



*Protecting Clients. Conserving the Land.*

## **West Hip-O Ranch**

*8,499 Acres, Marfa, Presidio County Texas*



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### **Location**

The West Hip-O Ranch is located northwest of Marfa, Texas along State Highway 90 on the north side of the Union Pacific Railroad just 9 miles outside of Marfa and to the southwest of Fort Davis approximately 25 miles.

### **Acreage**

8,499 acres in Presidio County.

### **Description**

The West Hip-O Ranch is part of the Marfa Plateau, a mile high desert grassland of basin range topography between the Davis Mountains to the northeast and the Chinati Mountains and the Rio Grande River on the west and southwest. On the property is a ranch headquarters consisting of three buildings: Main House, 2br/2ba, (3,000 sq/ft), Bunk House 1br/1ba, and a Guest House 1br/1ba (totaling 850 sq/ft.). In keeping with the Marfa style, these buildings are architecturally contemporary constructions of transparent window walls to maximize the outdoor views. Vertical and horizontal concrete planes incorporated in exterior and interior design emphasizes clean lines and sharp angles.

The West Hip-O and the adjacent East Hip-O were once a larger 16,500 acre ranch purchased by The Nature Conservancy and resold to conservation buyers who donated Conservation Easements allowing ranching, hunting and recreation, while prohibiting further subdivision. Across the highway is a protected ranch community called Marfa Ranch Ltd that covers 11,000 acres all protected from further subdivision by conservation easements. With several large ranches nearby and the conservation easements next door this area is Marfa's most exclusive protected ranch neighborhood.

### **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 County" of the Old West, the Marfa Plateau has maintained much of the environment and appearance of times past. This vast area lies in a narrow elevation range between 4,853 and 5,274 feet allowing for mix of vegetation from the mid- high Chihuahuan Desert such as Spanish dagger, yucca, sotol, and cholla with a dominate grassland of cane bluestem, blue grama, black grama, bear grass, and sideoats grama with some scattered brush. Big Trestle Draw supports a rare riparian woodland of soapberry and desert willow trees.



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## 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, Desert Mule Deer and Javelina. The grasses and limited brush provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert Grasslands at its best and a nature lover's dream.

## Improvements

The improvements were completed after two and a half years of construction with a headquarters complex designed by the famous Austin architectural firm of Dick Clark. This building site was carefully picked out to capture the Area Mountains, sweeping grasslands, and the riparian woodlands of Big Trestle Draw. This unique construction and design takes advantage of the Marfa landscape and climate literally bringing the outdoor inside and the inside outdoors.

### Headquarter Buildings

- Main House 3,000 sq/ft      2br/2ba
- Bunk House    400 sq/ft      1br/1ba
- Guest House   450 sq/ft      1br/1ba
- Radiant Floor Heat in main house, 4 zones
- Two forced air zones in Main House
- Forced air in Guest House and Bunk House
- Open fireplace in Main House
- Viking Range
- Axor water faucets and hardware
- Fleetwood doors and custom doors
- RAM windows, high E double paned
- Recessed refracting light
- Motorized clerestory windows for convection cooling
- Ice Maker
- Custom window coverings
- Outside gas grill and entertainment area
- Two dishwashers
- Wine cooler
- Outside lighting and speakers
- Entertainment center with speakers inside and out
- Underground electricity to the house for 1.4 miles
- Upgraded road for over two miles to ranch headquarters
- 1,000 gallon propane tank
- Satellite Television

## Ranch

- 3 wells- 1 solar, 1 generator, 1 electric
- Six water troughs with pipeline system
- Excellent road system
- Three entrances across the railroad
- Metal Building
- Solar Gate at entrance

## Water

The Marfa plateau has excellent groundwater and with a distribution of wells, pipelines and troughs, there is excellent water available throughout the ranch.

## Price

\$6,800,000 or \$800 per acre for 8,499 acres.

