



Protecting Clients. Conserving the Land.



Caldwell Ranch

29,294 Acres

Davis Mountains, Texas



Location

Caldwell Ranch is located in the highest elevations of the pine- and oak-covered Davis Mountains on the coveted Scenic Loop along Highways 118 and 166. This iconic West Texas ranch lies just 12 miles west of McDonald Observatory and 25 miles from Fort Davis, home to Davis Mountains State Park, Fort Davis National Historic Site, and some of the darkest skies in Texas.

Adjacent to the 33,000 acre Davis Mountains Preserve owned by the Nature Conservancy, the ranch has over 13 miles of common boundary with the Preserve and sits amongst a landscape of ranches protected by Conservation Easements

Caldwell Ranch

29,294 acres Jeff Davis County, TX

Balmorhea

Balmorhea State Park

118

Davis Mountains Preserve

McDonald Observatory

17

Davis Mtns State Park

Fort Davis NHS

Fort Davis

166

Alpine

Caldwell Ranch

Marfa

2810

67

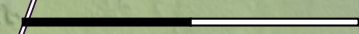
2.5

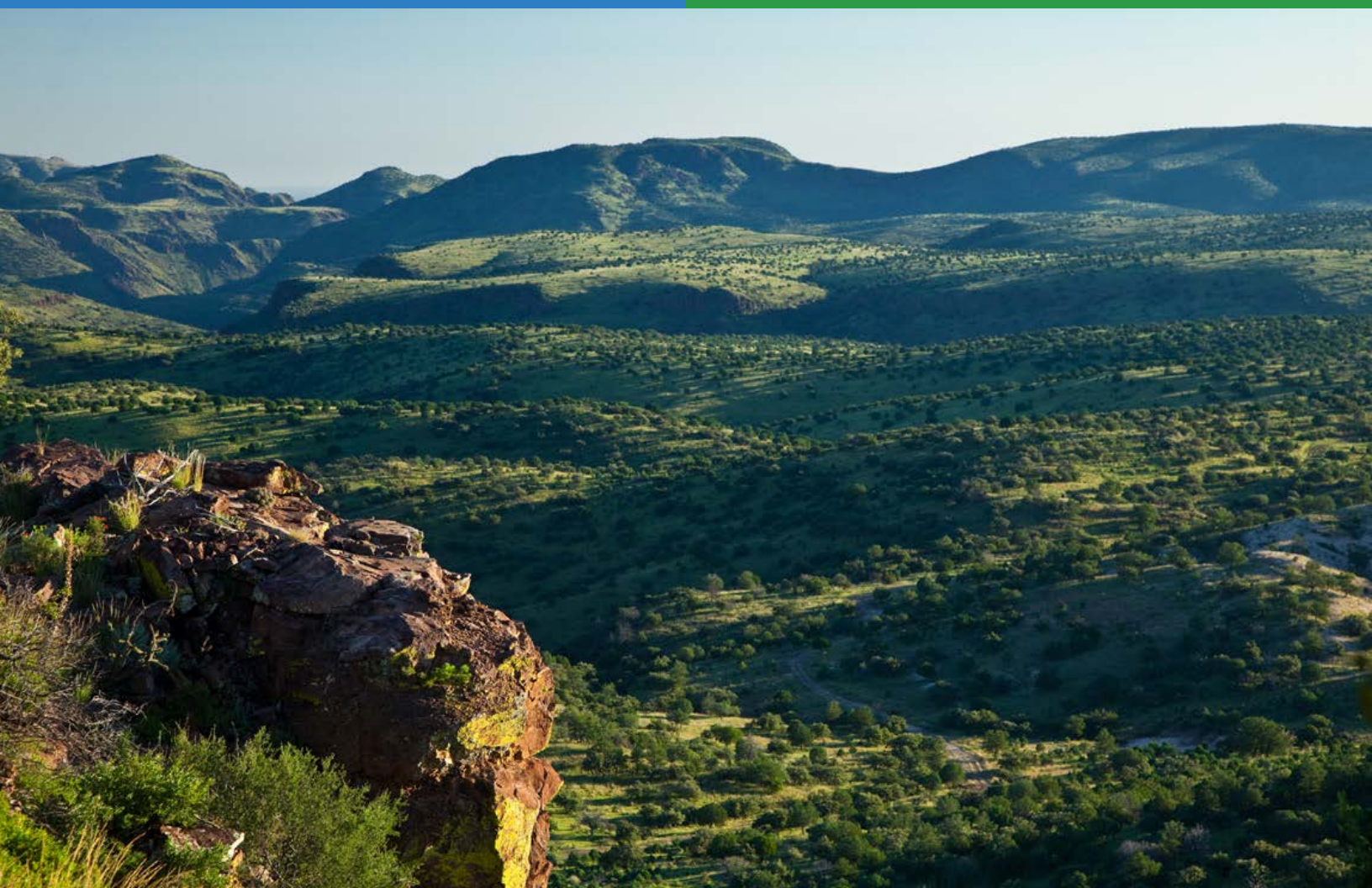
5 mi

90

KING
LAND & WATER

Protecting Clients. Conserving the Land.





