KING
LAND & WATER

Protecting Clients. Conserving the Land.

Alamito Vista Ranch

675± acres, Presidio County, Texas

James King, Agent

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110

www.KingLandWater.com

Alamito Vista Ranch

675± acres, Presidio County, Texas

Location

Alamito Vista Ranch is the perfect Presidio County ranch located on the east side of State Highway 169 (Casa Piedra Road), just 15 minutes south of Marfa, in Far West Texas. This paved road ends 20 miles south of the ranch after it crosses beautiful Alamito Creek where it continues as a gravel public road for 50 miles, down to the River Road near Presidio and into Big Bend Ranch State Park. This two-lane ribbon of remote highway adjoins the ranch for several miles and bisects on the most scenic large ranch neighborhoods in the region, ending at Plata, a historic abandoned farming community which raised vegetables for Shafter mine in the early part of the 20th century.

Acreage

675± Acres

KING LAND & WATER

Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

Description

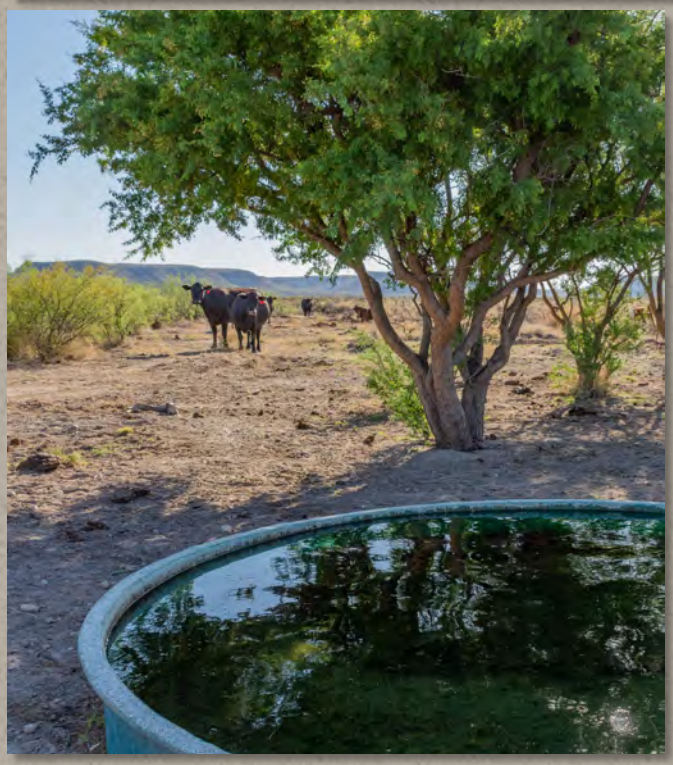
South Alamito Ranch is very accessible with 1.5 miles of paved Casa Piedra Road frontage, located in the transition zone between the Marfa Grasslands and the mid Chihuahuan Desert. The ranch has been recently spiked for creosote and grubbed for mesquite and the results are already amazing. There are four water wells on the property, some shallow, making this one of the best watered ranches near Marfa. There is a huge amount of clear water that can be found anywhere on the ranch.

There is a new electric pump and pressure tank at the Headquarters. There are breathtaking vistas of the Davis, Chinati, San Jacinto, French, and Cienega Mountains. The ranch has commanding views of Alamito Creek valley to the east and the long line of giant Cottonwoods and the uplift cliff's and boulders of nearby Mitchell Mesa.

There is an excellent road system with many of the fences being new. A 3br/2 bath house is located on the south end with excellent views of San Jacinto Peak and other area mountains. The house has a small swimming pool and a large basement with a curved living room all designed with windows looking out at the landscapes beyond. Next to the house is a large metal shop with electricity, concrete floors, and big sliding doors. The previous owner built an airplane in the shop, it is that big!

KING LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.



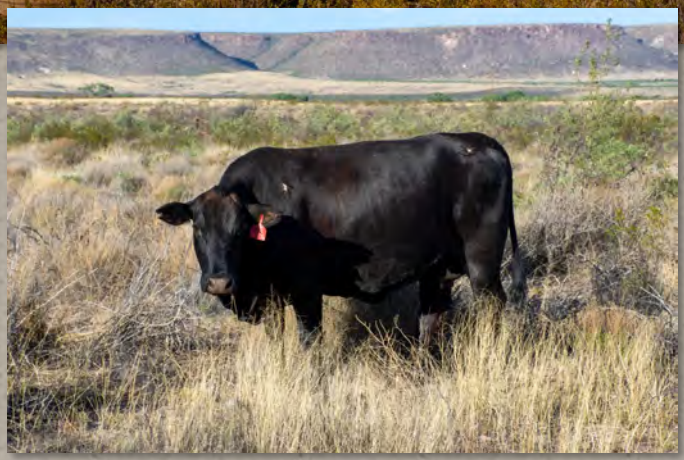
Habitat

Alamito Vista Ranch is located within the Alamito Creek watershed in Presidio County, which originates in the Davis Mountains to the north and joins into Cienega Creek to the southwest, eventually meeting the Rio Grande River near Presidio, Texas. The large drainage, or valley, has tremendous surface and groundwater resources, providing a corridor of habitat for migrating animals. Sideoats grama, cane bluestem, tabosa, blue grama and giant sacaton are typical grasses found on the ranch as well as brush and woody species like mesquite, creosote, sumac, desert willow, white brush, and four-wing saltbush.

