

Hudson Ranch

430 acres, near Marfa, Presidio County, Texas



James King, Agent

Office 432 426.2024

Cell 432 386.2821

James@KingLandWater.com

Hudson Ranch

430 acres,

Presidio County, Texas

James King, Agent

Office 432 426.2024

James@KingLandWater.com

Location

10 miles west of Marfa between Highway 90 and Pinto Canyon Road (FM 2810). Property has easements on improved caliche roads to both public paved highways for scenic access into Marfa, Pinto Canyon, and other areas within Far West Texas. Hudson Ranch is part of a protected ranch community called Marfa Ranch Ltd that covers 11,000 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.

Acreage

430.16 acres located within the Marfa Plateau.

Description

This 430 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. Hudson Ranch is part of the Marfa Grassland and located between 4,700 and 4,770 feet in elevation. The ranch is off the highway for privacy and quiet enjoyment. Property is rolling with landscape vistas of the area mountains.

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. 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. Mule deer, pronghorn antelope, javelina, nesting and migrating grassland birds, hawks, falcons, and golden eagle abound. Blue (Scaled) quail, and dove populations are tremendous. The grasses and limited brush provide excellent habitat for these game and non-game animals.

Improvements

Electricity is to the property and the ranch has a maintained caliche road for easy access along its eastern boundary. Additionally there is a new fiber optic line down the caliche road that will provide excellent Internet access. Good location for an earthen water tank near a potential building site.

Water

A new water well has been dug.

Price

\$1,125.00/acre or \$483,930.00 **Price Reduction effective February 2010**

New Price: \$750.00/acre or \$322,500.00

Contact

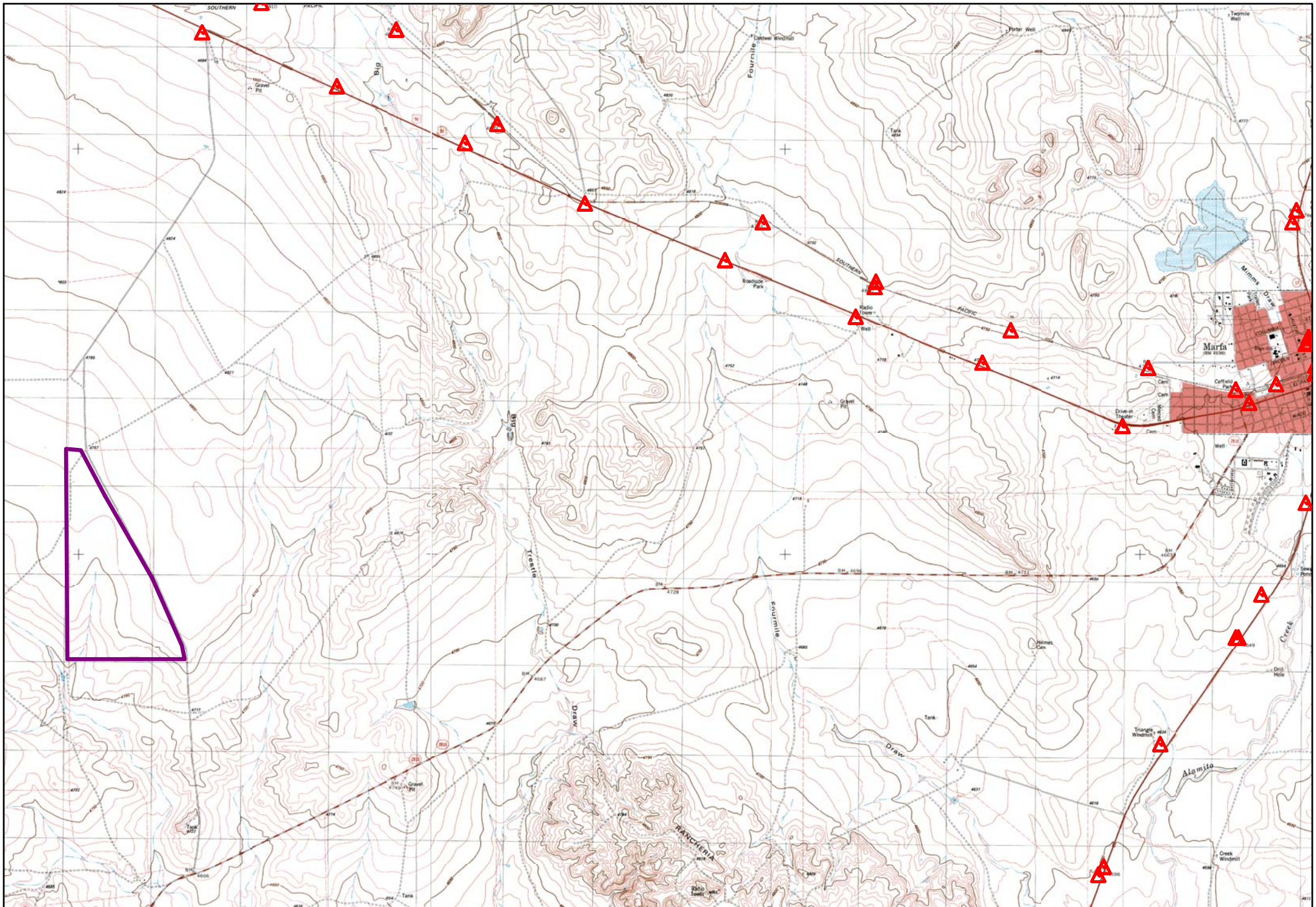
James King, Agent
King Land & Water, LLC
432 426.2024 Office
432 386.2821 Cell
James@KingLandWater.com

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.



