.





Protecting Clients. Conserving the Land.



Protecting Clients. Conserving the Land.



Protecting Clients. Conserving the Land.