## Contact

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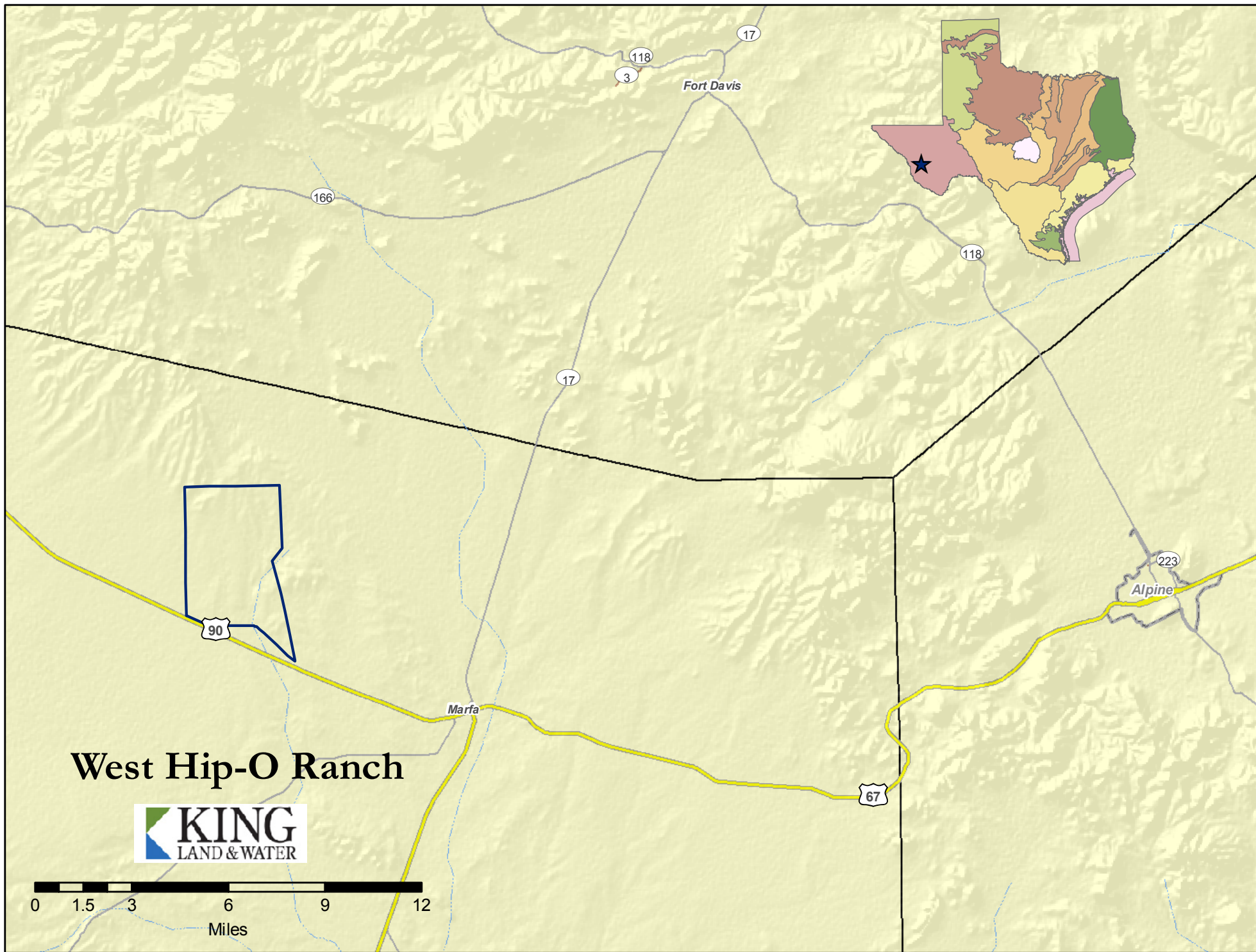
[James@KingLandWater.com](mailto:James@KingLandWater.com)

## Disclaimer

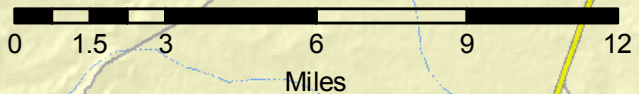
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# West Hip-O Ranch