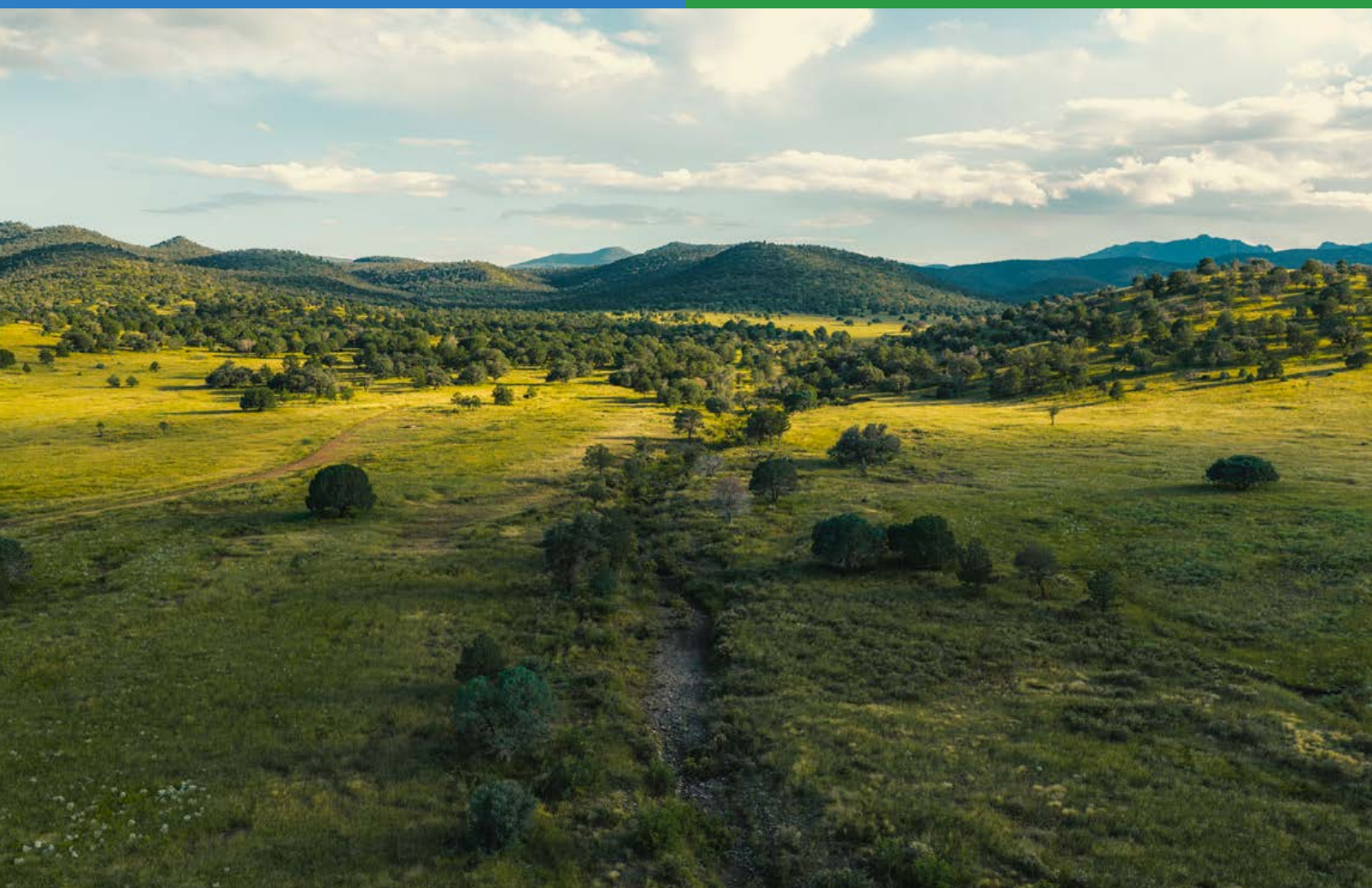
Overview

A working cattle ranch since the early 20th century, The Caldwell has been thoughtfully redesigned into a private mountain retreat, maintaining its agricultural and conservation roots. Today, the ranch supports ranching, recreation, hunting, and large gatherings, with improvements designed to accommodate guests in comfort while preserving the integrity of the land. The ranch occupies some of the most scenic and biologically diverse terrain in the Davis Mountains, with elevations ranging from 5,227 to 6,561 feet. This high-elevation Sky Island setting creates a cooler, wetter climate than surrounding desert lowlands, resulting in forested slopes, rich grasslands, seasonal creeks, and dramatic canyons.



Cherry Creek runs through the heart of the ranch, carving a network of steep canyons and deep ravines that define the landscape. Mountains across the ranch are connected by an extensive interior road system providing access to overlooks and remote areas, including Robbers Roost, Friend Mountain, and Three Points. Other prominent canyons include Bicycle, Grapevine, Buckley, and Newman. The eastern boundary of the ranch forms the western rim of Madera Canyon, owned by The Nature Conservancy and often referred to as the “Bryce Canyon of Texas.” This context to the Preserve ensures protected viewsheds, dark skies, and long-term conservation value across a vast, contiguous landscape.

