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Chinati Hot Springs

*640 acres, including rustic hotel, campground
and hot spring pools
Marfa, Presidio County, Texas*



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Photos courtesy of Laurence Parent Photography; www.laurenceparent.com

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Chinati Hot Springs

640 acres and Historic Business

Pinto Canyon Road, Presidio County, Texas

Location

One of the most incredible parts of visiting the Chinati Hot Springs is the journey there. A drive through deep canyons, across creeks and high peaks, this breath-taking experience is why many say this is the greatest drive in Texas. Spectacular views of the area's natural wonders, such as Chinati Peak and Cathedral Rock, highlight this drive along the Pinto Canyon Road.

From Marfa there are two routes to the Hot Springs. From FM 2810, also known as Pinto Canyon Road, the drive is about 50 miles to the hot springs. This beautiful, rugged way, is unpaved for about 20 miles and takes about an hour and 45 minutes. The alternate route, through Presidio, takes about two hours. From Marfa, Presidio is 59 miles away on US67 South, then another 36 miles to Ruidosa on paved FM170. Then follow direction signs to the Hot Springs. About a half mile outside Ruidosa, a maintained caliche county road will take you seven miles to the gate.

Acreage

640 acres in Presidio County, outside of Marfa, Texas

Property Description

A true oasis nestled deep in the Chinati Mountains of West Texas; The Chinati Hot Springs offers its visitors a one-of-a-kind experience. The rustic buildings were opened in the 1930's by the Kingston family and later owned by renowned minimalist artist Donald Judd. The natural spring has provided healing waters to the indigenous people of the area for thousands of years. Today, the springs offers a peaceful atmosphere for people to relax from the stresses of everyday life and discover the restorative waters that have made this area so magical. Said to be beneficial for relieving arthritis, stomach ulcers and healing a variety of skin conditions, the waters of the springs are a great way to regenerate the body and mind. Flowing from the ground at approximately 113 degrees, the 21,000 year old waters contain a variety of natural healing minerals that will relax and rejuvenate.

There are trails for hiking, mountain biking, or exploring the natural beauty of the unspoiled lands of deep canyons, cottonwood lined creek beds, distinctive geology and stunning sunsets. Many forms of wildlife are attracted to this oasis, and among them are several species of rare birds, which offer year-round enjoyment, or you can just kick back, and literally soak, in the natural surroundings.

Chinati Hot Springs is operated as a remote escape hotel, campground and day visitation destination. Currently it is managed by a couple who are on-property caretakers. It was a featured article in the September 2007 and June 2008 editions of *Texas Highways Magazine* as well as several other publications. With the growing public interest in the Marfa area and the Big Bend region, this business could be grown into a viable recreation operation.

The current owner is hopeful that the next owner is willing to take advantage of this unique business opportunity and elevate the operation to the next level. Maintaining the Chinati Hot Springs for public use also offers many tax and financial incentives for a new owner while preserving a one-of-a-kind place.

Improvements

Caretakers House and Office

An adobe building at the entrance includes a front office for meeting visitors and selling T-Shirts, caps, and other Chinati Hot Springs items. The office is attached to living quarters and a large commercial laundry and linen towel storage room. This house has a landscaped veranda for the live-in caretaker's enjoyment.

Common Kitchen and Pavilion

This is a center of activity for the visitors during breakfast, lunch and dinner with its common cooking facilities, refrigerator freezer, and large dinning or meeting facility. Guests enjoy preparing meals in a large communal kitchen. Porches on both sides provide excellent outdoor space for socializing and dinning.

Adobe and Rock Guest Rooms

There are two individual adobe cottages, El Presidente and El Patron for guests that have natural hot springs water available for baths and showers as well as private bathrooms. Additionally, there are five other rooms, Numero Uno, Las Palmas, El Dorado, El Croizon and Dos Amigos three of which have full baths. Two rooms have outdoor showers with tubs to share among the rooms. There is a common outdoor shower and a Men's and Women's bathroom that serves the camping guests and overflow from the rooms. In all there are seven overnight rooms six with queen or double beds, one with twin beds, and three rooms with pull-out couches.

Spring and Bath House

There are two private rooms with large tubs to enjoy the healing waters of the Hot Springs. This building is located next to the hot spring where a storage tank and new pumping system provides water throughout the compound.

Cold Pool and Deck

Just a short walk from the buildings is the Cold Pool and Deck located on a commanding hill with incredible views of the Cottonwood lined creek and the distant desert landscapes - all the way into mountains of Mexico. A great place for warm season swimming, lounging, relaxing at sunsets, and stargazing in some of the darkest skies in the US.

Campground

East of the Common Kitchen is the Campground that provides private, well-placed camping areas for car or tent camping. The nearby full kitchen adds to the camping experience as well as its dining tables, porches, and outdoor BBQ facilities.

Outdoor Hot Tub and Garden

Next to the massive Cottonwoods that line the Hot Springs Creek and its running waters is a garden, orchard, outdoor campfire area, and a large rock pool fed by the natural hot springs water for communal use; a perfect place to enjoy sunsets and relax and unwind in the springs' soothing warm waters.

Trail System

There is developed trail system to the surrounding 640 acres that follows the creek and its live water. The trail climbs up the canyon wall where you can explore the variety of Chihuahuan Desert plants and habitats. In the springtime cactus bloom and songbirds congregate in this desert oasis.

Opportunity

The beauty of this property is not only in its remote, natural surroundings, but that it is equally accessible from anywhere in the region. Big Bend National Park, and subsequent tourist destinations towns of Terlingua, Lajitas, and Texas' largest wilderness park, the 300,000 Big Bend Ranch State Park are all within a few hours drive. Marfa, Alpine and Presidio, with restaurants, shopping and cultural access, are a couple hours away by scenic roads. Chinati Hot Springs is also adjacent to a 60,000 acre private ranch with a conservation easement that preserves the desert wilderness in and around the springs for miles in spectacular beauty in every direction. The property offers the best of both worlds - true desert solitude and relaxation within easy reach of civilization - all year around. For additional information and photos on this property visit www.chinatihotsprings.com

Price

\$1,250,000.00

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Chinati Hot Springs
Presidio County

Marfa



Chinati Hot Springs



Scale 1:100000
1 inch = 1.57828 US survey miles





Chinati Mountains in Presidio County, Texas



Waters feeding into Chinati Springs and cottonwood groves



Still Cool Pool in the early twilight



Rustic El Presidente Guest Cottage and Bathhouse