



*Protecting Clients. Conserving the Land.*

# Charco Largo Ranch

9,580± acres, Presidio County, Texas



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# Charco Largo Ranch

9,580± Acres

Marfa, Presidio County, Texas



## Location

The Charco Largo Ranch is located just 14 miles south of Marfa, Texas, fronting on the east side US Highway for over 2 miles. Located in the center of the vast “mile high” Marfa Grasslands the ranch is a short distance from the cultural and outdoor amenities of Marfa, Ft Davis, Alpine, Terlingua, Lajitas, Big Bend Ranch National Park and Big Bend Ranch State Park. Charco Largo is 20 minutes from Marfa Airport which can land a wide variety of private aircraft.

## Description

The Charco Largo Ranch is named for a water feature on Perdiz Creek which runs through the property and is translated as “Long Puddle”! This is high Chihuahuan Desert at its best with a combination of rolling tree studded grassland hills, and wide-open flats and draws. You can see the town of Marfa off to the north as well as the Davis Mountains, Haystack Mountains, Puerocitas and many more. This basin and range topography between the Davis Mountains to the north and the Chinati Mountains to the south-west creates this sweeping grassland.

Chaco Largo is almost a perfect square in shape and has quite a bit of topography. There are six pastures, several traps, cattle pens, hay barn, and with 6 water wells making this the perfect grazing and hunting ranch. There is an older historic ruin near Perdiz Creek on the east boundary that was once a working homestead. Electricity is throughout

the ranch giving rise to numerous new building sites for a new headquarters.

There is a set of working Pens with a scale close to the entrance and a large hay Barn. Roads are very well maintained throughout the ranch and there are a number of pastures and traps.



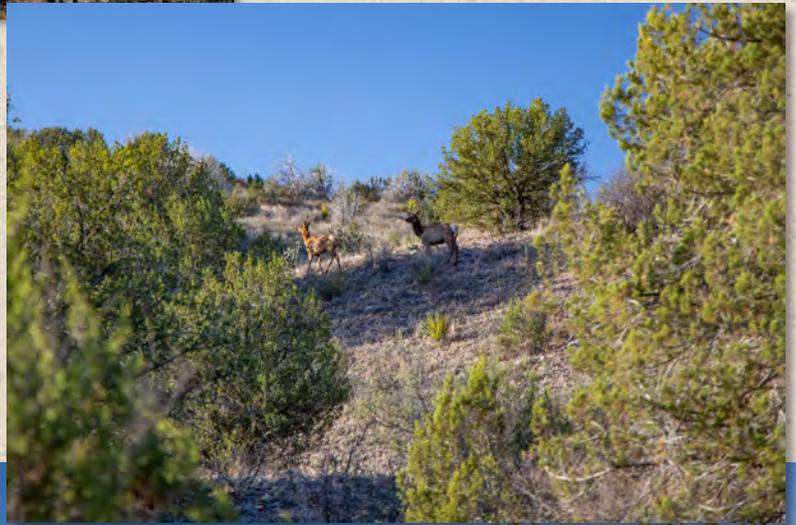


## Habitat

The landscape is rolling grassland surrounded by rugged, blue mountain ranges which can be seen from most places throughout the property. This vast area lies in a narrow elevation range between 4,900 and 4,416 feet allowing for mix of vegetation from the mid-high Chihuahuan Desert such as Spanish dagger, yucca, sotol, and cholla with a dominant grassland of cane bluestem, blue grama, black grama, bear grass, and sidecoats grama with some scattered brush. The hills on the north side of the ranch have a variety of trees like Gray and Emory oaks. Perdiz Creek supports a riparian woodland of mesquite, cottonwood, walnut, willow, juniper, and other scattered brush and trees.

## Wildlife

This is classic Pronghorn country combined with desert mule deer and elk in the hills. The variety of habitat creates a diversity of hunting opportunities. Morning dove and scaled quail are excellent. The grasses, trees and brush provide excellent habitat for these game as well as non-game animals. This is Chihuahuan Desert Grasslands at its best and a wildlife enthusiast dream.



## Water

The ranch has been leased and managed by a local windmill contractor for decades, so all wells are in top shape and operating. There are several dirt tanks and one large tank that holds water during the summer and fall season. Six water wells, surface tanks, creeks, and several water troughs are perfect for wildlife and livestock.