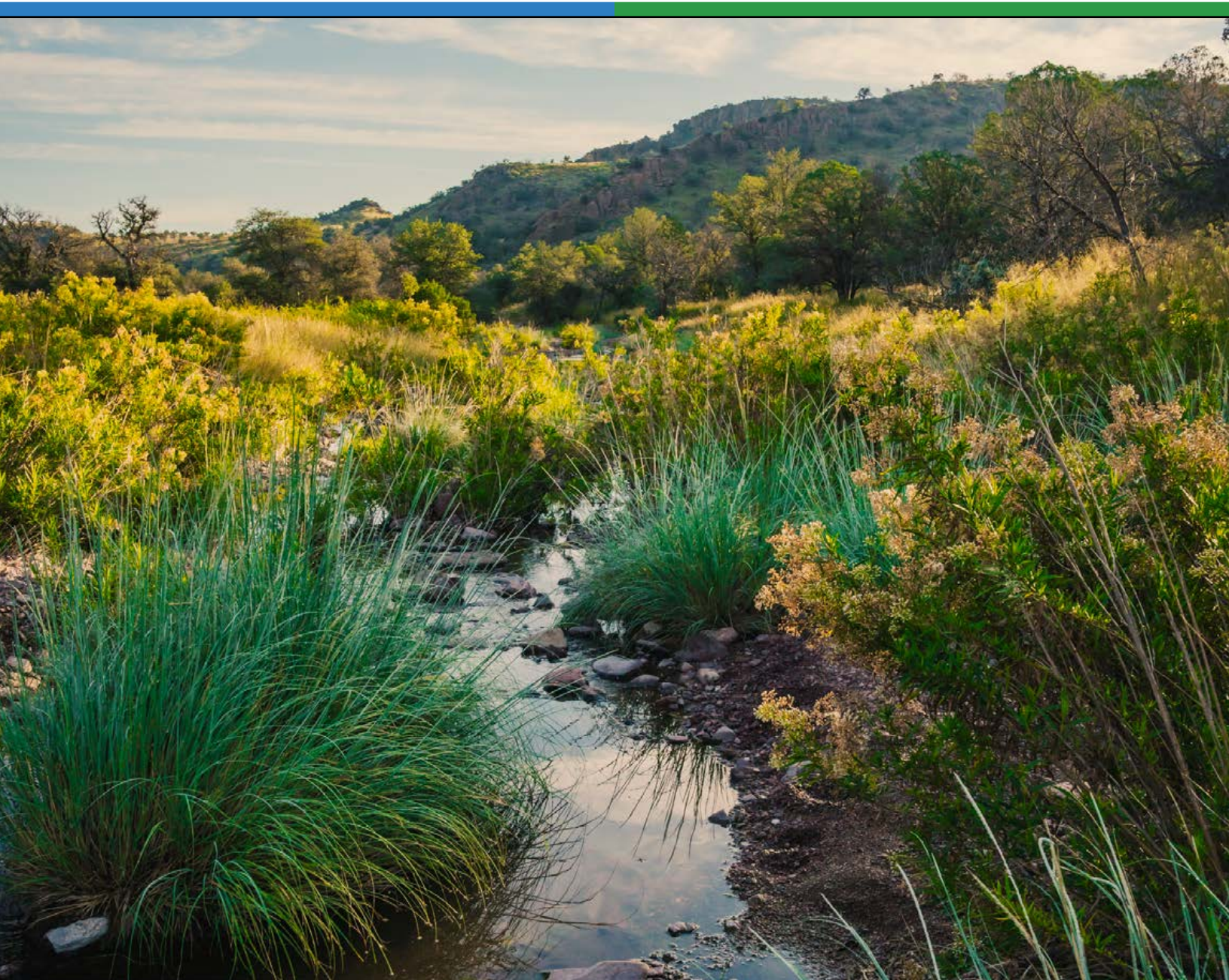






Habitat

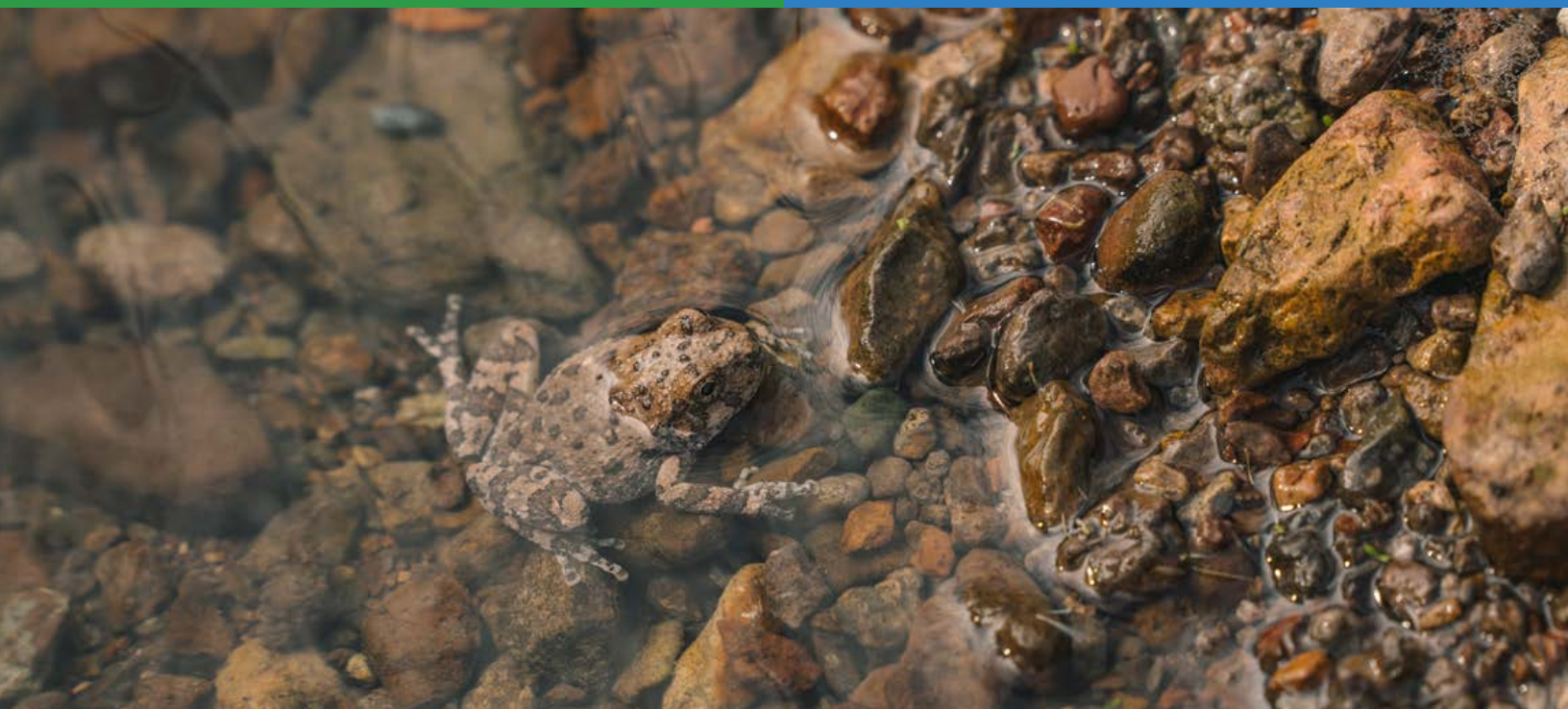
This Sky Island ecosystem supports a rich mosaic of grasslands, woodlands, and riparian corridors. Mile-high grasslands dominated by cane bluestem, blue grama, side-oats grama, and muley grass are interspersed with forested slopes and canyon bottoms. Native tree species include Emory, gray, chinkapin, and grave oaks; alligator juniper; piñon pine; cottonwood; Arizona ash; Mexican walnut; cherry; willow; and madrone. Seasonal creeks, and shaded north-facing slopes create cooler, wetter microclimates that support lush vegetation uncommon in West Texas. The combination of elevation, water, and intact habitat contributes to the ranch's scenic character and long-term ecological resilience, making Caldwell Ranch one of the most biologically rich landscapes in the region.