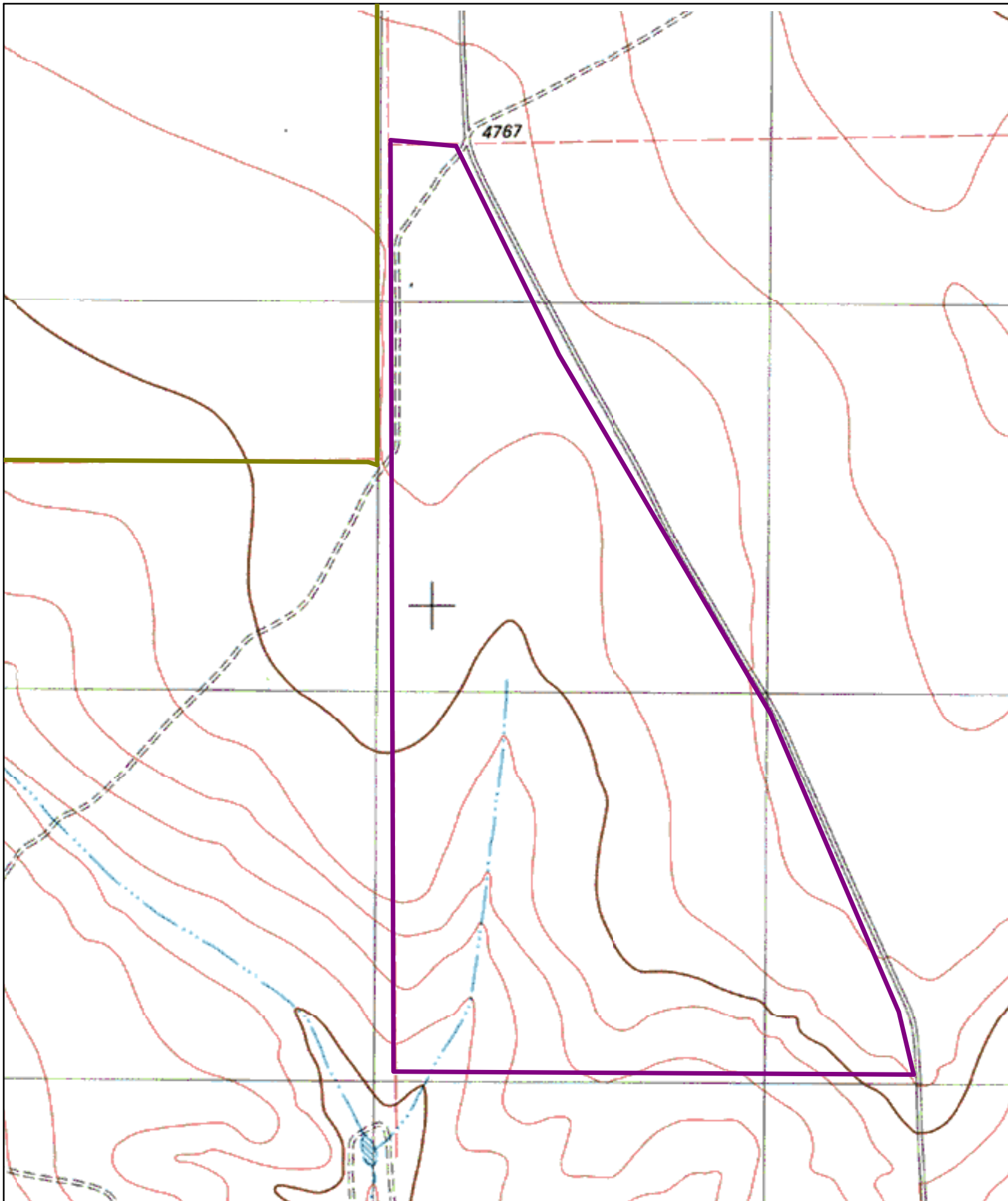
Protecting Clients. Conserving the Land.



Name: MARFA
Date: 4/15/2008
Scale: 1 inch equals 4444 feet

Location: 030° 18' 06.55" N 104° 05' 53.83" W NAD27
Caption: Hudson 430.16 Ac

King Land and Water



Name: ARAGON
Date: 4/15/2008
Scale: 1 inch equals 1000 feet

Location: 030° 17' 30.20" N 104° 09' 52.82" W NAD27
Caption: Hudson 430.16 Ac

King Land and Water





