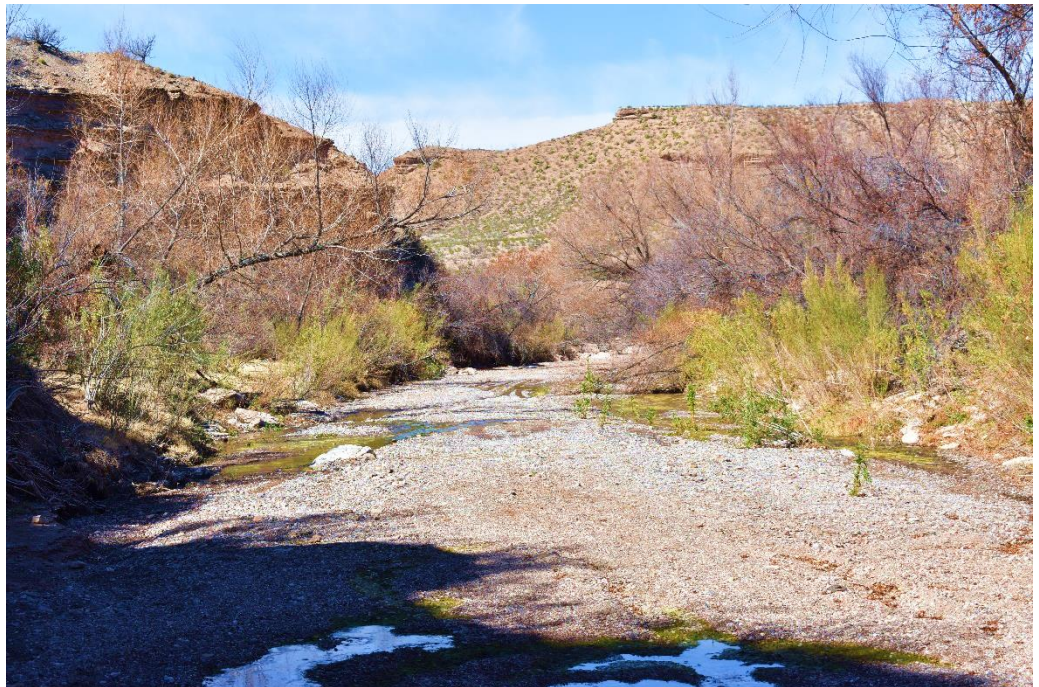




SPECIALIZING IN RANCH &
RURAL PROPERTIES
IN THE HIGHLANDS OF
WEST TEXAS

OFFERING
FOR SALE

RANCHO PAVLAS DEL BRAVO



22,700 ACRES

PRESIDIO COUNTY, TEXAS

NORTH FM 170

CLEAT STEPHENS, BROKER

FINDARANCH OUTWEST

P.O. BOX 726 · MARFA, TX 79843

PHONE: (888) 729-4424 OR CELL (432) 249-0401

CLEAT@FINDARANCH.COM

Rancho Pavlas del Bravo

A ROUGH, SCENIC AND ADVENTUROUS RANCH PROPERTY ON
THE RIO GRANDE RIVER

ACREAGE

Approximately 13,500 Deeded Acres plus 9,200 Acres State of Texas Lease

LOCATION

33 miles northwest of Presidio, Texas via Farm to Market Road 170. Approximately 40 miles southwest of Marfa via Farm to Market Road 2810 and Pinto Canyon Road to the north boundary of the ranch. The headquarters is an additional 10 or so miles.

DESCRIPTION

Rancho Pavlas is 22,700 sprawling acres of the Chihuahuan Desert in southwestern Presidio County. From fertile lowlands along the Rio Grande to broken mesas and soaring mountainside elevations of the Sierra Parida this ranch offers a diversity of topographies, great mountain vistas and live water. This is rough and rugged country in the last frontier that can make you feel inferior to your surroundings and take you back in time.

IMPROVEMENTS

The headquarters of the ranch is located between FM 170 and the Rio Grande River about ½ mile from the highway. The main hacienda has been fully restored and updated. It is 2,600+ square feet with a central master suite plus an additional three bedrooms and two baths. It features a screened porch, large mudroom, open living room with rock fireplace and an open concept kitchen, dining and den area with a fireplace as well. This home has central heat and air and metal roof and comes furnished.

In addition, there is a detached garage with an upstairs apartment and a new and heavily constructed separate portable bunk house with three bedrooms and two baths.

There is a good set of pipe corrals, barn and covered storage at this location. There was the intention to raise alfalfa in this fertile soil and a significant amount of acreage has been cleared for that purpose.

Most of the roads on this ranch are in good condition and can be traveled in a 4-wheel drive pickup or UTV. The ranch comes with equipment to maintain these roads and build new ones, if needed.

Disclaimer: The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but is not guaranteed and should be independently verified through personal inspection and/or with the appropriate professionals.

WATER

This property has five water wells and numerous springs and small creeks scattered throughout the ranch including Torres Springs, Escondido Creek and Ojo Alamito, located far up a canyon near the crest of Sierra Parda. The wells are all equipped with submersible pumps (electric at the headquarters and solar on the rest).

The property enjoys several miles of Rio Grande River frontage and adjudicated water rights associated therewith. Seller will convey all water rights.

WILDLIFE

Feeders have been strategically located throughout the ranch to attract and supplement the wildlife in the area. Mule deer, dove, quail, javelina and aoudad are the primary game. Pinto Canyon finishes its scenic route to the river through the ranch creating a wide valley with browse and cover for wildlife.