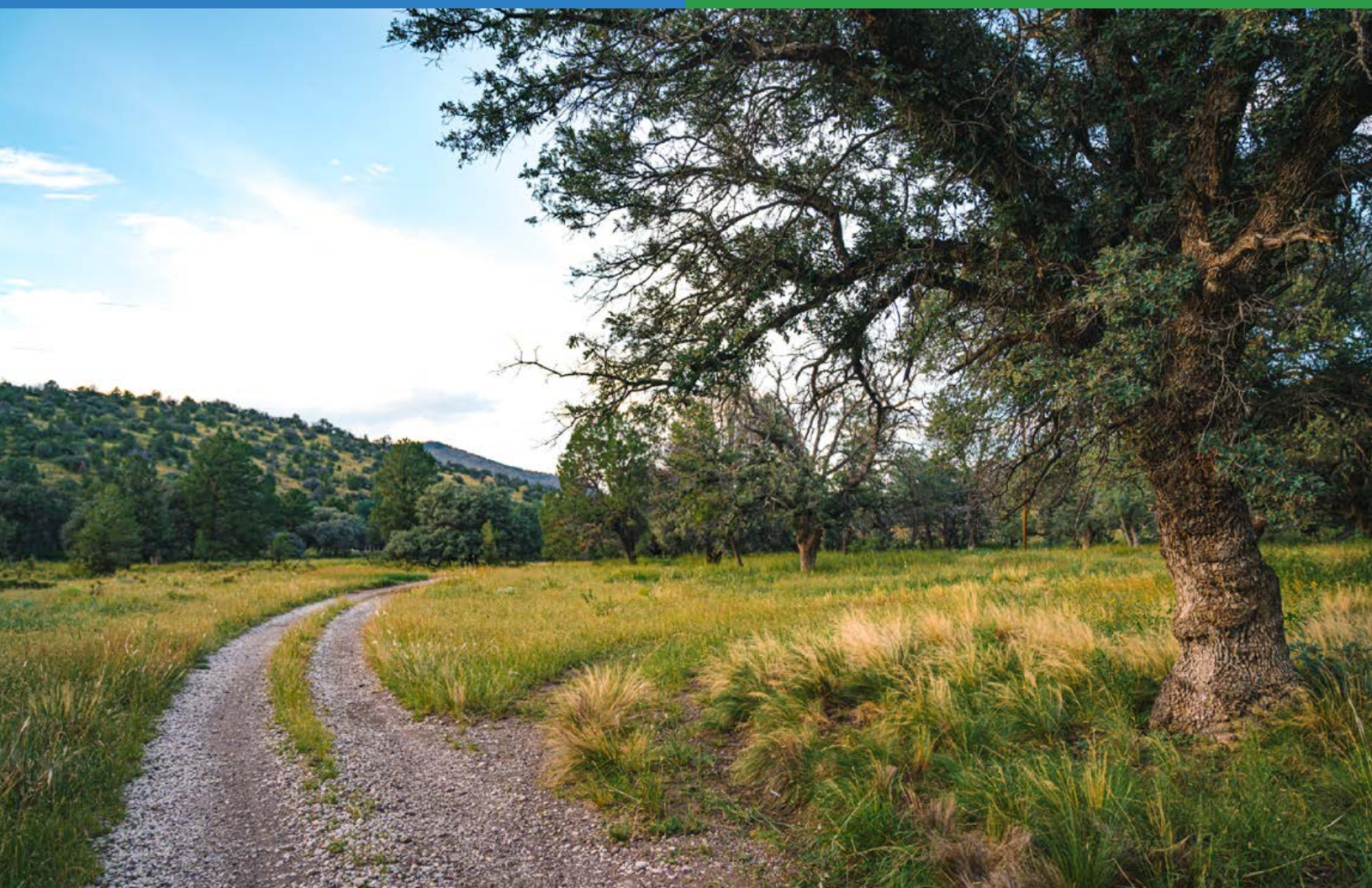




Wildlife

The ranch maintains a strong resident population of Rocky Mountain elk, desert mule deer, and white-tailed deer, particularly within the wooded slopes. Aoudad are found along the steep canyon walls and rugged terrain, while mountain lion and black bear are present as both resident and transient animals. Smaller species include javelina, fox, ringtail, coyote, bobcat, and feral hogs. The Davis Mountains are renowned for neotropical migratory birds, and the Ranch lies directly within this important migration corridor. Seasonal visitors include numerous species of hummingbirds, tanagers, warblers, and grosbeaks, while resident species such as Montezuma quail thrive in the higher elevations and grasslands.





Improvements

Extensive quality improvements have been completed across Caldwell Ranch within the past decade. The primary headquarters and guest facilities are located in a private, hidden valley several miles off the Scenic Loop, offering seclusion while supporting ranch operations, recreation, and large gatherings.

LODGING & GUEST FACILITIES

- Main Bunkhouse: great room, 2 Kits., 2 Powd. BAs, 2 BR / 2 BA, covered porch
