



Protecting Clients. Conserving the Land.

Pascasio Ranch

2,450± Acre

Presidio, County, TX



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Location

31 miles south of downtown Marfa on paved Casa Piedra Road you turn east past the Alamito Creek bridge onto a private deeded caliche easement road for 5 miles to the front gate of Pascasio Ranch. This is the front pasture of the Ocotillo Ranch owned by the Baugh-Brown family who owned over 75,000 contiguous acres at one time. The Ranch to the west is owned by Dixon Water Trust and has a Conservation Easement protecting views from Pascasio to the west.

Acreage

2,450± acres in Presidio County



Description

Pascasio Ranch is comprised of 2,450 ± acres of vistas, plateaus, mountains, canyons, igneous outcrops, and sweeping grasslands. The ranch slopes north to south and commands the high ground for miles with many views of the surrounding landscape.

The entrance is along an escarpment once you get into the front gate so immediately you are dazzled by distant views of area mountains including Davis, Cienega, Santiago, Chisos, Rosillas, Bofecillos Mountains as well as the Sierra Ricas in Mexico. Elevations range from 3,855 feet to 4,400 feet with many peaks, valleys, and escarpments. The main road leads along a winding elevated route along the north end where you have two roads dropping south all the way to the southern fence line with several secondary roads. This ranch is the Pascasio Pasture of the Ocotillo Ranch and is fenced and is currently a cattle and hunting operation.





Habitat

The landscape is rolling hills, mesas, canyons, grasslands, and scrublands surrounded by rugged mountain ranges which can be seen from most places on the property. Classic “Cattle County” of the Old West, the Pascasio Ranch has maintained much of the environment and appearance of times past. This vast area is considered high Chihuahuan desert allowing for a mix of vegetation such as Spanish dagger, yucca, mesquite, creosote, catclaw, ocotillo, and cholla with a mix of blue grama, black grama, bear grass, and sideoats grama with scattered brush. Canyons and creeks have heavier brush like mesquite, desert willow, Mexican walnut, soap berry, buckeye, white brush, hackberry, and juniper.



Wildlife

Although there is a wide variety of wildlife species on Pascasio Ranch, the Desert Mule Deer size and populations are impressive. Additionally, this is Aoudad country with the variety of bluffs and cliffs providing essential escape habitat. Blue quail are dispersed throughout the ranch and there is also great dove hunting at the water tanks. The Ranch is also home to many species of birds, raptors, and songbirds. The brush, trees, grasses, and forbs 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.





