



Protecting Clients. Conserving the Land.

Alamito Hills Ranch

2,600± Acres
Presidio County, Texas



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Location

Alamito Hills Ranch is located 25 miles south of Marfa, Texas off paved Casa Piedra Road (FM169) just past the bridge over Cottonwood lined Alamito Creek. The ranch lies east of the Atchison and Topeka and Santa Fe Railroad or the South Orient Railroad with a small tract west of the highway that has both sides of Alamito Creek. The pavement on Casa Piedra Road ends just past the entrance to the Alamito Hills Ranch where it goes for another 40 miles to the north entrance to Big Bend Ranch State Park and to the river road east of Presidio accessing hundreds of thousands of acres of public lands and the Rio Grande River.







Description

Alamito Hills Ranch is in the Chihuahuan Desert of Texas, comprised of mid-elevation grasslands and scrubland of basin range topography between the Davis Mountains to the north, the Chinati Mountains to the west, and the Rio Grande River on the south. The ranch is located adjacent to large properties in the Alamito Creek Drainage and is part of the original Kennedy Ranch. This ranch is also next to Plata, an historic abandoned farming community that provided produce, cotton, and corn for the large silver operations at Shafter at the turn of the 19th century. The Alamito Creek Preserve, owned and operated by the Dixon Water Foundation, is next door, providing opportunities for birding and hiking along its 2 ½ miles of Cottonwood-lined Alamito Creek during open guided tours.

The ranch is subject to a Conservation Easement with the Texas Agricultural Land Trust that focuses on restricting subdivision while allowing compatible uses like recreation, hunting, planned grazing, and limited development. The adjoining ranches north and south also have a Conservation Easement ensuring landscape views.



Habitat

The landscape is wide-open rolling grass and scrubland surrounded by rugged mountain ranges which can be seen from most places on the property. Classic “Cattle County” of the Old West, the Alamito Hills Ranch has maintained much of the environment and appearance of times past. This vast area lies in a narrow elevation range between 3,750 and 4,200 feet, allowing for mix of vegetation from the mid to lower Chihuahuan Desert such as Spanish dagger, yucca, creosote and cholla with a mix of blue grama, black grama, bear grass, and sideoats grama with scattered brush. Tributaries to Alamito Creek have heavier brush like mesquite, desert willow, white brush, catclaw, and some oaks and juniper.





Wildlife

This property is home to many species of birds, raptors, songbirds, and game birds such as Blue (Scaled) Quail, Mourning Dove, and White Wing Dove, as well as larger wildlife of the desert such as Desert Mule Deer and Javelina. The brush and grasses provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert hunting land at its best and a nature lover's dream.





Improvements

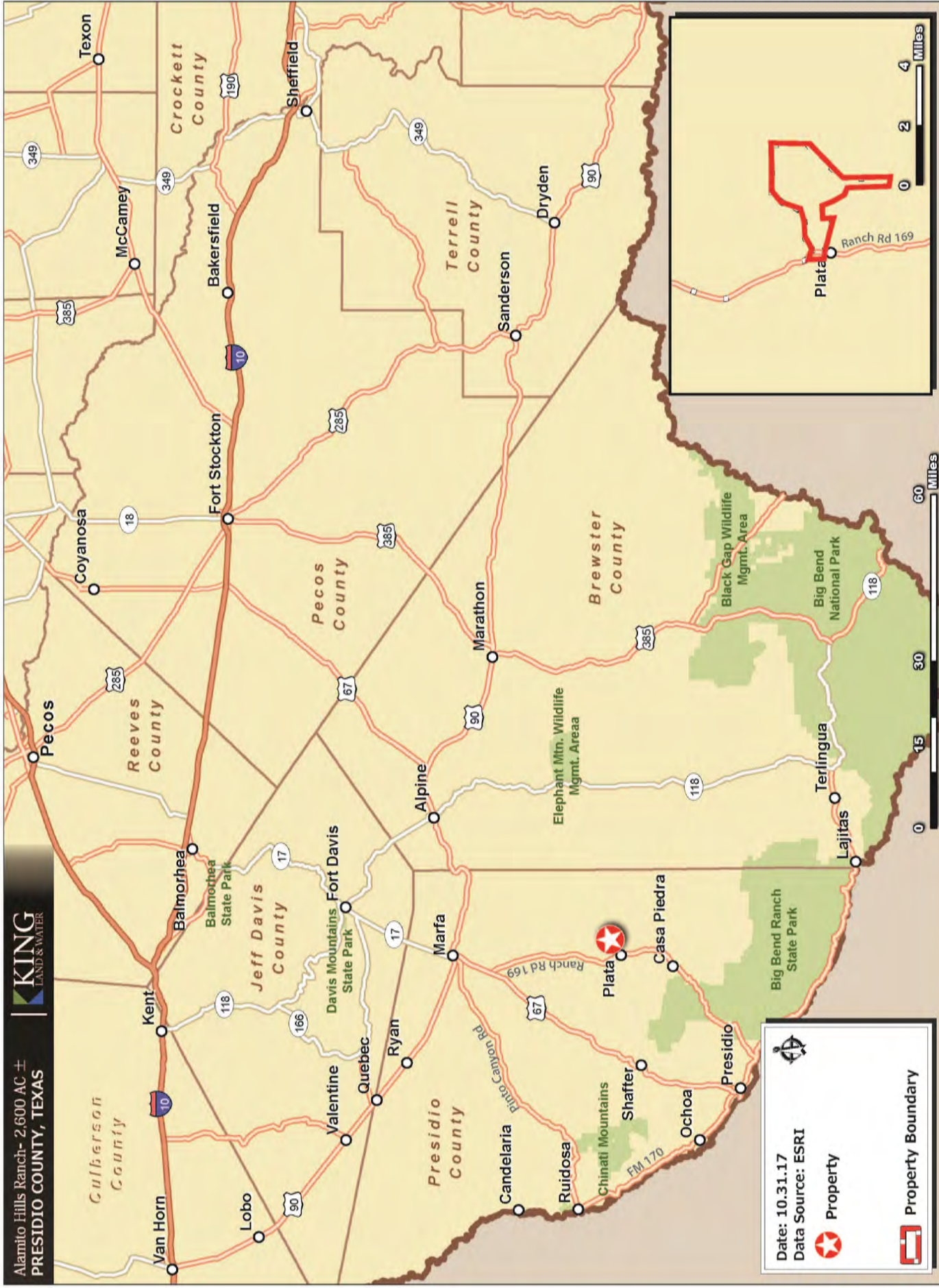
The ranch is fenced with some of the fencing being new. There are a series of roads and some excellent building sites with nearby electricity.