- New Guest House (adjacent to pool): 2 guest rooms w/ private BAs
- Adobe Guest House: 2 BR / 2 BA, LR, wrap-around porch
- Teepee Guest House: 3 BR / 2 BA, LR, full Kit., glassed porch
- Cowboy Guest House: 2 BR / 1 BA, LR, full Kit.
- Private Guest House: 3 BR / 2 BA, LR, DR, full Kit.
- Historic Lodge (private): 4 BR/2 BA, LR, DR, full Kit., screened porch, rock patio

RECREATION & GATHERING

- Solar-heated 75' swimming pool and landscaped grounds
- Snack Bar: commercial Kit., dining for 36, LR, 2 BA, wrap-around porch
- Mantina Pavilion: entertainment area, bar & BBQ, 6 BA/showers, 6 tent sites
- Cantinita: historic structure remodeled into bar w/ covered porch
- Gym w/ massage room, BA, sauna, and outdoor pickleball court

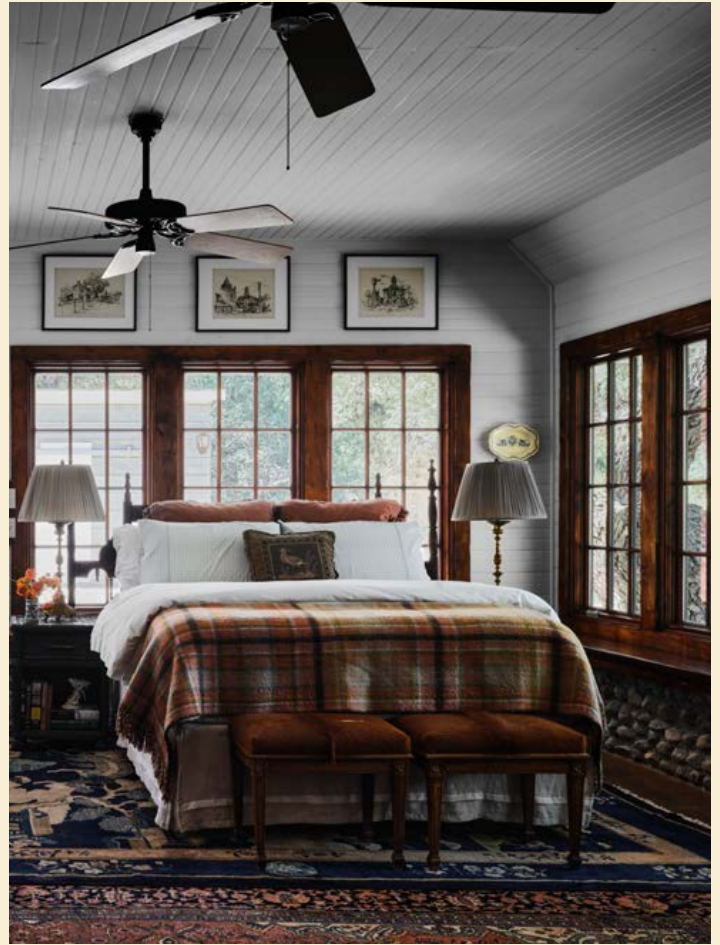
AGRICULTURAL & RANCH INFRASTRUCTURE

- Remodeled barn w/ storage, shop, and 2 BAs
- HQ cattle pens and chute; chicken coop and greenhouse
- Approx. 33 miles of newfencing with 3 additional working pens

UTILITIES, WATER & SYSTEMS

- 14 fire standpipes distributed throughout property
- 400-amp commercial electric service w/ backup generators
- Security systems at Lodge and Snack Bar; cameras at select residences

