



LAND & WATER

Protecting Clients. Conserving the Land.

Ocotillo Ranch

**9,957± Acre
Presidio, County**



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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 easement road for 5 miles to the front gate of Ocotillo Ranch. The ranch has another access 4 miles south of the bridge where you then turn east on a private easement road for 4 miles to the ranches south entrance. This ranch is part of the Baugh-Brown family who owned over 75,000 contiguous acres at one time. "Papa" Jack Brown ran this part of the family's land holdings, and it was his favorite part of the family's holdings in far West Texas. Ranch to the east owned by Dixon Water Trust has a Conservation Easement protecting views from Ocotillo to the west.





Acreage

9,957± acres in Presidio County

Description

Ocotillo Ranch is comprised of 9,957 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. Puerto Portillo Creek runs along the southern boundary and there are many drainages and wooded canyons flowing into this main drainage.

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 3,900 feet to 4,658 feet with many peaks, valleys, and escarpments. The main road leads along a winding elevated route to a hidden valley where the Headquarters is located. Electricity is found there along with a small camp house, and an excellent submersible well that owners call “Wonder Well” after its amazing quality and production. There are several pastures and traps that have been used for decades as the Ocotillo is a working cattle and hunting ranch. Every place is named on this ranch as owners’ grandmother would not take “we are going over there” for a location! Pass Well, Stud Horse Windmill, Portillo Pasture, Mary Creek Canyon, Chicho Tank, and Buzzardo Well to name a few. Many caves and an important rock art site are located on the ranch.





Description

Classic “Big Bend Country” of the Old West, this assemblage of ranches continues to maintain much of the environment and appearance of times past. Pioneers settled this landscape in the mid 1800’s creating working ranches rich in history and today important wildlife hunting opportunities such as desert mule deer, elk, desert big horn sheep, scaled quail and some of the most important habitat for migrations of wildlife in the Chihuahuan Desert between the borderlands of Texas and Mexico to the south.

These 10 ranches are as diverse as it comes with many headquarters and ranching operations scattered over 1,000 square mile landscape. Currently the ranches have grazing and hunting lessees that take care of the rangeland and the wildlife while maintaining waters, fences, improvements, and roads. Airstrips, headquarters, roads, waters, pens, and fences create a complex of working lands. Some convenient to area amenities like Marfa, Alpine, and Big Bend while others are as remote and private as you can find in Texas.

This is all part of the Chihuahuan Desert, one of the most diverse places in the world and contains a variety of habitats. Sky Island Mountain tops, rich mile high grasslands, rugged deep canyons, pine mountains to beautiful low deserts all with its abundance of unique plants and animals.





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 Ocotillo 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, juniper, and oaks.



Wildlife

Although there is a wide variety of wildlife species on Ocotillo 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. Ocotillo 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.