## Minerals

Charco Largo is located within 11 different sections. 8 of those Sections are Mineral Classified. The Minerals were leased with a \$110 per ac Bonus paid June 30, 2017 which is a five year Lease. There has been no drilling and there is no production on the property. Lease expires June 2022. Mineral Classified Sections mineral benefit goes with the surface owner and to any new owner of Charco Largo.

## Price

\$8,957,300 or \$935 per acre

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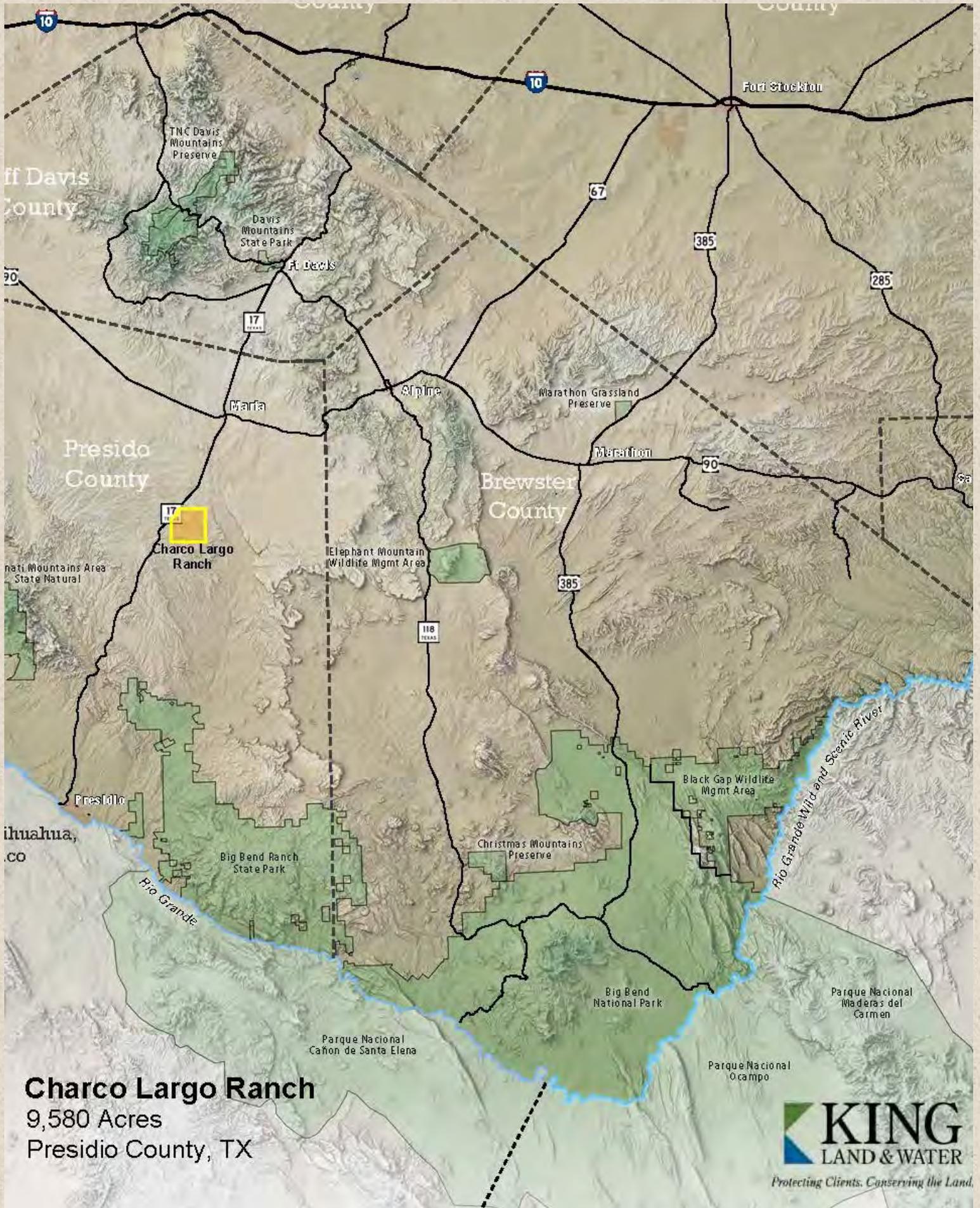
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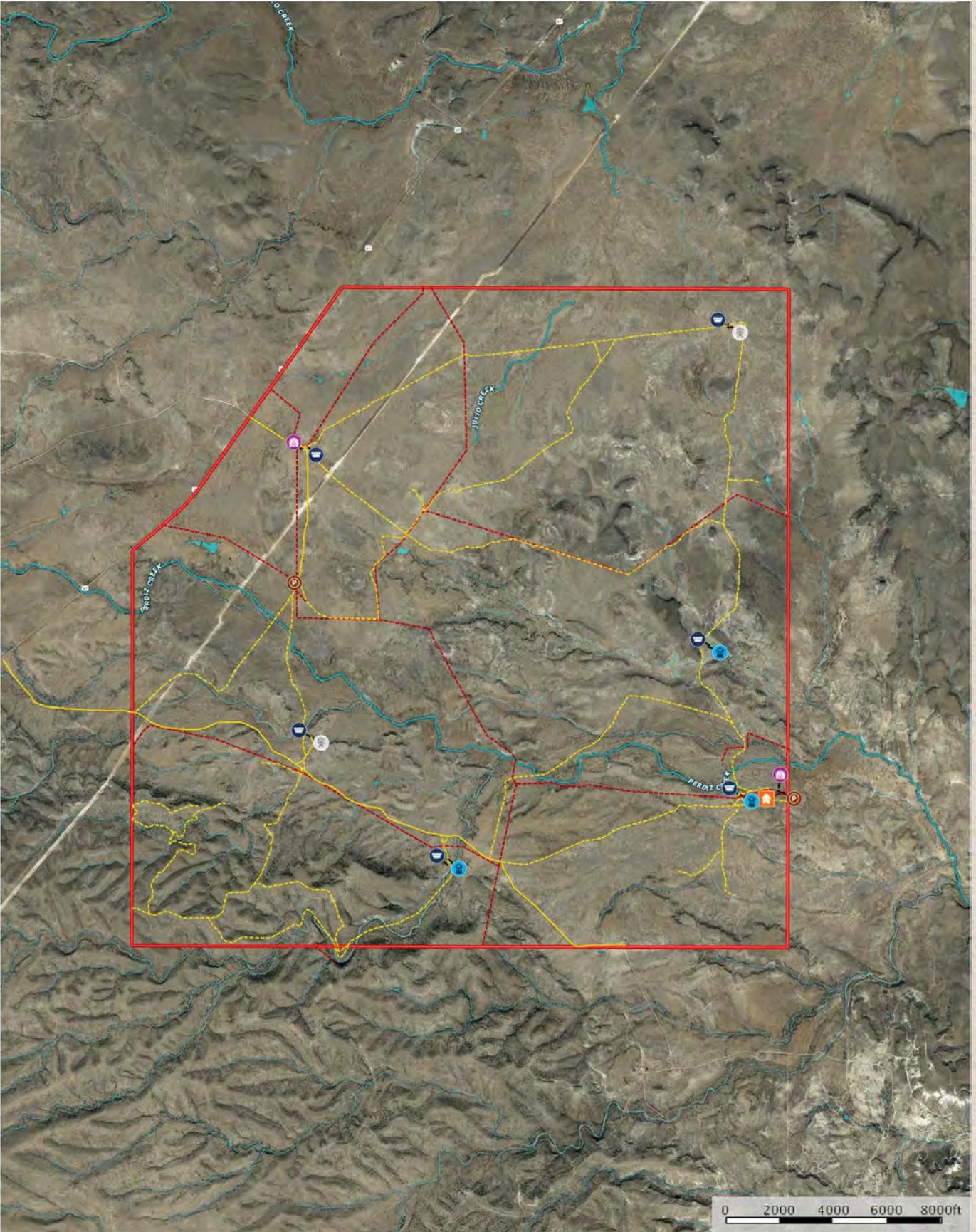
## Disclaimer

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.