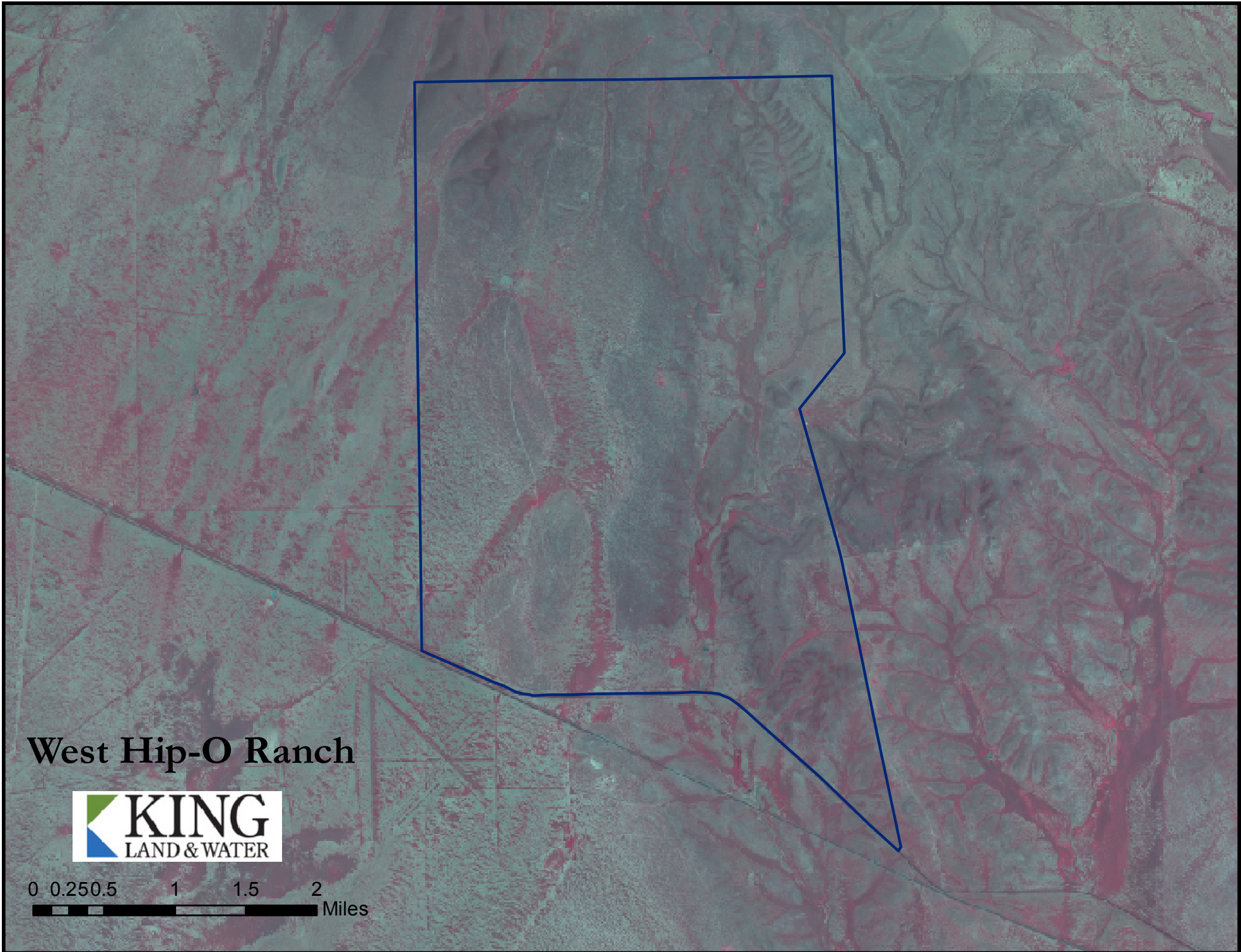
