



Protecting Clients. Conserving the Land.

Indian Hill Ranch

700 acres Jeff Davis County, Texas



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Location

Indian Hill Ranch is located inside and fronts on the historic scenic loop or Highway 118 adjacent to McDonald Observatory in the Davis Mountains of West Texas. The property is only three miles as the raven flies from the 33,000 Davis Mountain Preserve and is adjacent or nearby to six large private ranches covering 26,500 acres with conservation easements.

Acreage

700 acres in Jeff Davis County

Description

The Indian Hill Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 5,600 feet to 6,058 feet. Indian Hill is the central topographic feature on the ranch and is easily accessible through the front gate off the paved scenic loop. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains. Pine Peak, Blue Mountain, Miter Peak, Mount Ord, Limpia Canyon, Glass Mountains and McDonald Observatory to name a few can all be seen from the overlooks on this ranch. Mountains beyond Alpine and Marfa to the south and southwest (at least 25 to 30 miles) can be seen clearly on most days. The Historic Indian Hill Trail is on the property which is a hand-built road used by early ranchers and travelers of the region. The rock cribbing, switchbacks, and design makes this road priceless.

The ranch has a recently constructed road down into Salcido Canyon where there is running water in the summer and fall and pools of water the remainder of the year. Huge rock outcrops, steep canyons, and wooded riparian areas make this part of the ranch private and special. It remains secluded but not isolated.

Habitat

This “inside the scenic loop” ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, Alligator Juniper, and Mexican Walnut. Several large hills create excellent topography and the views of the mountains are nothing short of breathtaking. Excellent grasses and Chihuahuan Desert plants provide habitat not only for the native animals but for the people who visit there.

Wildlife

Big mule deer, blue quail, and dove populations are tremendous for great hunting opportunities. Native brush and grasses provide excellent habitat for these game species and many native birds and other non-game animals. Wooded canyons and lush grasslands provide excellent habitat for migratory songbirds

Improvements

There are very few improvements except the main road into the property and down into Salcido Canyon.

Water

There are two wells on the property, one windmill which needs service, and the other being a submersible pump driven by a generator which was recently tested and is good shape.

Price

\$3,215 per acre or \$2,250,500

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.



Indian Hill Ranch from Hwy 118 Overlook to the west with Blue Mountain



Narrower view of property showing terrain of Indian Hill Ranch



View to the South from Indian Hill Ranch of the Davis Mountains and beyond



View to the West - Indian Hill Ranch