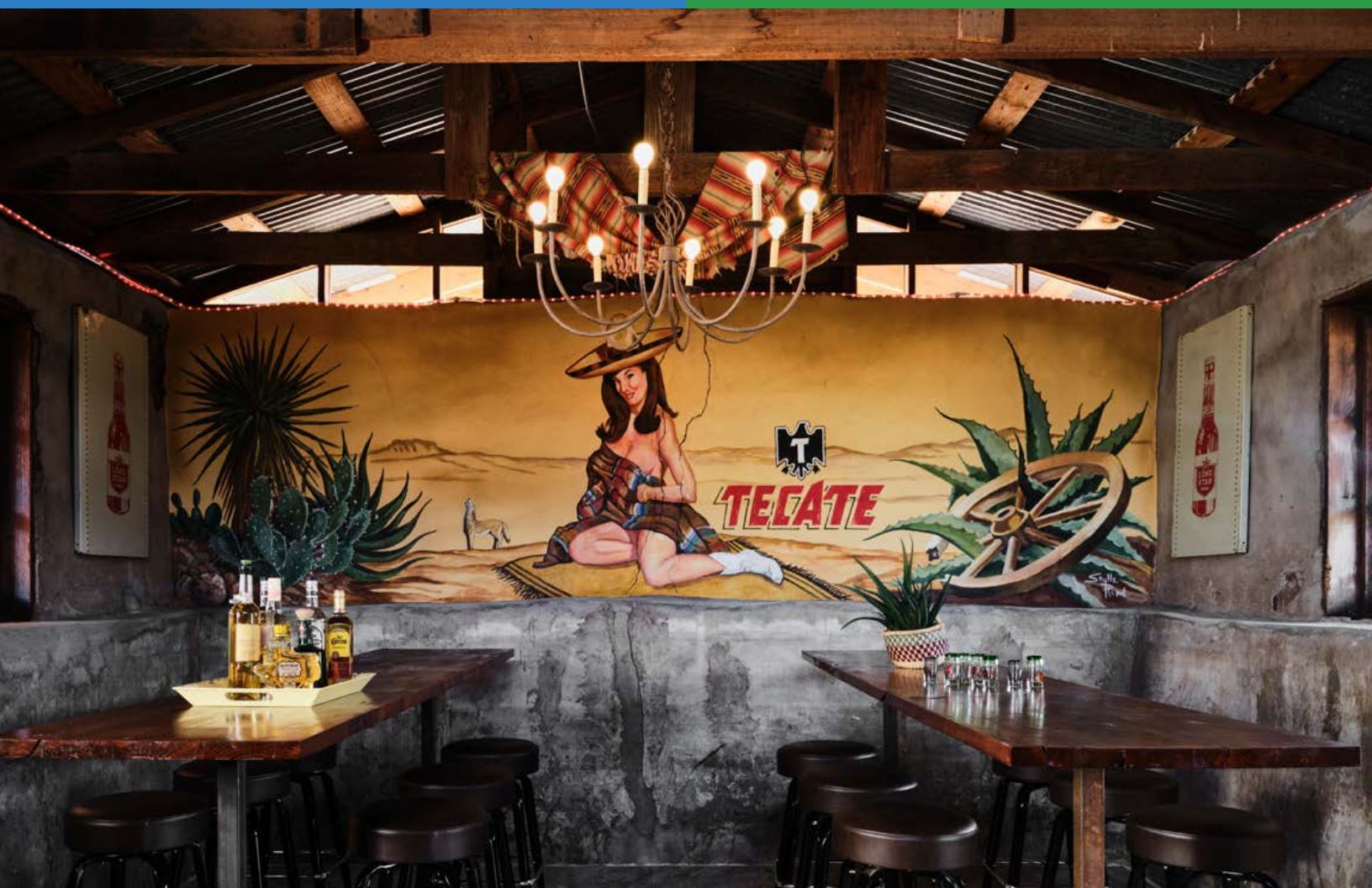
















OPEN

CROSS

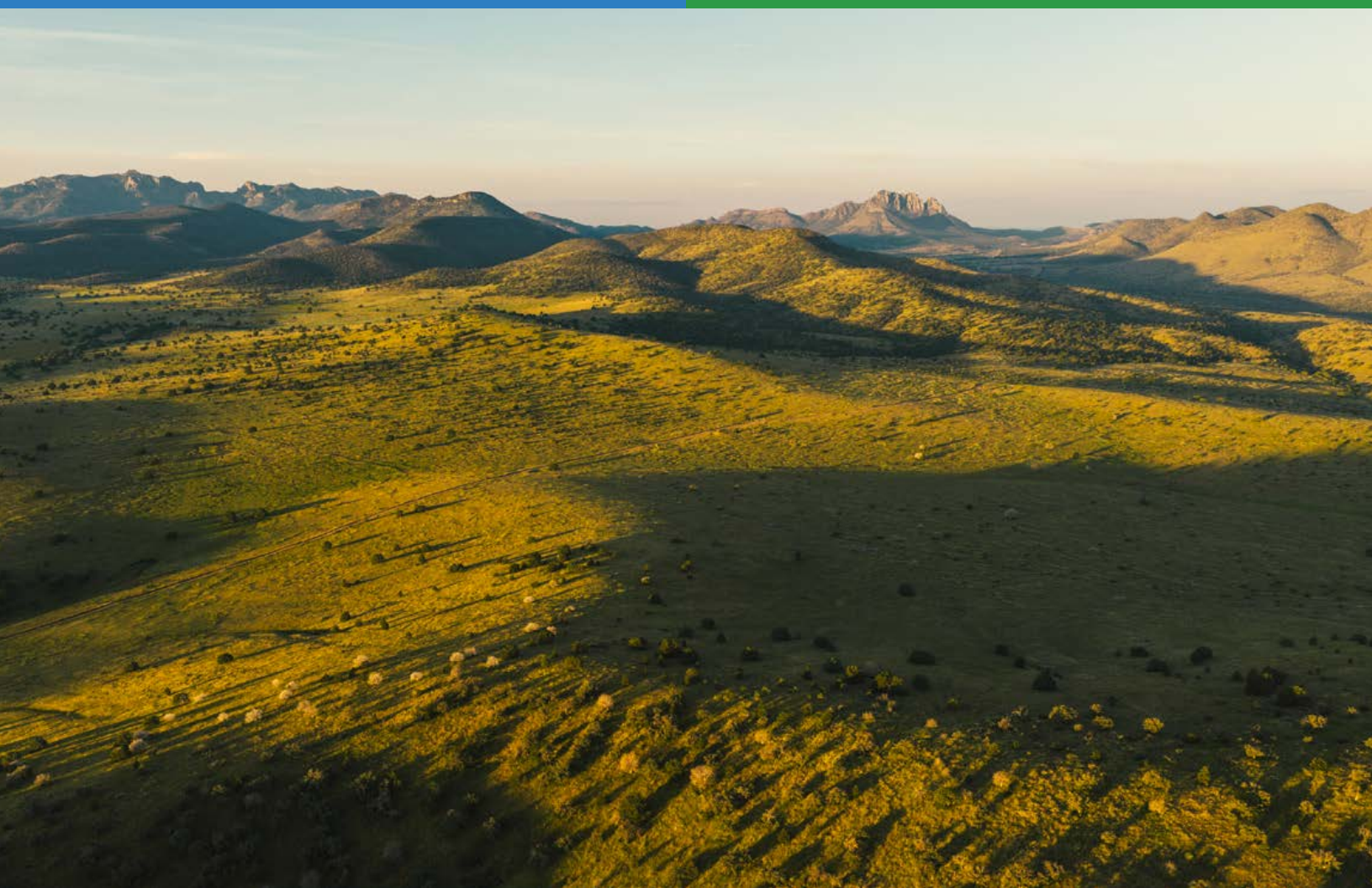


Water

The Caldwell benefits from a combination of groundwater, seasonal surface flow, and a fully integrated water delivery system designed to provide reliable access throughout the year.

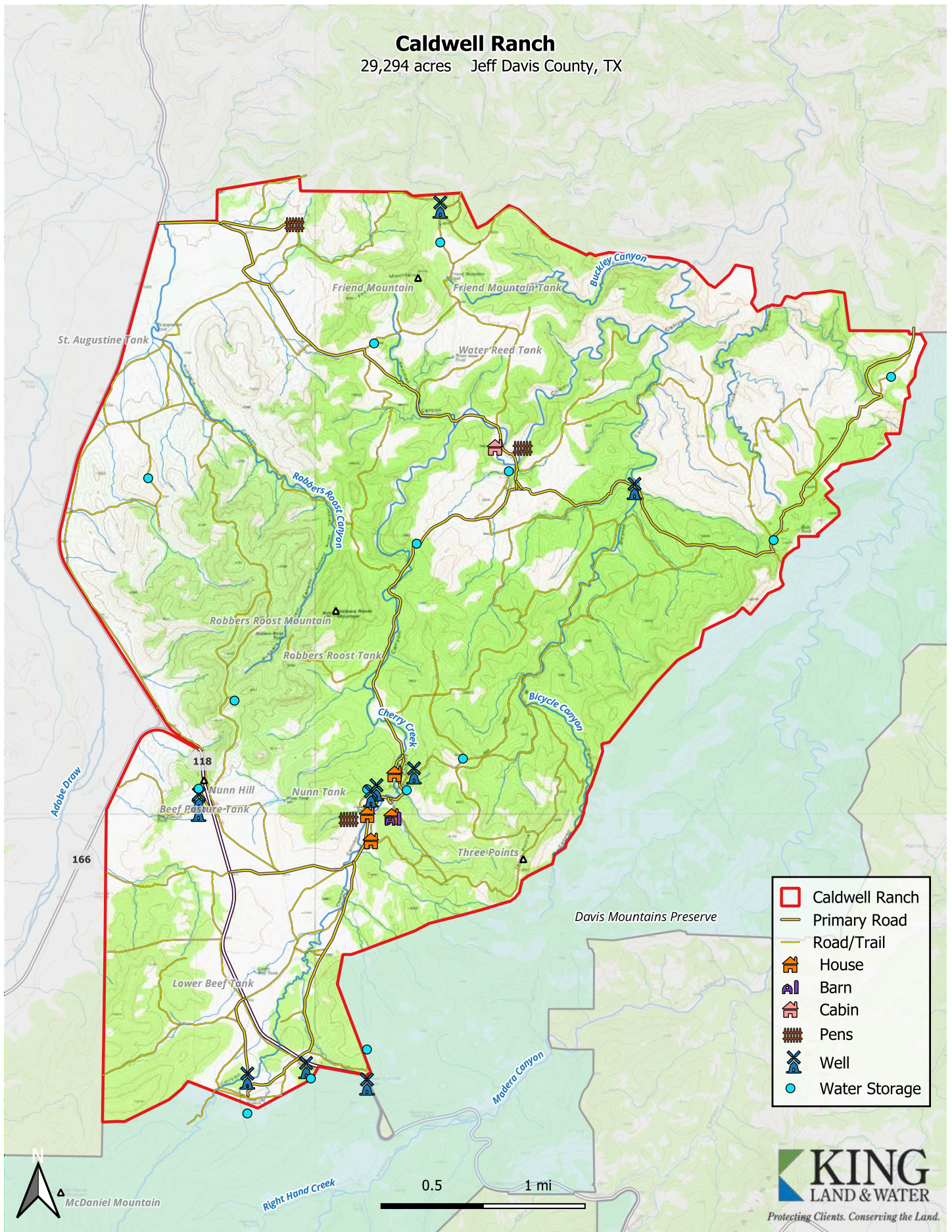
Cherry Creek runs south to north through the ranch, carving deep canyons and supporting riparian habitat during seasonal flows. Numerous draws and tributaries feed into the creek system, creating natural wildlife corridors and shaded canyon environments that hold moisture longer than surrounding uplands.