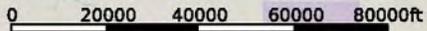
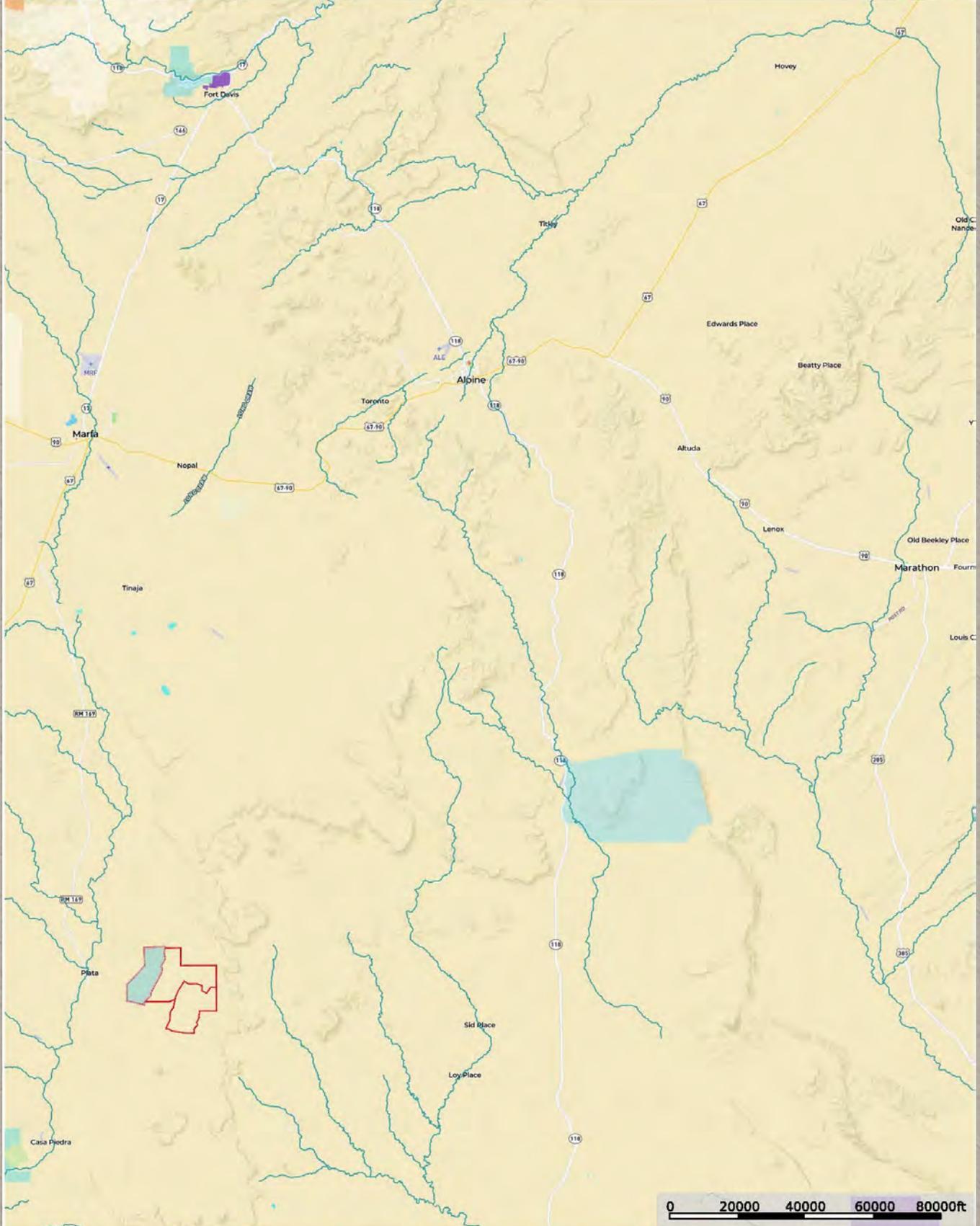
Water and Electricity

Pascasio has electricity through the north portion of the ranch with many incredible private future building sites along the exiting line. There are two shared wells with the neighbors and several water troughs providing the opportunity to pump wells to elevated storage tanks on the ranch that are distributed with buried water lines. Many tinajas are found in the shaded steep canyon bottoms that hold water during summer monsoon rains.