Water

The Alamito Creek watershed has some of the most prolific groundwater systems in the area. There is one well on the ranch, with a submersible electric pump. The ranch includes part of Alamito Creek itself downstream from the bridge and has some amazing park-like Cottonwood lined banks.



Alamito Hills Ranch- 2,600 AC ±
PRESIDIO COUNTY, TEXAS

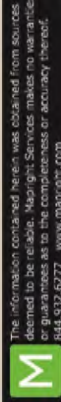


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Property

Property Boundary

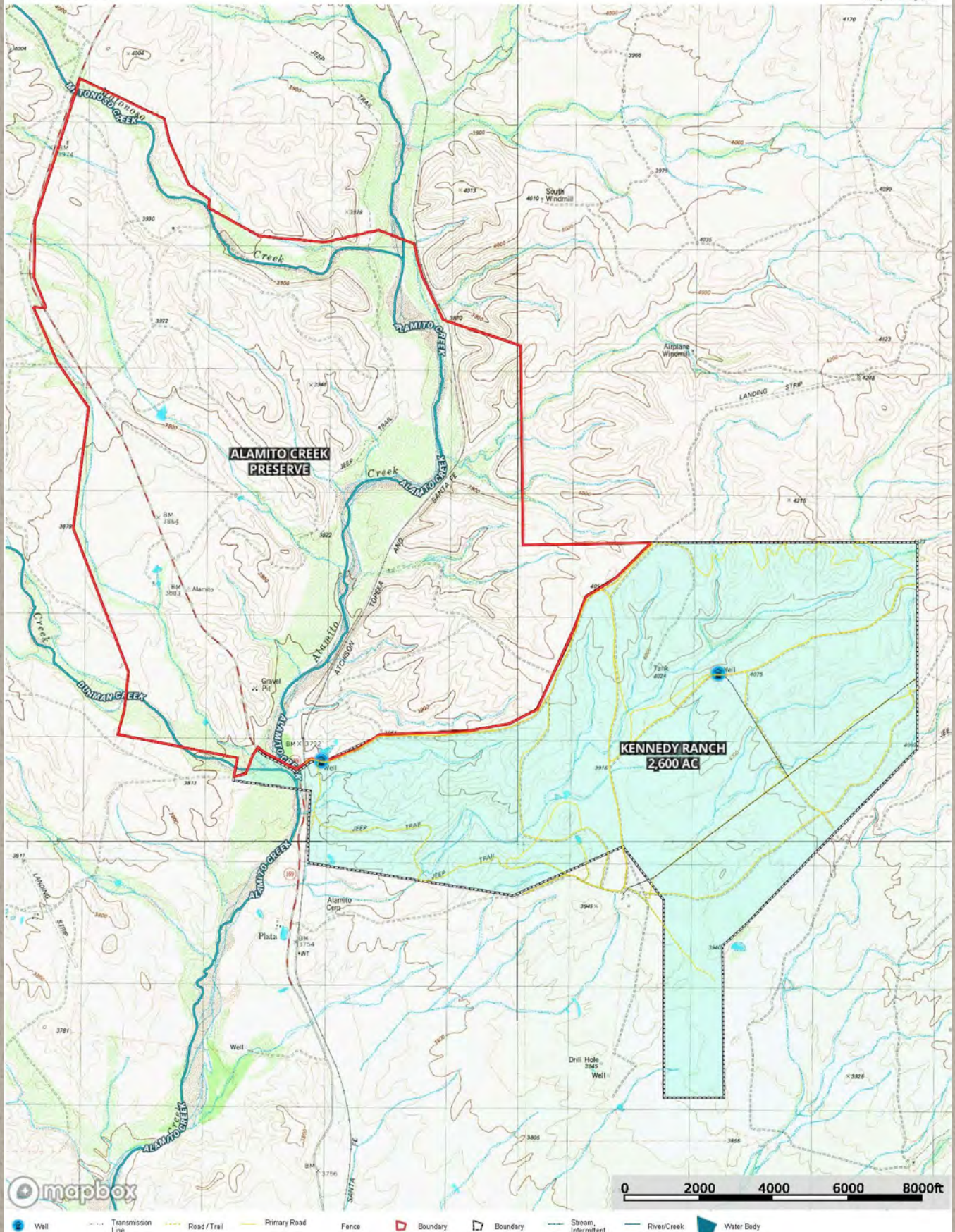


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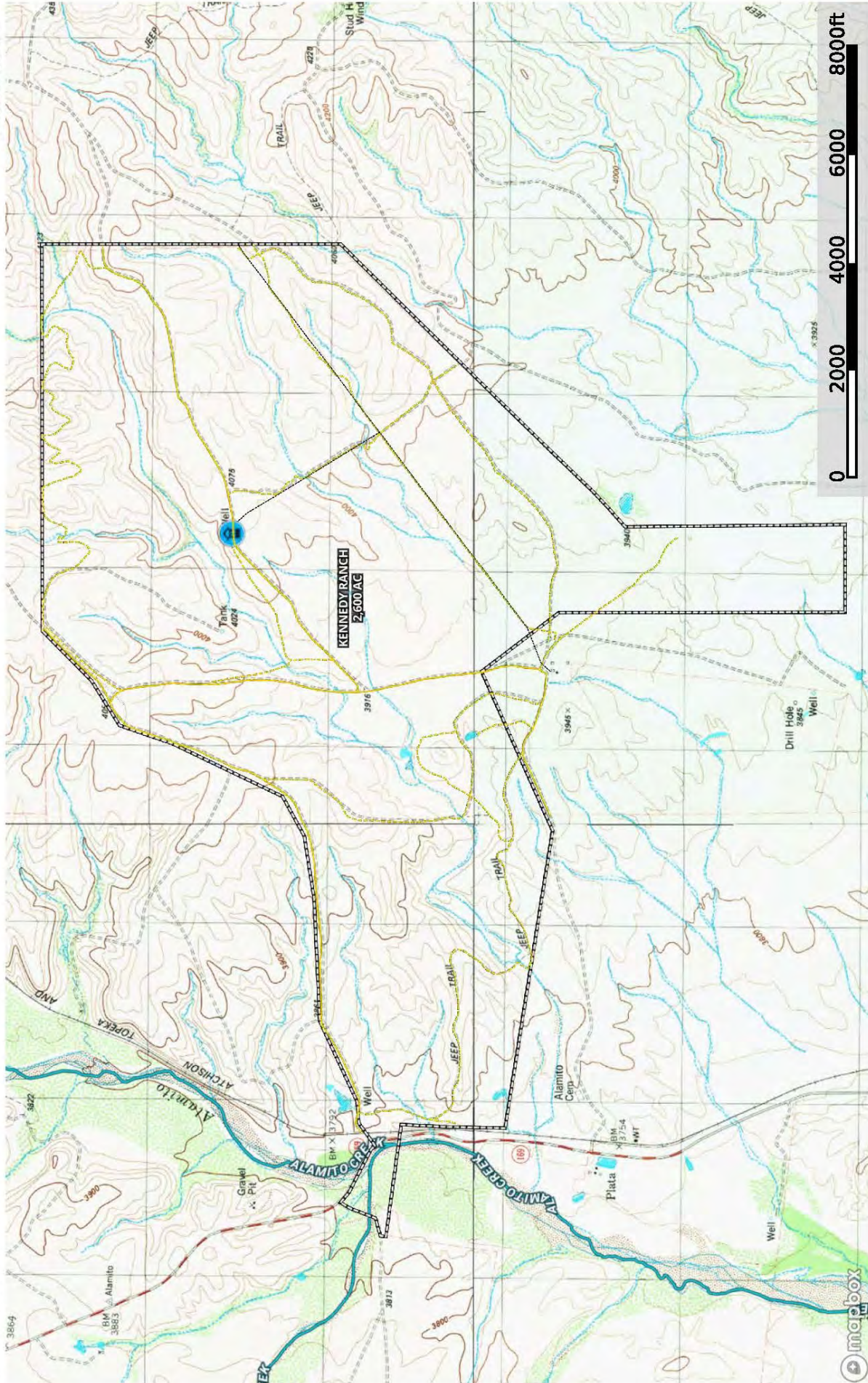
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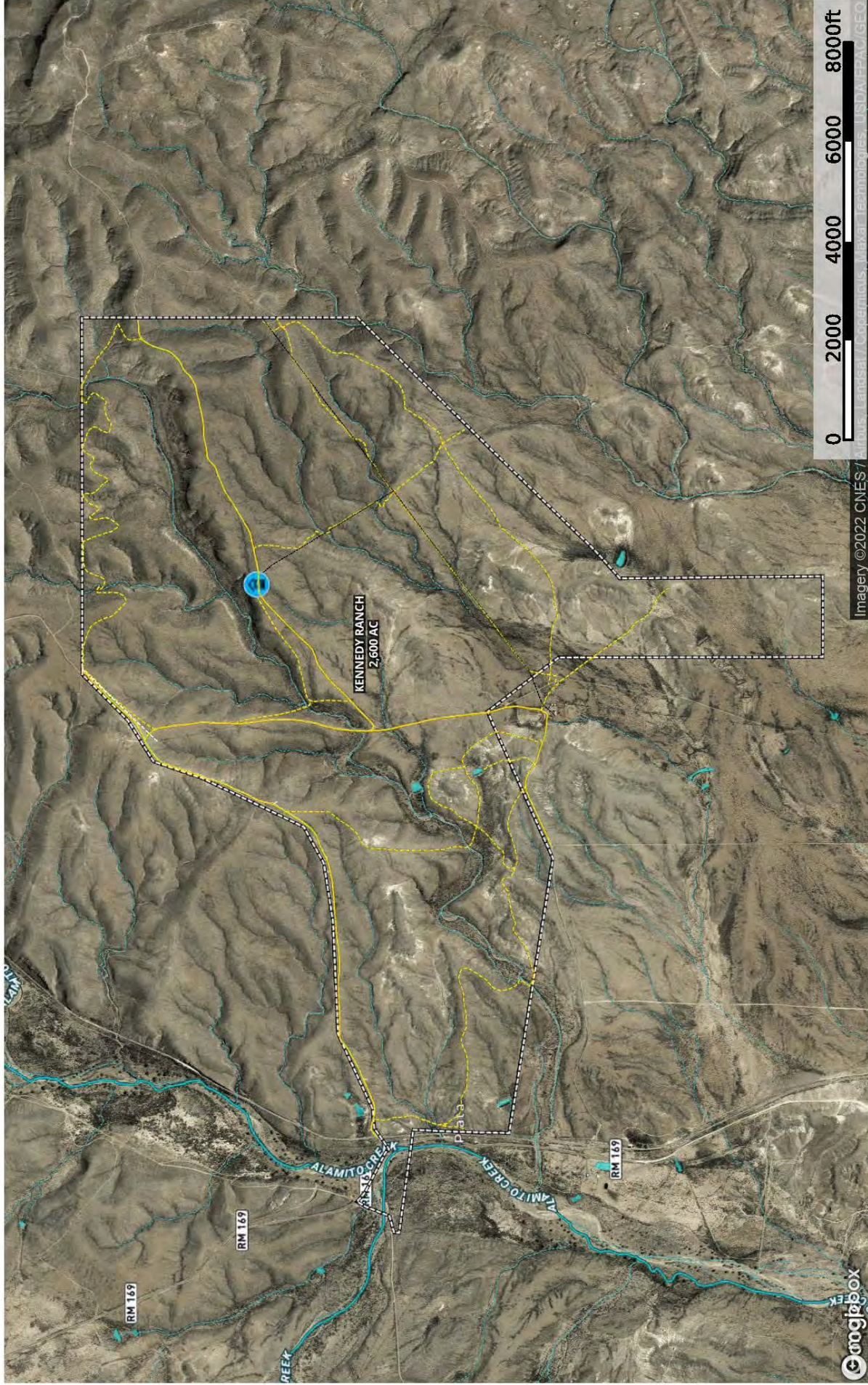
Kennedy Ranch 2600 ac Texas, 2600 AC +/-



- Well
- Transmission Line
- Road / Trail
- Primary Road
- Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Kennedy Ranch 2600 ac
Texas, 2600 AC +/-





Price Reduced

\$950 per acre or \$2,470,000.00

To

\$850 per acre or \$2,210,000

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Disclaimer

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