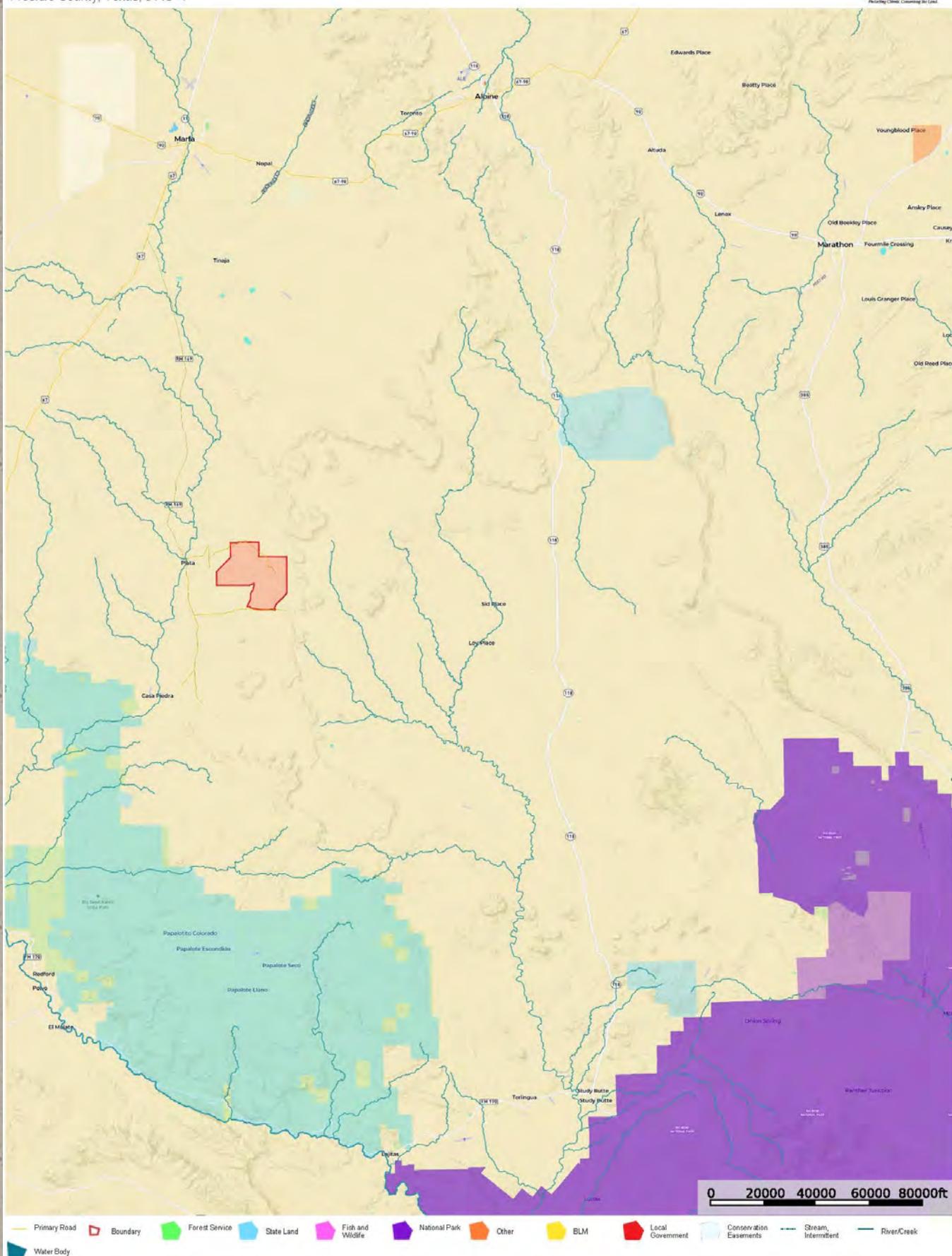
Water

Ocotillo has electricity all along the north and south send providing the opportunity to pump wells to elevated storage tanks that can then be distributed with buried water lines to a variety of water troughs. There are three electric wells, a windmill, and a very large dirt tank that provides lake water after the summer monsoon rains. Many tinajas are found in the shaded steep canyon bottoms.



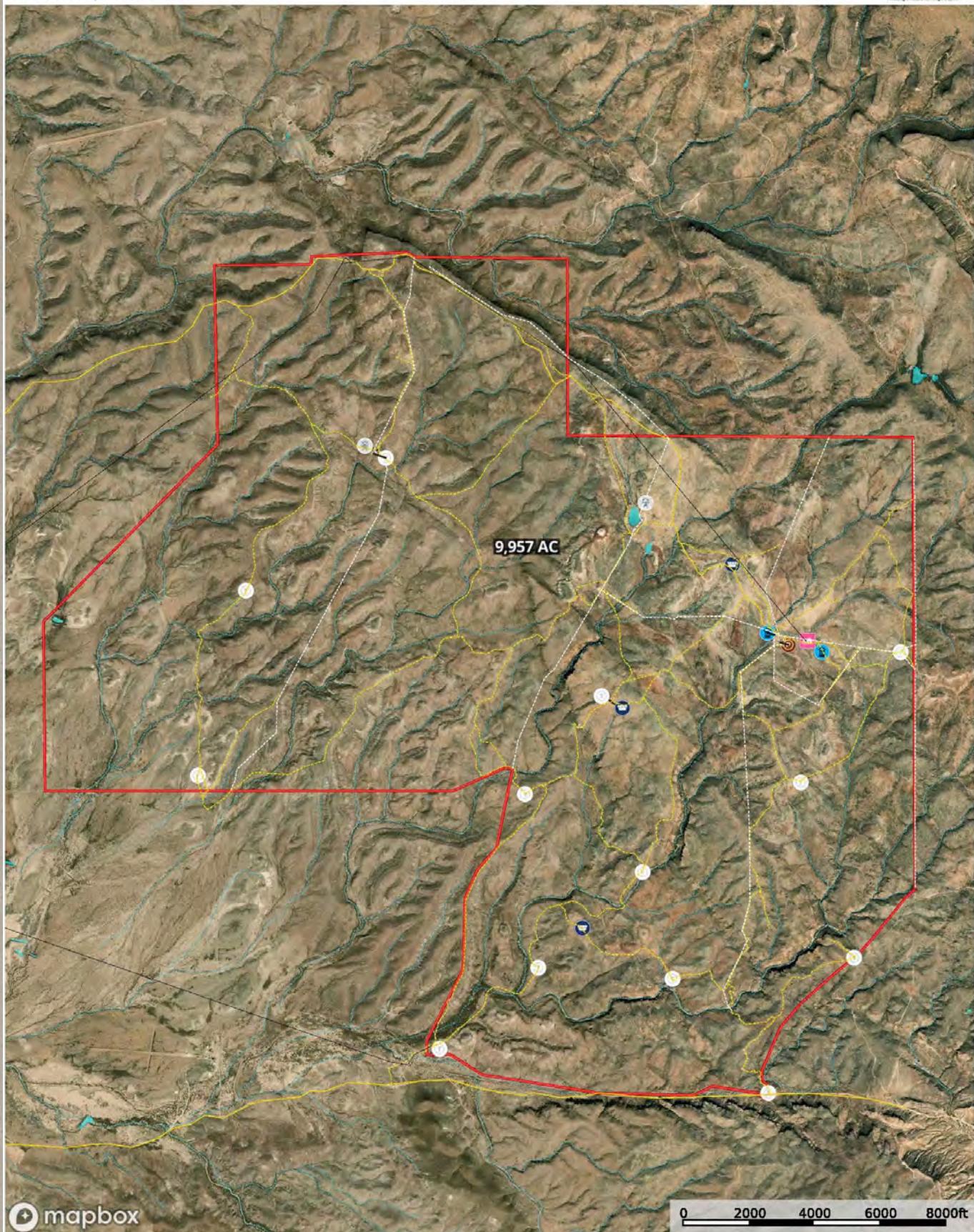
Ocatillo Ranch 9,957 Ac
Presidio County, Texas, 9 AC +/-