Wildlife

Big mule deer, javelina, scaled quail, and dove populations are tremendous and the two creek drainages make for an excellent hunting ranch. The nearby creek is called Perdiz, which is quail in Spanish and this ranch is covered in scaled quail. For bird-watching interests, there are many of the migrating species during the fall and spring seasons. Winter nesting is abundant for northern species.. Native brush and grasses provide excellent habitat for these games species and many native birds and other non-game animals.

KING LAND & WATER
Protecting Clients. Conserving the Land.



KING
LAND & WATER
Protecting Clients. Conserving the Land.

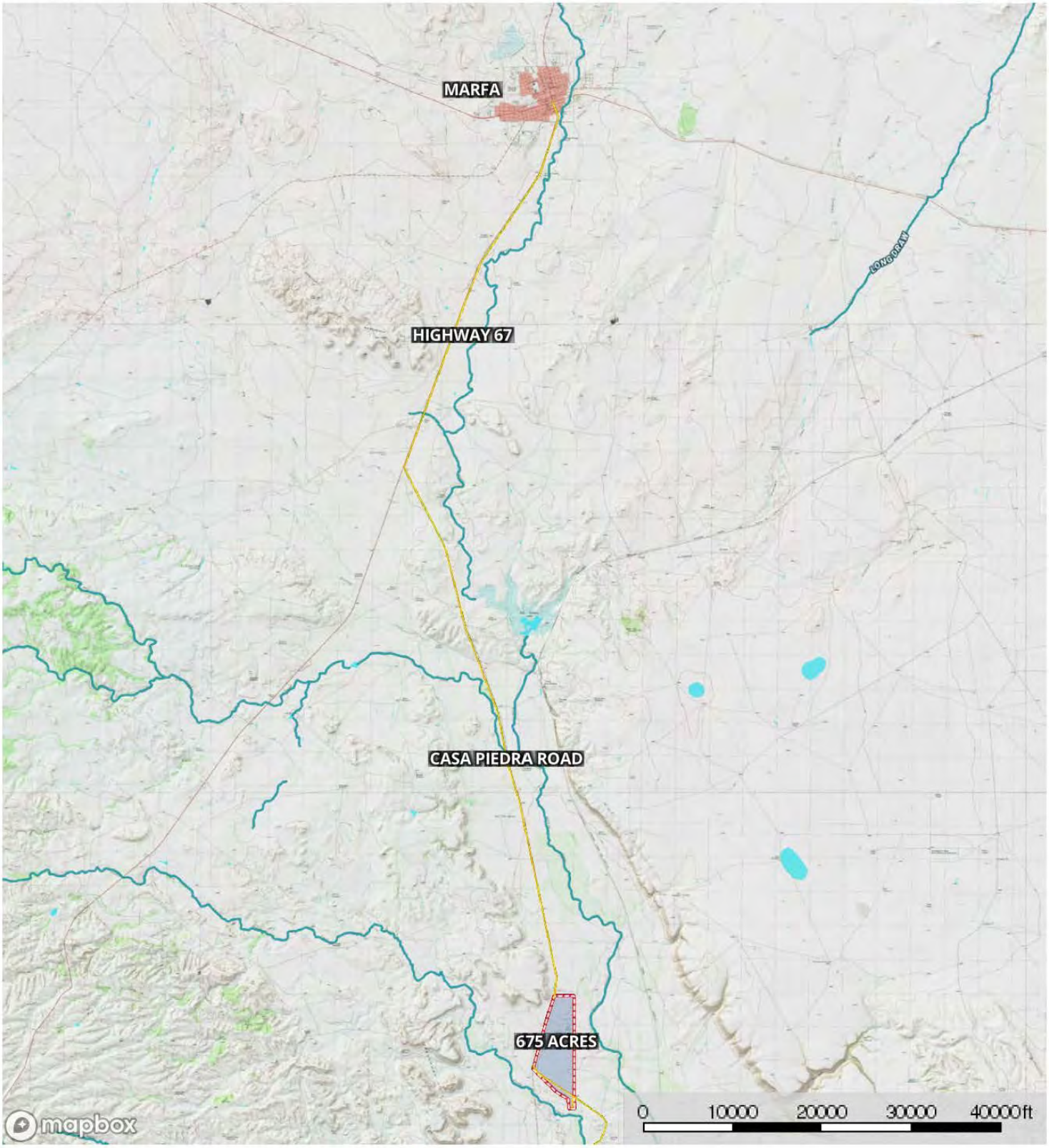
KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

KING
LAND & WATER
Protecting Clients. Conserving the Land.

