

Alamito Creek Preserve Ranches for Sale

Marfa, Presidio County, Texas



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Alamito Creek Preserve

Various size Ranch Properties, near Marfa, Presidio County, Texas

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Location

Alamito Creek Preserve is located on State Highway 169, (Casa Piedra Road) 25 minutes south of Marfa, Texas, in Far West Texas. The Preserve is approximately north of Big Bend Ranch State Park in Presidio County

Acreage

Various size adjacent tracts in Presidio County.

Description

Alamito Creek Preserve is a unique situation in conservation real estate for Texas. The total acreage encompasses six individual properties that range in size from 300 to 850 acres all with highway access and frontage. When one of these tracts is purchased, the land owner also has access to the 1,061 acre Alamito Creek Preserve, a common nature preserve area for all land owners in the heart of the riverbed and the cottonwood groves.

Habitat

Alamito Creek is a regional creek in Presidio County originating in the Davis Mountains and joining into Cienega Creek to the southwest to eventually meet with the Rio Grande River to the southwest outside of Presidio, Texas. Surface water levels vary in depth depending upon the season and local rainfall, but the creek bed contains some level of surface water year round. The watershed supports a large population of native cottonwood trees and grasses making the area a natural oasis for Chihuahuan Desert plant and animal species that would not usually occupy the low desert. The Cottonwood groves and the presence of water above and beneath the ground provide protection and food for wildlife and a unique ecosystem of riparian character in the open desert.

Wildlife

Big mule deer, blue quail, and dove populations are tremendous. For bird-watching interests the creek attracts many of the migrating species during the fall and spring seasons and winter nesting for northern species. Native brush and grasses provide excellent habitat for these game species and many native birds and other non-game animals.



Water

Alamito Creek and its surface watershed provide ample local well-water. Individual properties vary on as to whether or not a well has been developed and to what extent the water is potable.

Tract Descriptions

Below are brief descriptions of available tracts for sale by size and a locator map for each one. The tracts are fronted by paved state highway with electric lines available from the highway.

Alamito Creek Preserve Ranch Sales Descriptions

Alamito Creek Preserve: 1,061 Acres owned by Dixon Land and Water Foundation

The owners of each ranch tract will have a limited, passive use easement to hike, bird, and enjoy the preserve that will be a right attached to their land. Governance and access will be designed through a management agreement with the owner of the Preserve.

Tract 1: North Pasture Ranch 595 Acres \$600,000 or \$1,008/ac

This property has an existing windmill along with electricity through the property with two very nice creeks. Several hills with long views of area mountains and excellent future potential building sites.

Tract 2: Matonoso Ranch 410 Acres \$600,000 or \$1,225/ac

Fronts on Casa Piedra Road with both sides of Matonoso Creek through the property's southern border. It is adjacent to the Alamito Creek Preserve and has electricity as well as a high hill with commanding area views.

Tract 3: Alamito Hills Ranch 850 Acres \$900,000 or \$1,059/ac

Over two miles common boundary with Alamito Creek Preserve with numerous access points. Nice creek up front with elevated protected building site and excellent wildlife habitat. Other side of Casa Piedra Road included to further protect the property.

Tract 4: Tank Pasture Ranch 410 Acres \$600,000 or \$1,463/ac

Large earth tank with deep soil valley provides excellent wildlife habitat and a private setting. Both sides of highway included, and the pasture fronts on Alamito Creek Preserve. Excellent views from high ridgeline looking into Cottonwood forest.

Tract 5: Alamito Windmill Ranch 381 Acres \$600,000 or \$1,575/ac

Both sides of Casa Piedra Road with excellent windmill and dirt tank. Great frontage on Preserve with private elevated building site with views of Cottonwood Gallery Forest. Area mountain views are great as well as view of the historic railroad across the valley.



Tract 6: Dunman Creek Ranch 326 Acres \$600,000 or \$1,840/ac

This is the smallest of the ranches but has some of the best views from an elevated building site overlooking the preserve. Dunman Creek cuts across the south end and the ranch. Great access on both sides of Casa Piedra Road. Live water frontage on both sides of Alamito Creek.

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.



