The ranch-wide water system includes approximately 40 miles of buried pipeline supplied by 6 electric and solar-powered wells. Approximately 85 strategically placed water troughs provide dependable water access across the property.



Caldwell Ranch

29,294 acres Jeff Davis County, TX

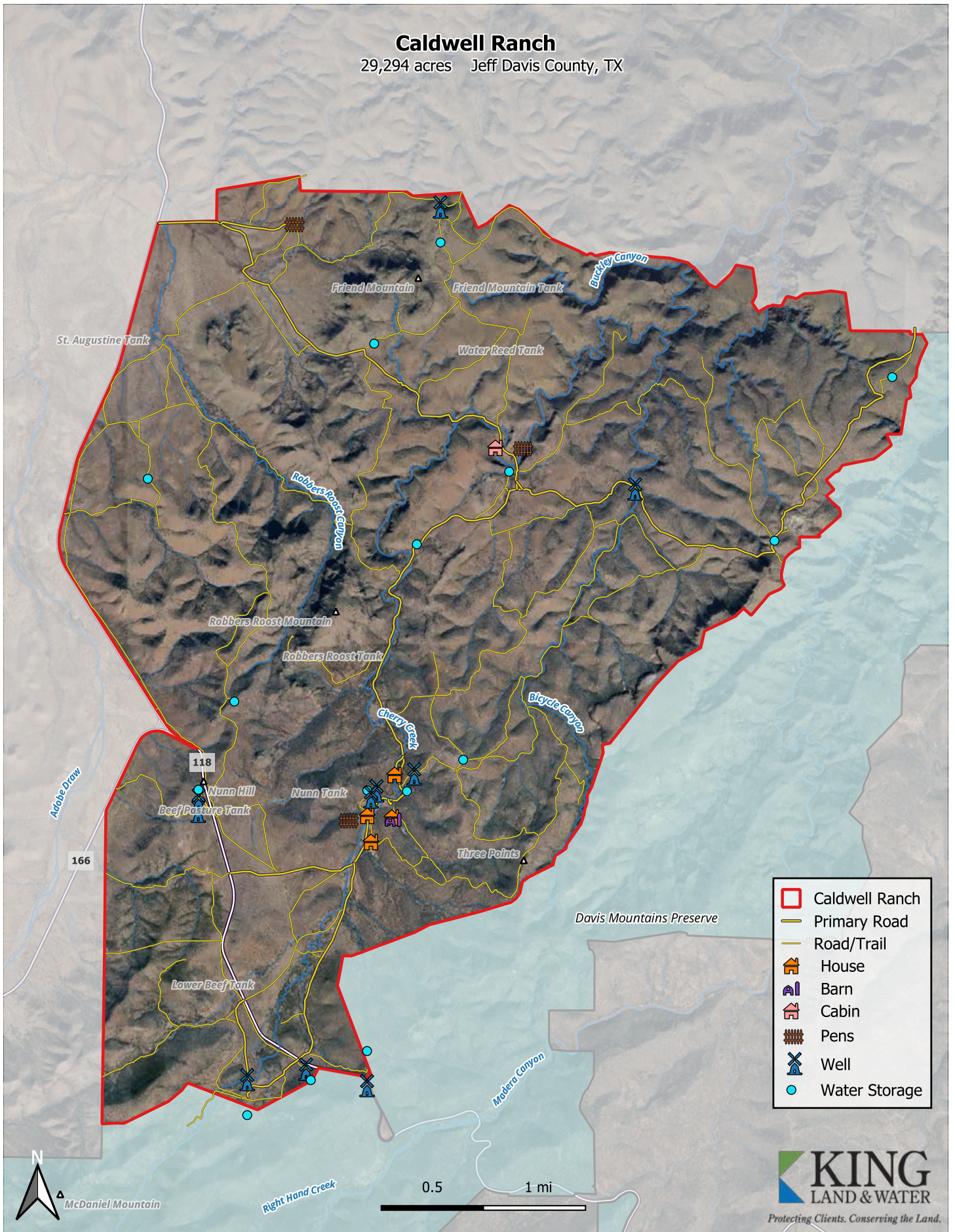


- Caldwell Ranch
- Primary Road
- Road/Trail
- House
- Barn
- Cabin
- Pens
- Well
- Water Storage

KING
LAND & WATER
Protecting Clients. Conserving the Land.

Caldwell Ranch

29,294 acres Jeff Davis County, TX



- Caldwell Ranch
- Primary Road
- Road/Trail
- House
- Barn
- Cabin
- Pens
- Well
- Water Storage

KING
LAND & WATER
Protecting Clients. Conserving the Land.







Protecting Clients. Conserving the Land.

Contact for Price

Caldwell Ranch

29,294 Acres

James King, Agent

King Land and Water, LLC

432-426-2024 Office

432-386-2821 Cell

James@KingLandWater.com

Harrison King, Agent

King Land and Water, LLC

432-426-2024 Office

432-386-7102 Cell

Harrison@KingLandWater.com

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.



Protecting Clients. Conserving the Land.

King Land & Water LLC
600 N. State Street
Fort Davis, TX 79734

432-426-2024
www.KingLandWater.com