



FAR Out West Properties, LLC

OFFERING FOR SALE -

PARSONS RANCH MARFA, TEXAS



504.4 ACRES

PRESIDIO COUNTY

SOUTH RANCH TO MARKET ROAD 169
MARFA, TX
PRICE: \$1,100,000

CLEAT STEPHENS, BROKER
FAR OUT WEST PROPERTIES, LLC
P.O. BOX 726 · MARFA, TX 79843
PHONE: (888) 729-4424 OR CELL (432) 249-0401
CLEAT@FINDARANCH.COM

Parsons Ranch

RARE SMALL HIGHLAND RANCH WITH HIGHWAY FRONTAGE

ACREAGE

Approximately 504.4 Acres

DESCRIPTION

Parsons Ranch is a gem that doesn't come to the market very often and has been in the same family for nearly 30 years. It is a great property surrounded by other large ranches with easy access, wide open spaces and outstanding views of the area mountain ranges and Marfa plateau. It is mostly gently rolling hills with good grama grass cover and vegetation typical of the Marfa grasslands. The elevation is right at about 4,500 feet.

WILDLIFE

Mule deer and pronghorn are always typically present on and around this property as are quail, dove and javelina. There is a qualified TP & W wildlife program in place allowing for 1-D-1 open space agricultural valuation. Quail and deer feeders are in use.

LOCATION

Marfa, Texas – This property is located approximately 9 miles south of Marfa with frontage on Ranch to Market Road 169.

IMPROVEMENTS & WATER

The ranch has good exterior fencing and one cross fence, one shallow water well with a water storage tank and water trough, one small set of corrals and a storage shed. This property is otherwise unimproved and very clean. There are many great building site options. There is currently no electricity on the property, but it is available from Rio Grande Electric Coop about 1/2 to 3/4 mile away.

MINERALS

The western portion of the property (approximately 321.1 acres) is "mineral classified" with all the mineral estate belonging to the State of Texas. The remainder is mineral owned and is subject to a small prior mineral reservation. Sellers will convey all their portion of the mineral estate. There are no current mineral leases in place. The Trans-Pecos Natural Gas Pipeline passes through the northern portion of the property.

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.

Parsons Ranch

PRICE

Parsons Ranch is being offered for sale at **\$1,100,000**. Shown to qualified buyers by appointment. Buyer's brokers are welcome.

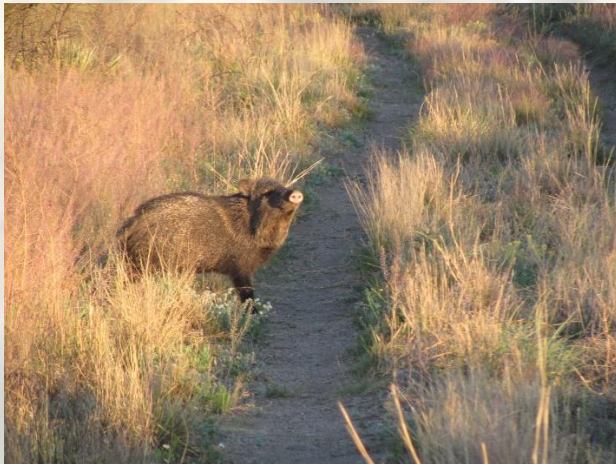
CONTACT

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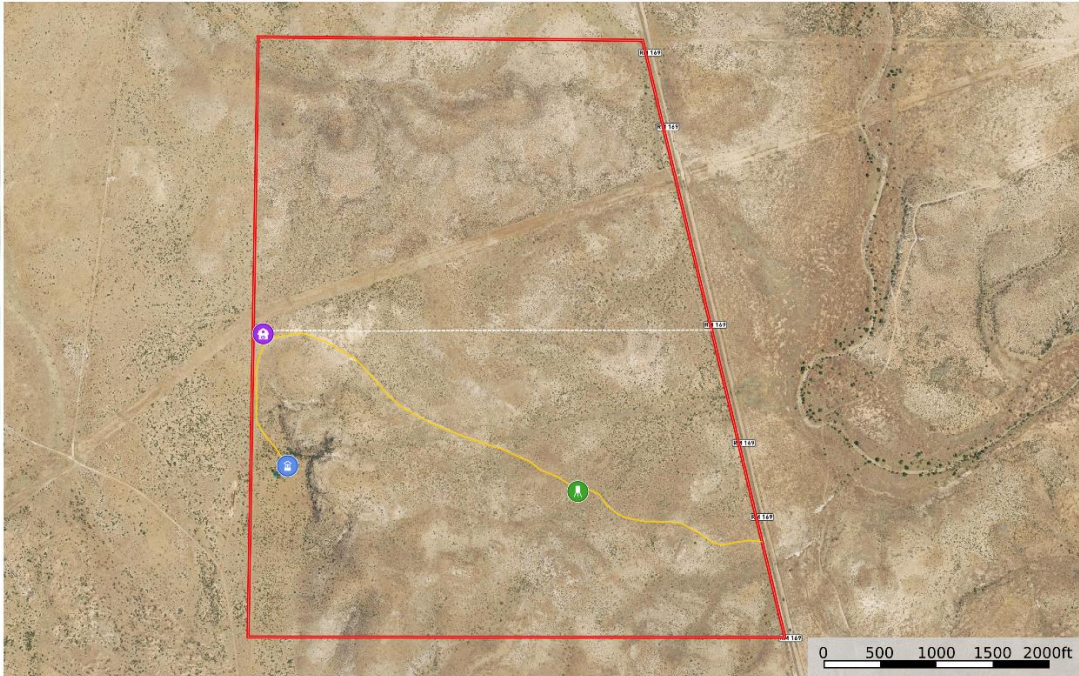
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Presidio County, Texas, 504.4 AC +/-

FIN DARANCH
OUT WEST



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