



Protecting Clients. Conserving the Land.



RANCH 2810

Premier Luxury Residence

2,858± Acres | Marfa, Texas



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LOCATION

Five miles west of Marfa, Texas fronting on paved Pinto Canyon Road or FM 2810. Just minutes into town, but with the privacy of being on your own ranch.

ACREAGE

2,858± acres in Presidio County, outside of Marfa, Texas

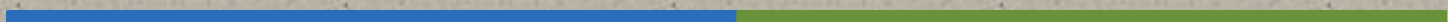




HOUSE DESCRIPTION

HOUSE OVERALL

House constructed in 2001, designed by architect Carlos Jimenez, Carlos Jimenez Studios of Houston, is 8,000± sq. ft. of climate controlled interior space and 5,000± sq. ft. of porches, courtyards, and pavilion. Six bedrooms, 7 full baths, 2 half-baths. Construction amenities include hardwood floors throughout, mason block exterior of Trendstone Plus, steel insulated windows and doors, Ten-foot ceilings and landscaped grounds with 300 trees on drip line irrigation and outdoor lighting. A portion of the front drive serves as a landing strip for private aircraft.



KITCHEN

Stainless steel countertops and sink. Large twin sink with dishwasher, trash compactor, built-in Espresso machine, and microwave. Large island with granite countertop and prep sink. *Thermador* gas stove with 6 burners and a convenient water faucet over stove, two ovens and a subzero refrigerator, all with stainless steel facings.



BREAKFAST NOOK & WALK-IN PANTRY

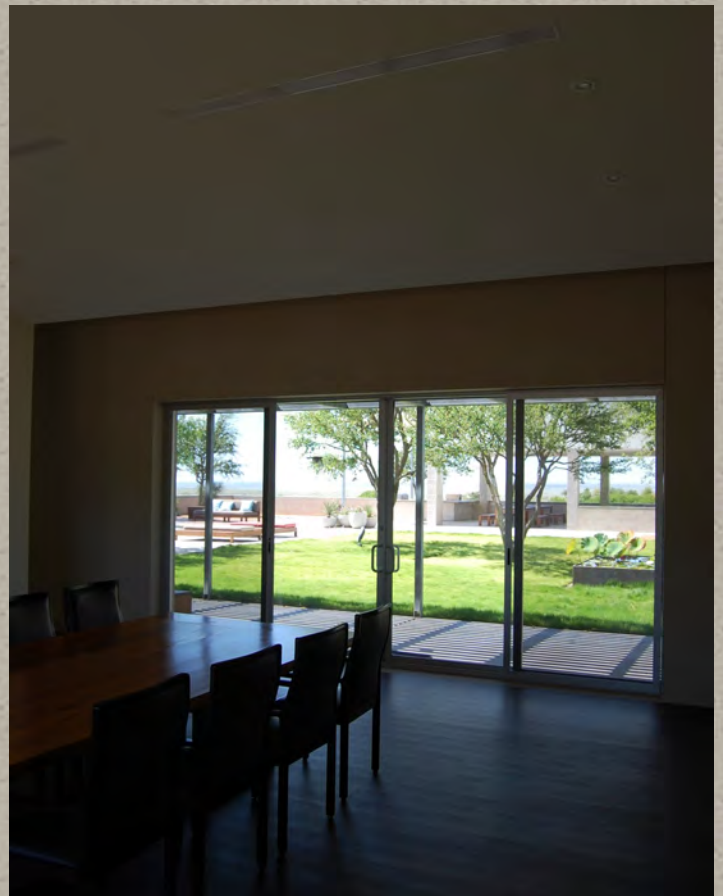
Informal dining area located off kitchen with large windows and courtyard views. Pantry has floor to ceiling shelves, additional dishwasher, and sink, along with a subzero freezer and refrigerator. Additional counterpace and food prep and storage space.





DINING ROOM WITH BAR

Formal dining area, spacious with high curved ceiling and recessed lighting. Built-in serving area. A newly constructed bar off the dining room with ice machine, refrigerator, sink, wine cooler, and tile floors in bar area. Coat closet off entry to dining area and half bath.