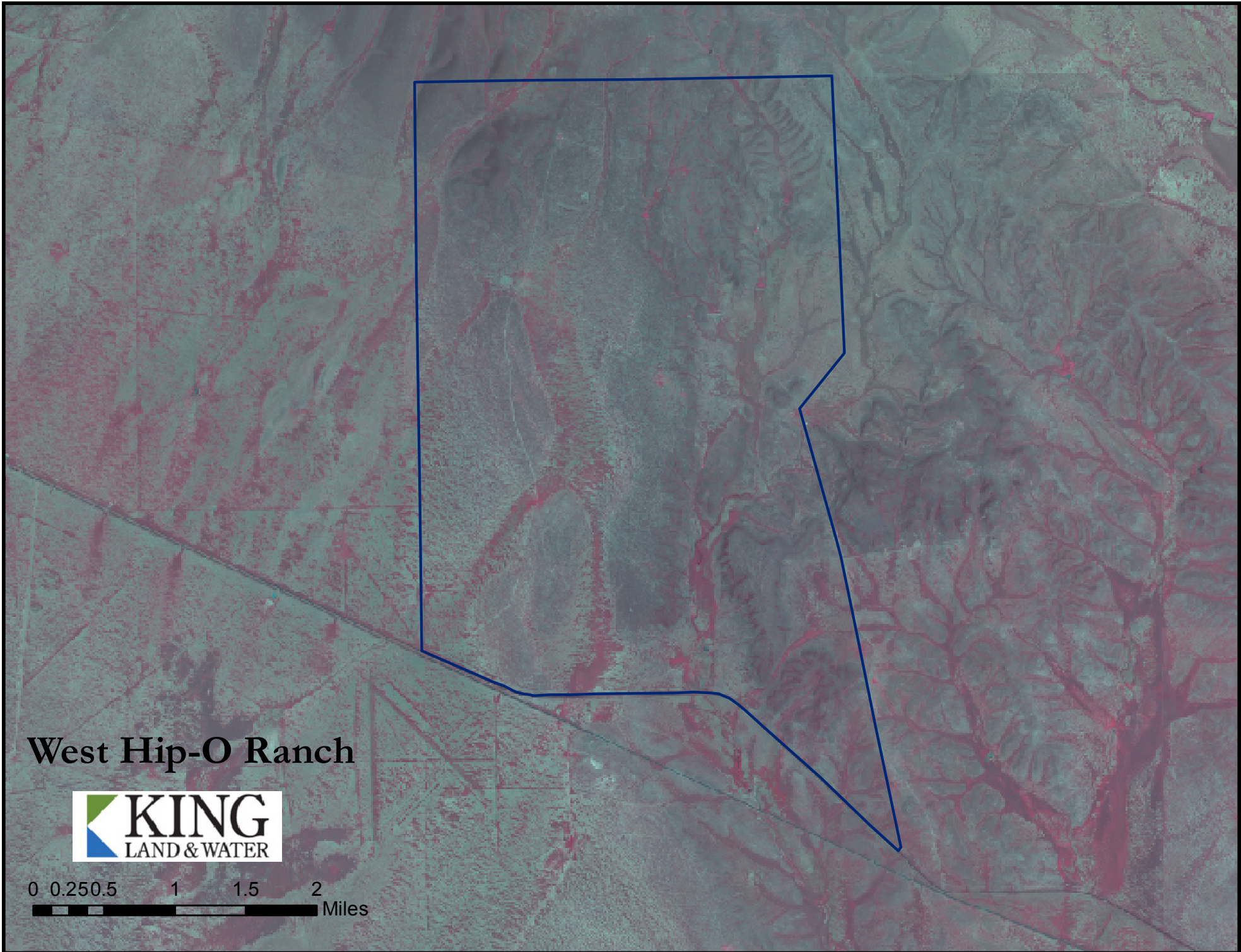