Humphreys Ranch

Texas, AC +/-



Primary Road | Boundary | Stream, Intermittent | River/Creek | Water Body

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

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Humphreys Ranch
Texas, AC +/-

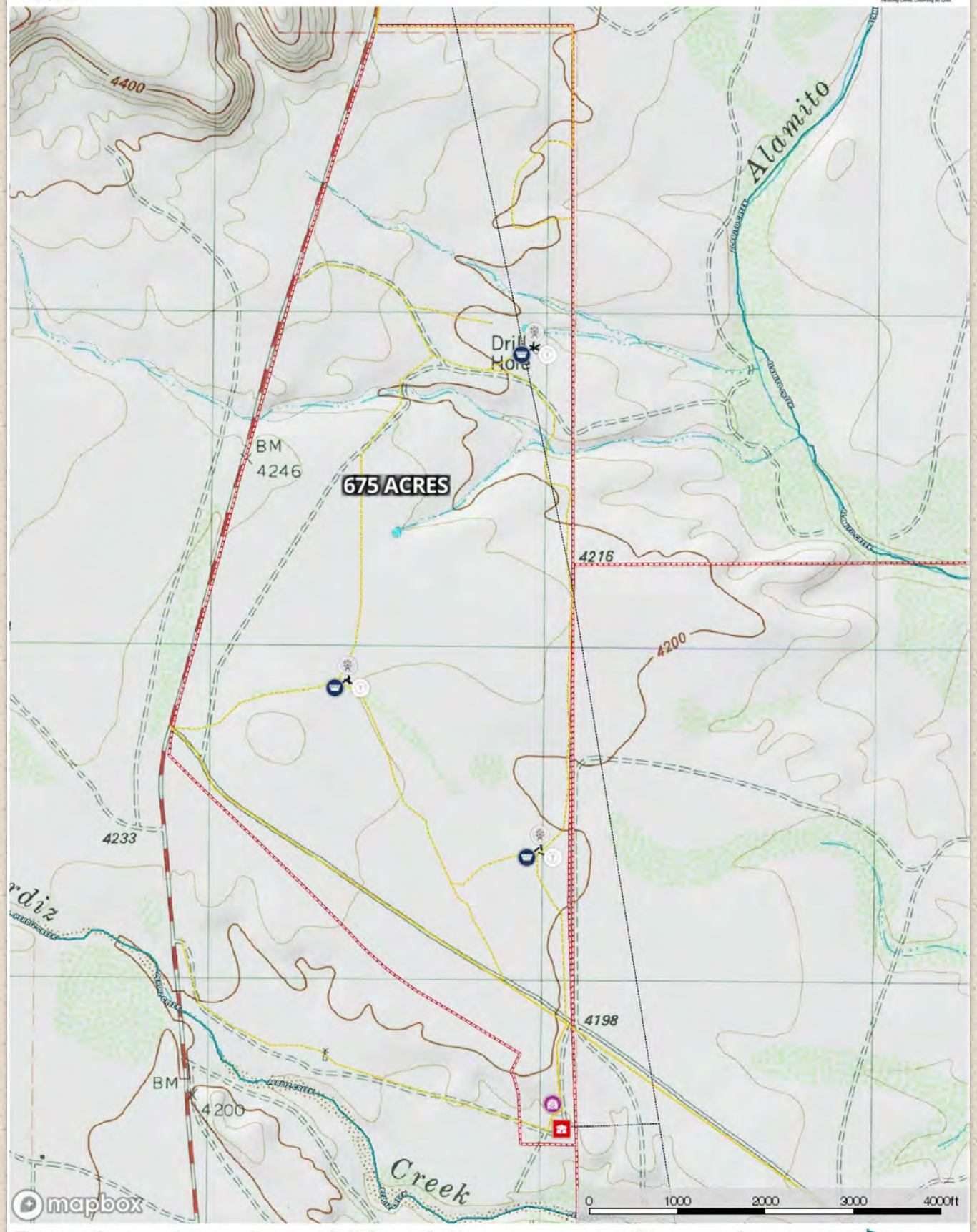
KING LAND & WATER

Main House | Barn | Windmill | Trough | Water Storage Tank | Transmission Line | Road / Trail | Primary Road | Boundary | Stream, Intermittent | River/Creek | Water Body

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

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Humphreys Ranch
Texas, AC +/-



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

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Alamito Vista Ranch

675± acres, Presidio County, Texas

Price

$1,500 per Acre or $1,012,500

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

James@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.

KING LAND & WATER

Protecting Clients. Conserving the Land.

EQUAL HOUSING OPPORTUNITY

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.

King Land & Water LLC	**576133**	**office@kinglandwater.com**	**(432)426-2024**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	**531506**	**Tammy@kinglandwater.com**	**(432)426-2024**
Designated Broker of Firm	License No.	Email	Phone
Tammy King	**531506**	**tammy@kinglandwater.com**	**(432)386-3622**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	**333585**	**James@KingLandWater.com**	**(432)386-2821**
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**

IABS 1-0 Date