LIVING ROOM WITH ENTRYWAY

A dramatic entryway with skylight and curved walls leads to living room area with high ceilings. Large window framing views of Davis Mountains landscape and Marfa grasslands. Private side porch area, recessed lighting, sliding door access to courtyards and exterior spaces.



LIBRARY & SPEARATE MEDIA ROOM



The library has floor to ceiling custom bookshelves on all walls. Fireplace with gas starter, two adjacent rooms, one a side office, the other a wired Media Room with a Surround Sound System, controls for sound system throughout the house



MASTER BEDROOM



Large open area for bed and sitting area, two sliding doors open to outside back courtyard. Two full private baths (shower /bath) with walk-in closet dressing rooms and custom shelving and storage, bedroom fireplace, high ceiling. Recessed lighting. Light filtering blinds.



GUEST WING

Four guest bedroom suites including full baths: two shower, and two bath/shower units, desks, dressers, sitting area, large windows. Ambient adjustable lighting in hallway, built-in floor. Exercise room (previous garage) at end of wing with half-bath dressing area, cable TV, electric garage door opener, storage shelves. Mechanical room with hot water heaters.

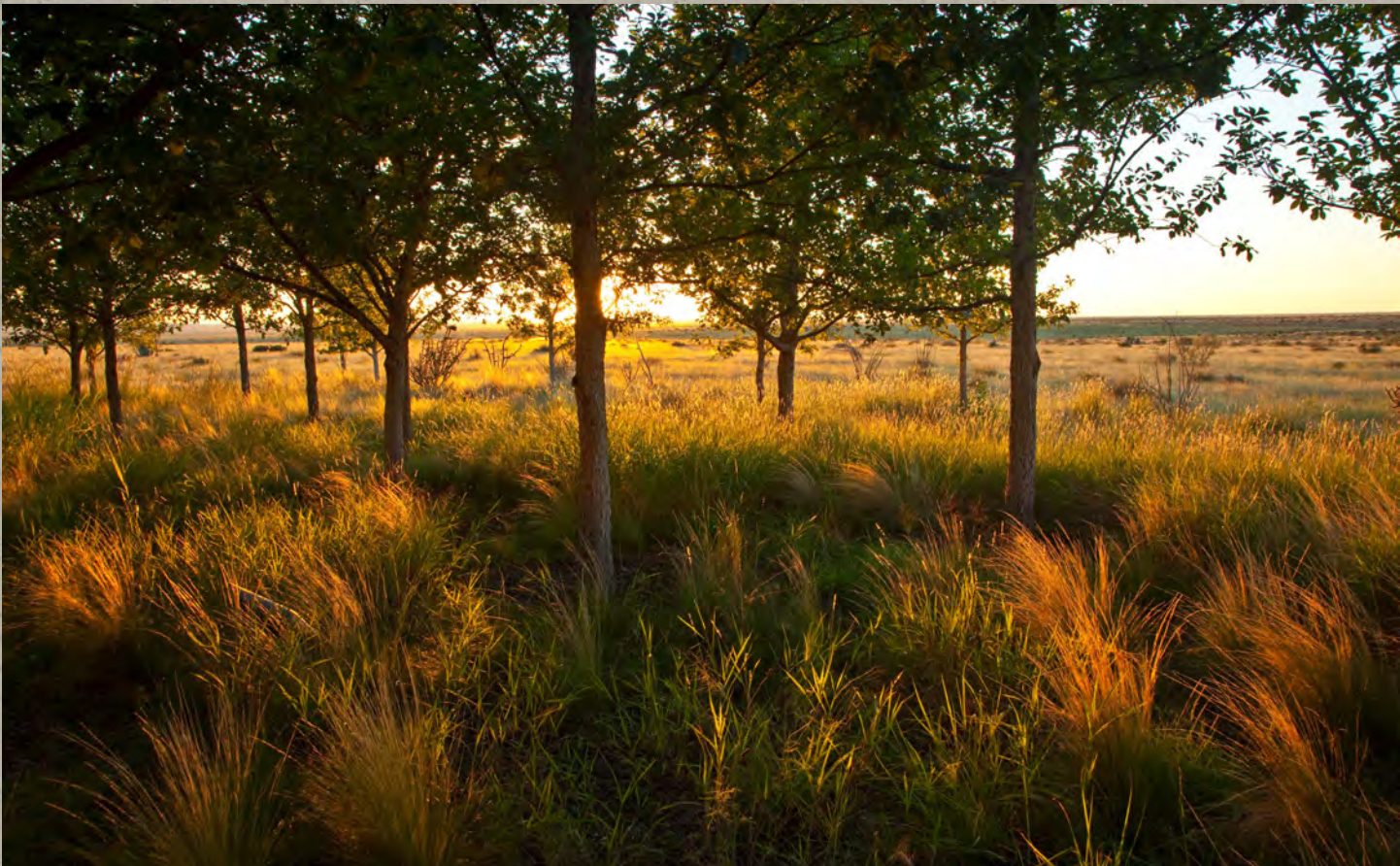


GARDEN, ARBOR AND OUTBUILDINGS

Extensive grounds, separate gardens from main house with flower and herb beds, more trees, covered arbor for relaxation and entertaining includes fire pit and picnic areas. Three-bedroom three bath new Caretaker/ Housekeeper residence on property.







PROPERTY

This amazing house ranked by Architectural Report as one of the top seven home designs in the world in 2004 sits on 2,858 acres of rolling grasslands just west of Marfa fronting scenic Pinto Canyon Road. This property has two conservation easements with The Nature Conservancy and can be split into four tracts with four headquarters in the future. The home sits on one of the highest hills in the area and commanding views of the surrounding area including, the Davis, Chinati, Sierra Viejo, Puertocitos, Haystack, and Cathedral Mountains

This property is part of a million acre Chihuahuan Desert Grasslands called the Marfa Grasslands and is home to many species of birds, both raptors, songbirds, and upland game birds as well as Pronghorn Antelope and Desert Mule Deer. The Peregrine Fund has been active in the past in restoring the Aplomado Falcon to this yucca grassland.

There are several pastures and new fencing as well as a water distribution system that provides water to the houses and grounds as well as for livestock and native wildlife. There are several pasture roads for access as well as a runway which is the main entrance that is over 6,000 feet long and could be used for prop planes or small jets. Pinto Canyon road is a 35 mile long ribbon of asphalt meandering toward the famous Pinto Canyon and its scenic vistas. This road leads to Chinati Hot Springs as well as Chinati State Natural Area soon to open to the public.