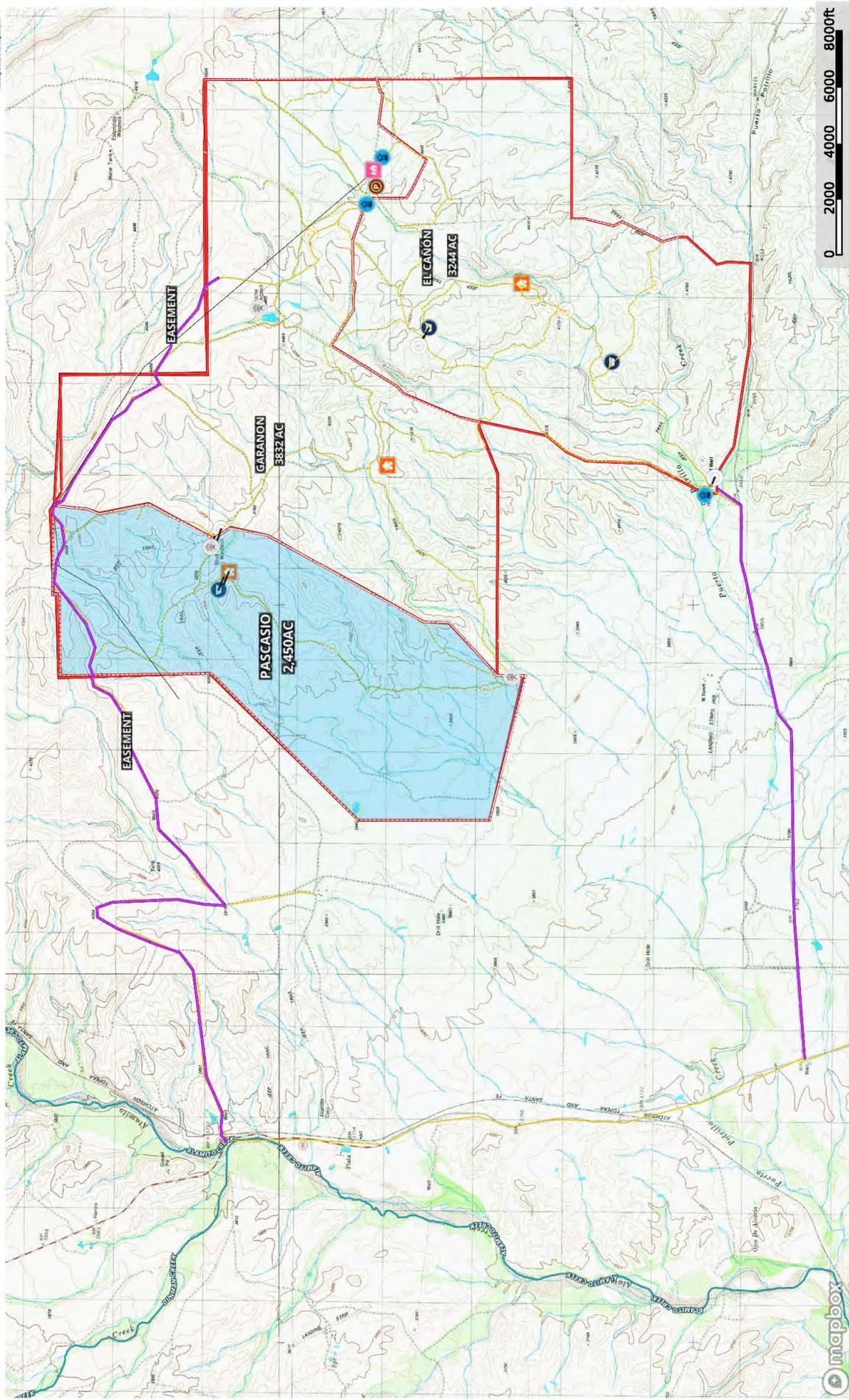






- Boundary
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Interim
- River/Creek
- Water Body

