



*Protecting Clients. Conserving the Land.*

## **Diamond L Ranch**

*3,080 Acres, Jeff Davis County, Texas*



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### **Location**

25 miles west of Fort Davis inside the scenic loop fronting on Highway 166 near Highway 505 to Valentine. Property is located in the Davis Mountains south of Mt. Livermore. Marfa, the Santa Fe of Texas, is only 40 minutes away.

### **Acreage**

3,080 Acres in Jeff Davis County

### **Description**

The Diamond L Ranch's terrain is made up of rolling hills, lush valleys, massive rock formations and picturesque mountains. The elevation rises to approximately seven thousand feet on High Point Mountain, and slightly lower at Blue Seep Mountain.

The majestic peaks of the Davis Mountains make for a captivating backdrop to the Diamond L: Sawtooth, Haystack, Star, Blue Mountain and Mt. Locke can all be seen, as well as Mt. Livermore, which towers at 8,378 feet.

### **Habitat**

The abundance of water keeps native grasses growing strong and includes varieties such as Blue Stem, Gramma and Indian Grass. Emory and Gray Oak, Hackberry, Mesquite, Black Walnut, Mountain Laurel, Alligator Juniper and Cottonwoods are the predominate varieties of trees scattered throughout the landscape. Along the draws, white brush and catclaw is intermixed with Sottol Spanish Dagger and Prickly Pear.

### **Wildlife**

The Ranch has not allowed hunting in the last five years and has not been commercially grazed in over ten years. There are 16 automatic, protein and corn feeders throughout the ranch that have been maintained and filled for the past four years in an effort to draw wildlife in for observation. Deer, bird and quail blocks have been put out on a regular basis throughout the four years as well. There is one large, manmade observation deck standing 25 feet tall that comfortably holds four people. The deck overlooks two sets of water troughs and several feeders in the middle of Blue Seep pasture. Aoudad Sheep, Desert Mule and Whitetail deer, Javelina and Feral hogs, along with smaller species of fox, raccoon, ringtails, badgers, coyotes and the occasional mountain lion reside throughout the area. Look up on any given day to see songbirds, hawks, owls, quail, dove and Golden Eagles soaring in the crisp, blue sky.

## Improvements

- New Headquarters Complex with bunkhouse, rock bathhouse with very nice bathroom, shower and dressing area, corral, covered picnic area, water tank, driveways and roads, all along the banks of Merrell Creek with its dramatic rock outcrops, cliffs and trees.
- New pipe entrance and gate on Highway 166 with landscaped roadway into the ranch.
- Three miles of new roads and two miles of new fencing.
- Six welded heavy pipe gates.
- Large Observation Blind with spacious room for over 4 people.
- 16 game new feeders.
- One submersible well with storage and one windmill at the Headquarters.
- Three natural springs with several water troughs, pipelines and storage.
- New Picnic Area under construction at top of high hill with breathtaking views of the Area Mountains and views all the way into Mexico.

## Water

The ranch has an abundance of natural spring water, a rarity in this part of Texas. There are two water wells - one is located at the front of the ranch and works off of an electrified submersible pump, while the other is in the High Point Mountain pasture. This particular well works off of a windmill with the water table at a depth of 30 feet. Four, year-round springs flow continually and have never been dry. The Blue Seep, Eagle and Cottonwood Springs keep metal troughs throughout the ranch full for wildlife and like the springs, the troughs never run dry. Merrell Creek meanders through the property which provides clear mountain water during six month of the year.

## Price

\$1,950 per acre or \$6,006,000.00

## 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.





El Paso

Midland

Odessa

Jeff Davis County



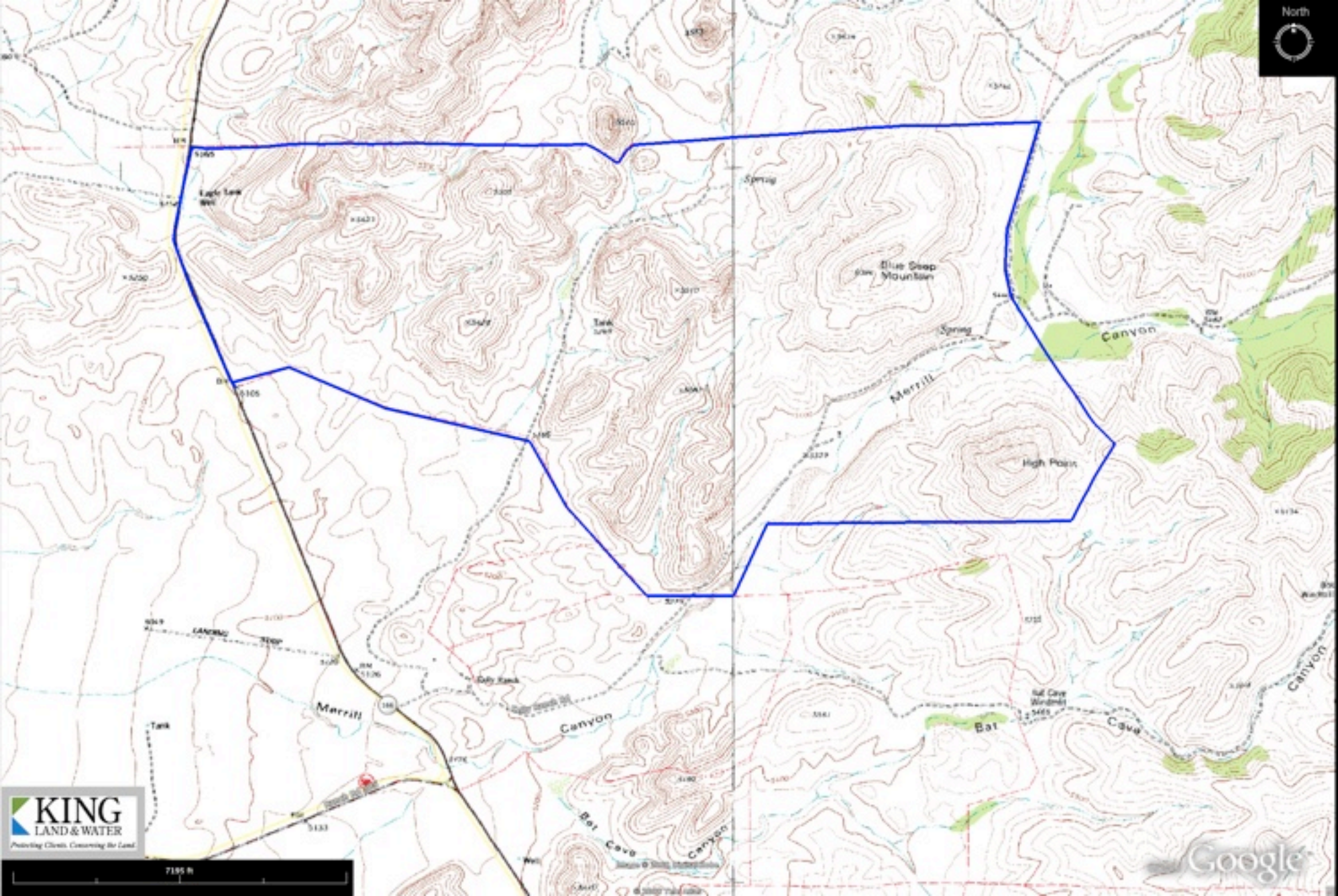
Fort Davis

Alpine

Marfa

Chihuahuan









Kelly Ranch Rd

Ranch Rd 100



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