MINERALS

The seller owns approximately 2,000 net mineral acres as prior reservations do exist. A portion of the property is state mineral classified lands. Seller will convey all mineral interests currently owned.

EQUIPMENT

A significant amount of equipment is included with a purchase of the property including:

- New D-6 Caterpillar Dozer
- International Track Loader
- International Material Scraper
- Road Grader
- New Holland 8770 Tractor with multi disc harrow
- Assorted ranch equipment

PRICE

Asking \$5,500,000

CONTACT

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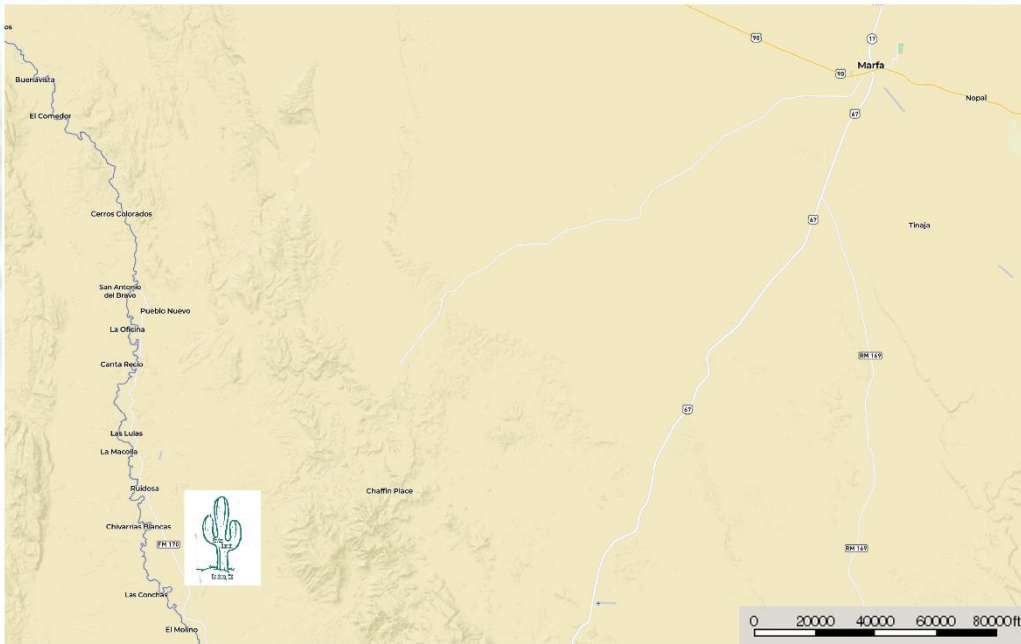


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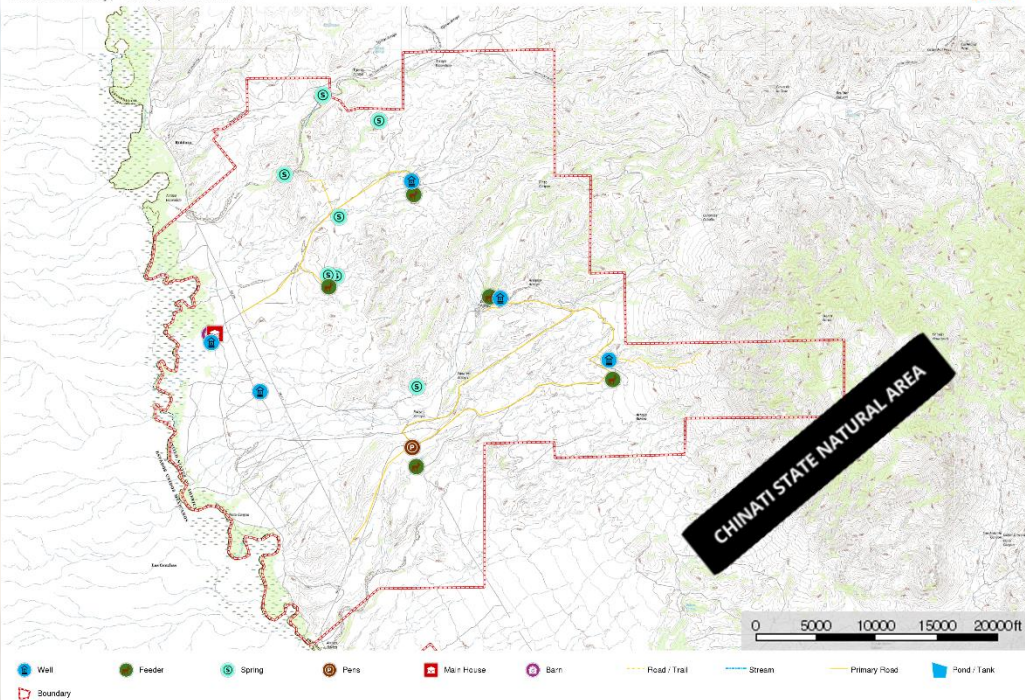
Rancho Pavlas Location Map
Texas, AC +/-



Cleat Stephens
P: (432)249-0401 WWW.FAROutWestProperties.com / cleat@findaranch.com Marfa, Texas

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Rancho Pavlas de Chinati3
Presidio County, Texas, 22700 AC +/-



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P: (432)249-0401 WWW.FAROutWestProperties.com / cleat@findaranch.com Marfa, Texas

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