Pascasio Ranch
Texas, 2450 AC +/-



mapbox

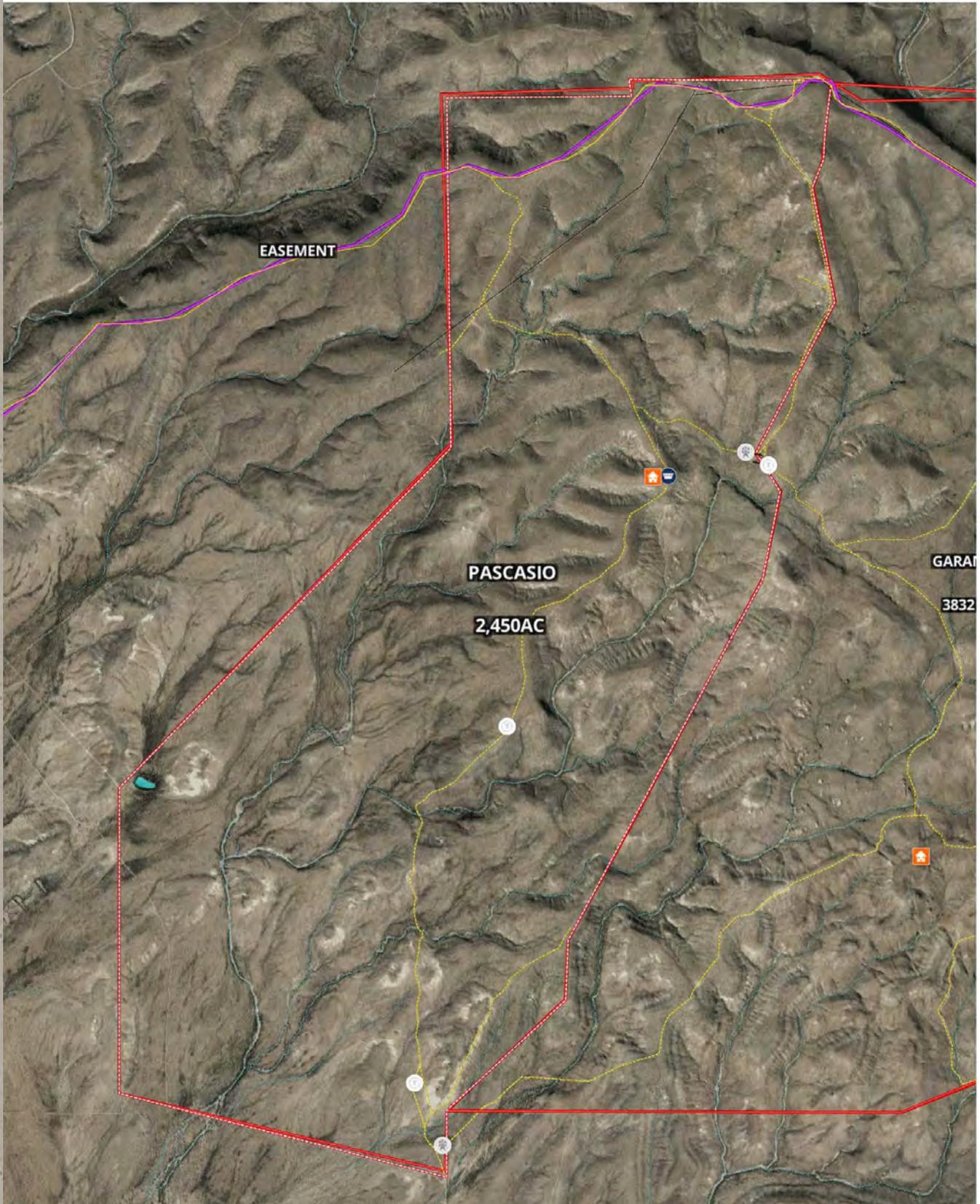
- Water Storage
- Fish and Wildlife
- Homestead
- Pins
- Trough
- Other
- National Park
- BLM
- Cabin
- Local Government
- Windmill
- Well
- Conservation Easements
- Stream/Intermittent
- Easement
- Electricity
- Fence
- Road/Trail
- Primary Road
- Boundary
- Boundary
- Forest Service
- State Land

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King Land & Water LLC
P: (432) 426-2024 / (512)-840-1175 kinglandwater.com