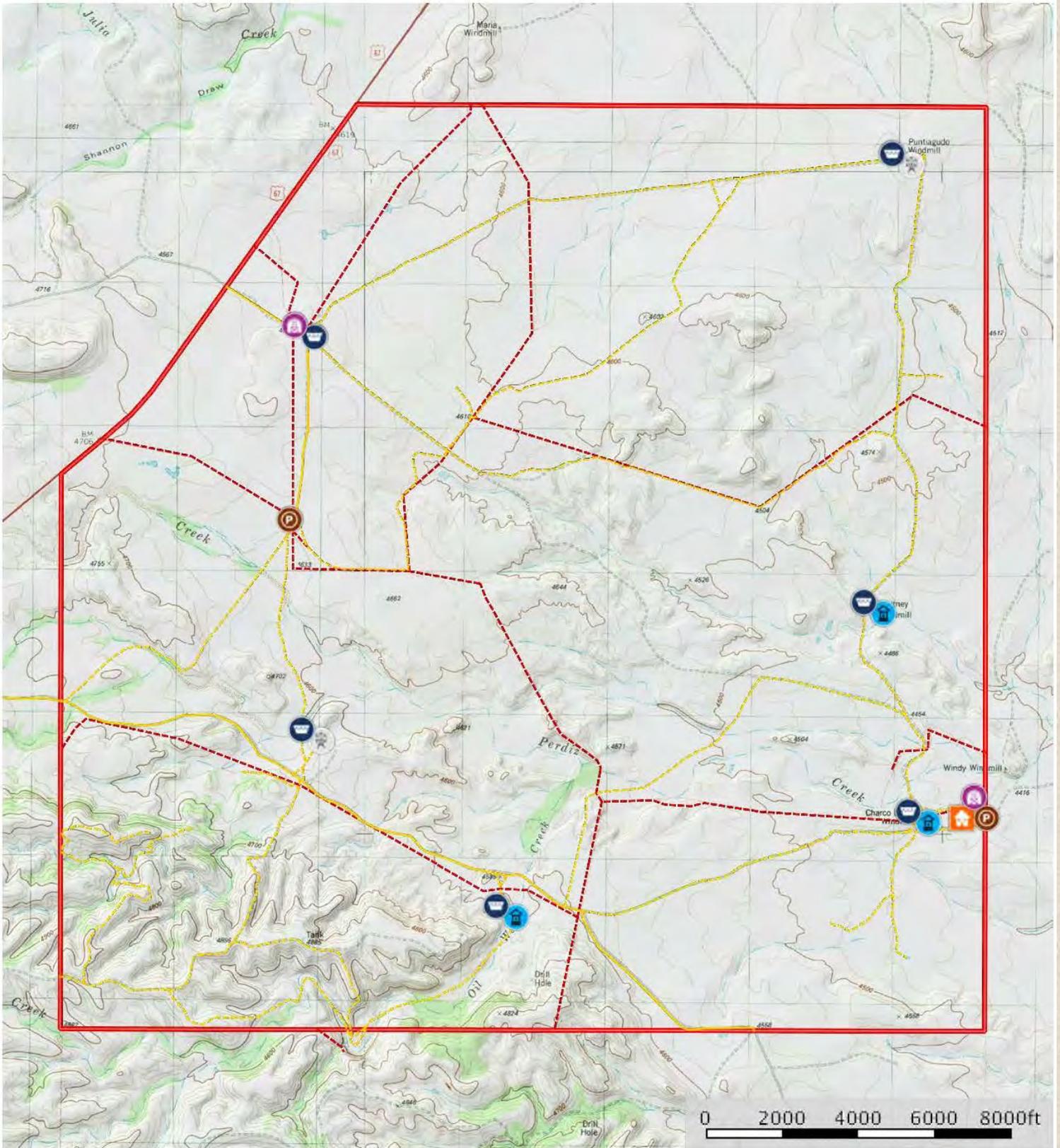
**Charco Largo Ranch**  
9,580 Acres  
Presidio County, TX





-  Barn
-  Water Storage Tank
-  Pens
-  Well
-  Windmill
-  House
-  Road/Trail
-  Primary Road
-  Fence
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

**Charco Largo Ranch**  
 Presidio County, Texas, 9580 AC +/-



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- Water Storage
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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date