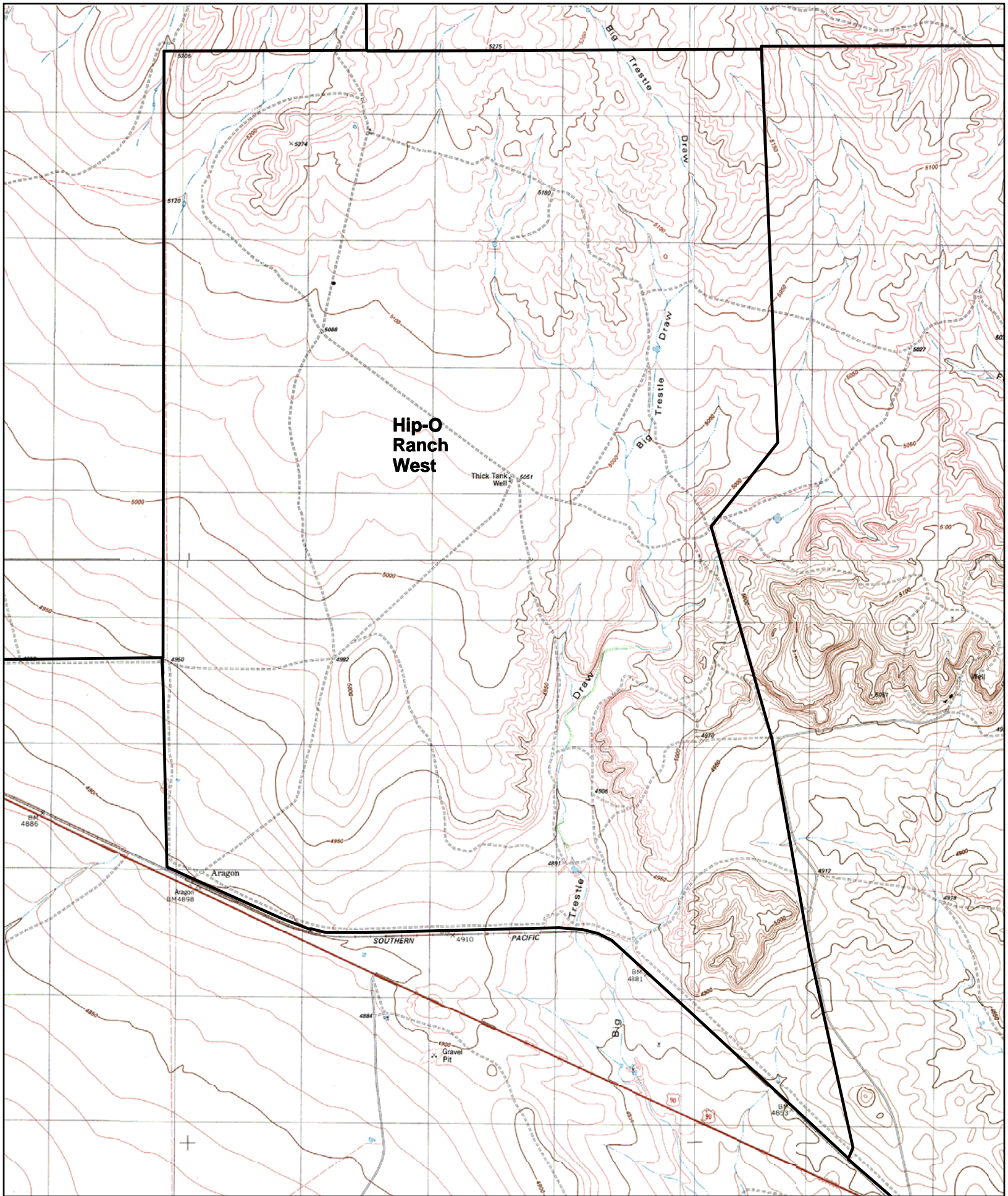


West Hip-O Ranch

**KING**  
LAND & WATER

0 0.25 0.5 1 1.5 2 Miles





Name: BURRO DRAW  
Date: 12/14/2009  
Scale: 1 inch equals 3077 feet

Location: 030° 22' 19.58" N 104° 08' 26.22" W NAD27  
Caption: Hip-O Ranch West  
8,449 Acres  
King Land and Water



