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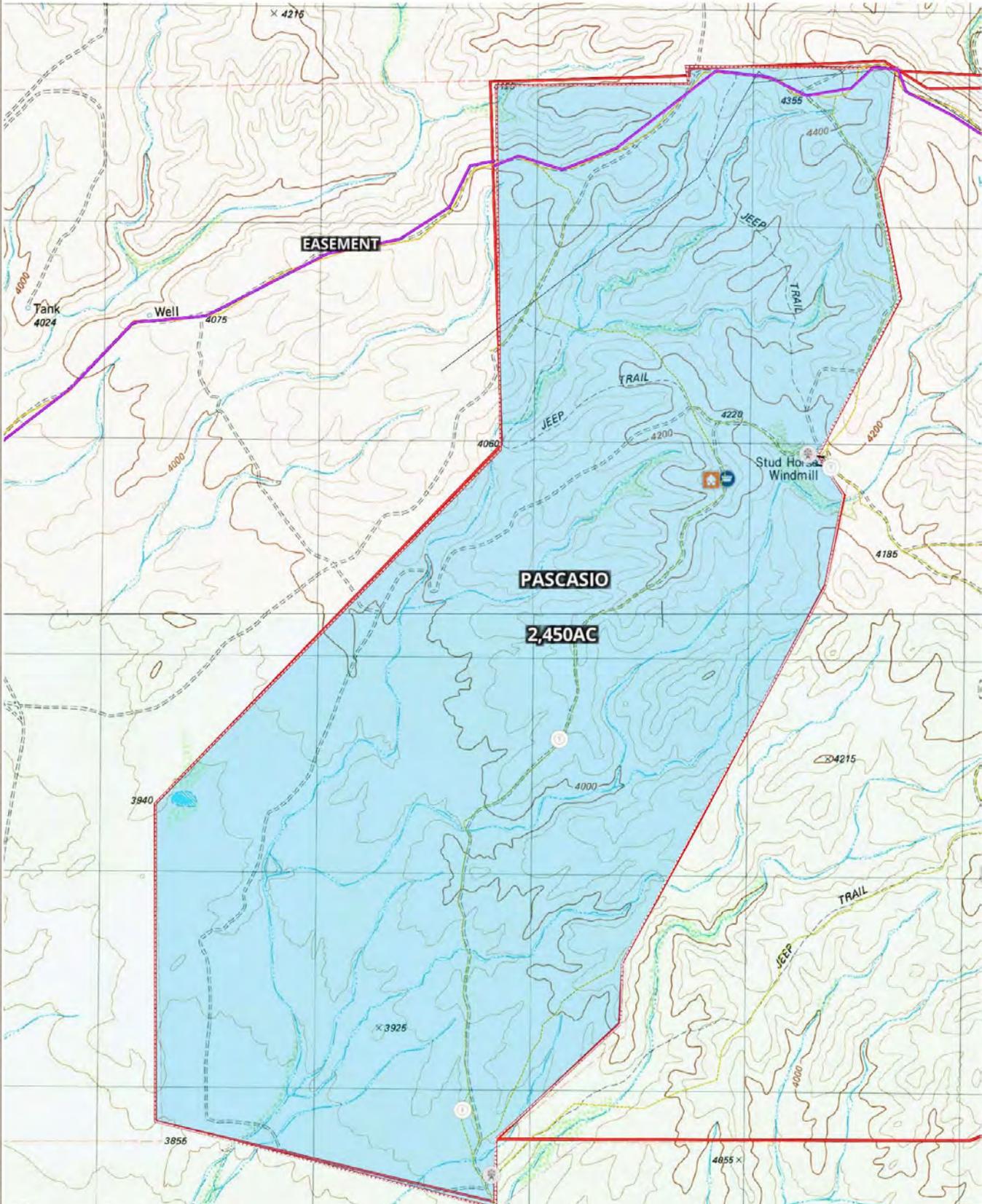
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|----------|--------------------|------------|-------------------|---------------|----------|------|------------------|------------------------|---------------------|--------------|------------|
| Homesite | Water Storage Tank | Trough | Pens | Cabin | Windmill | Well | Easement | Electricity | Road / Trail | Primary Road | Boundary |
| Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements | Stream, Intermitent | River/Creek | Water Body |

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| Water Body | | | | | | | | | | | |



Price

2,450± acres | \$765 per acre or \$1,874,250

Minerals

Seller will convey 50% of minerals owned

Seller's cousin owns the El Cañón Ranch to the east which is also being marketed by King Land & Water.

See website for additional information www.KingLandWater.com

Contact

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Disclaimer

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