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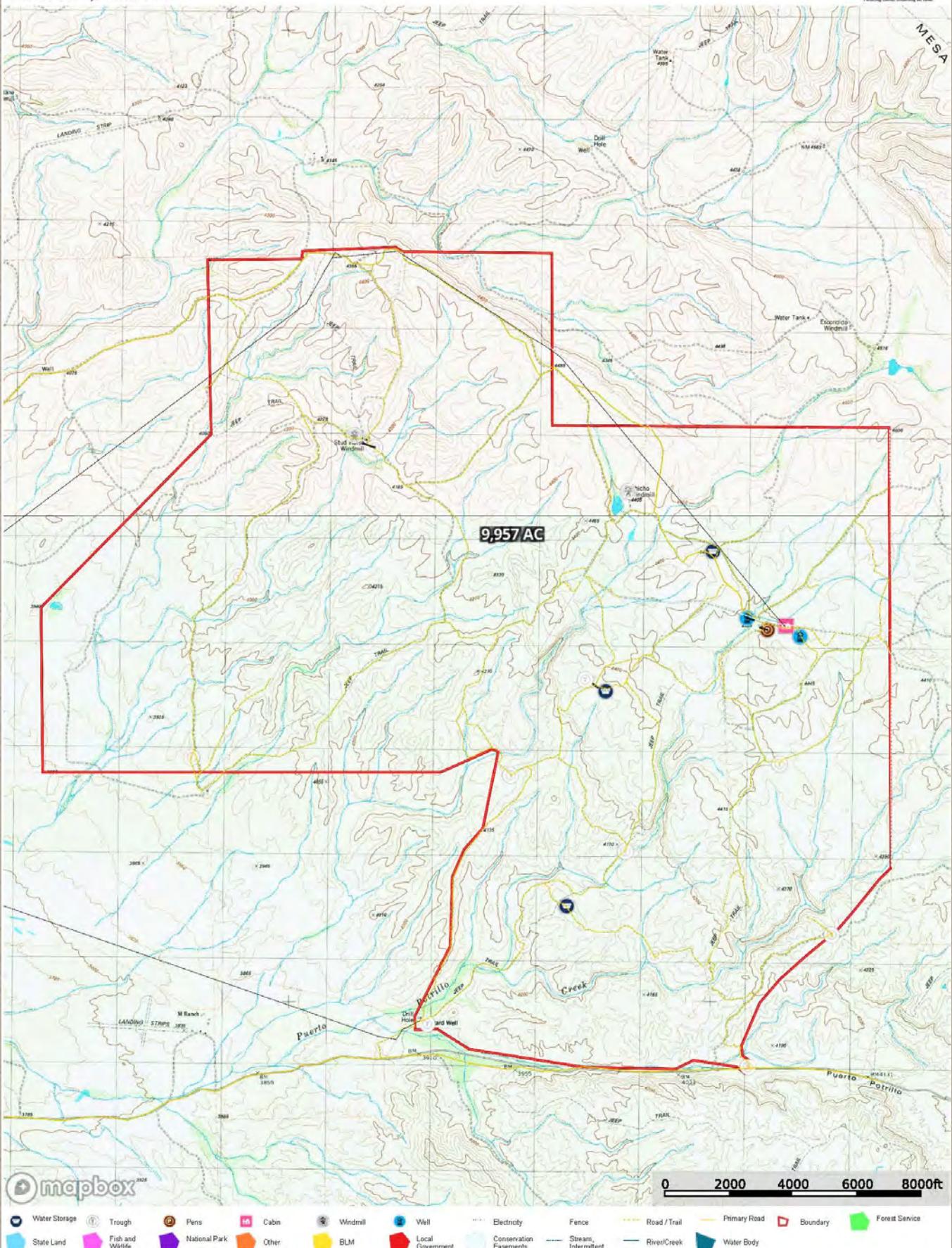
mapbox

0 2000 4000 6000 8000ft

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

Ocatillo Ranch 9,957 Ac
Presidio County, Texas, 9 AC +/-

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Planning. Design. Consulting. At Land.





Price

\$1,050 per acre or \$10,454,850

Seller will consider selling a portion of the ranch at the appropriate price.

Minerals

Seller will convey 50% of minerals owned

Contact

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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.

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