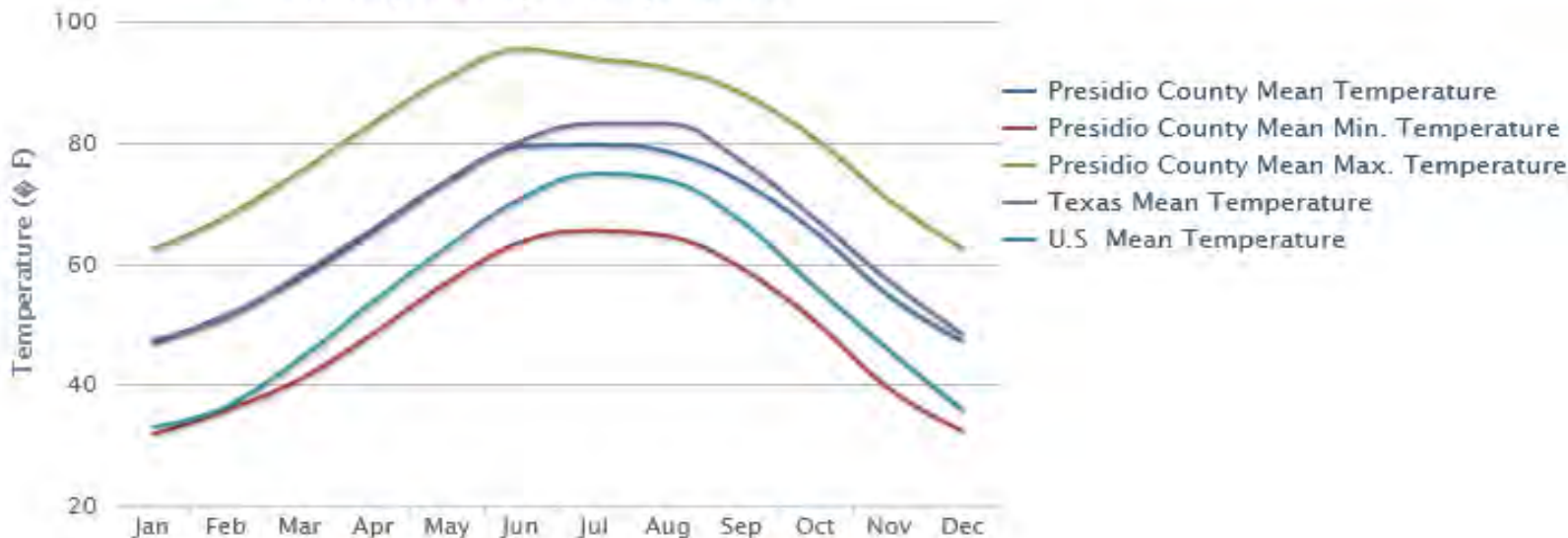


Average Temperature

Annual Average Temperature, #144



Monthly Average Temperature



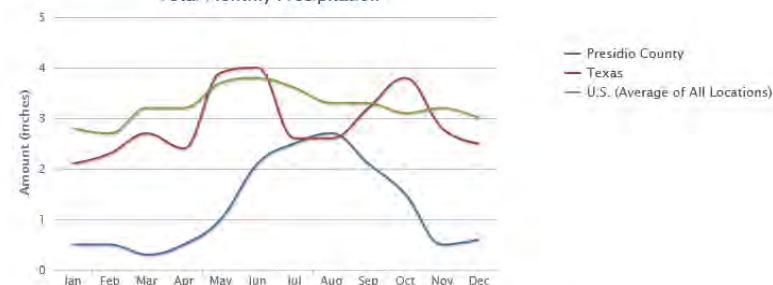
Ranks: Average Max. Temperature: #37, Average Min. Temperature: #196

Precipitation

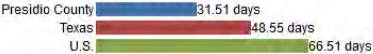
Average Annual Precipitation, #241



Total Monthly Precipitation



Average Number of Days with 0.1 Inch or More Precipitation in a Year (this gives an indication of the number of days in a year that it is useful to have an umbrella), #229

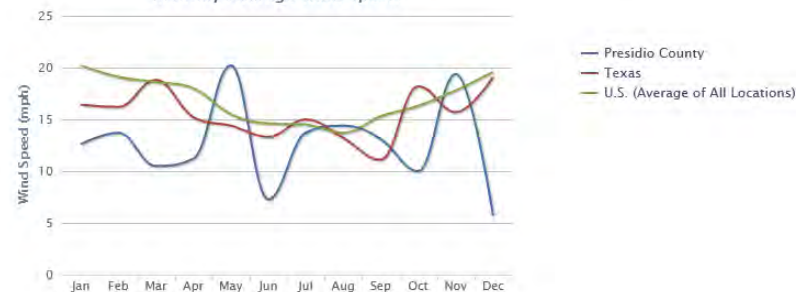


Wind Speed

Annual Average Wind Speed, #246



Monthly Average Wind Speed

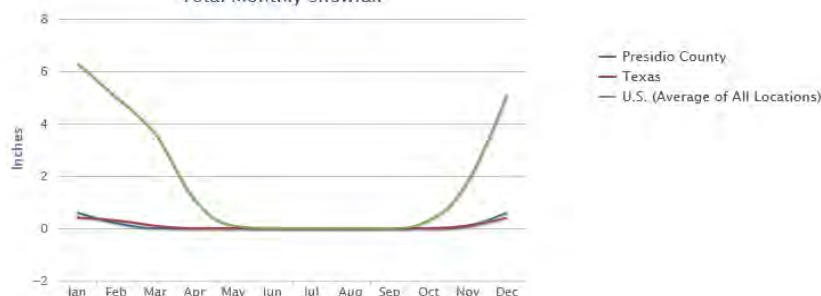


Snow

Average Annual Snowfall, #99



Total Monthly Snowfall



Average Number of Days with 1 Inch or More Snow Depth in a Year, #83

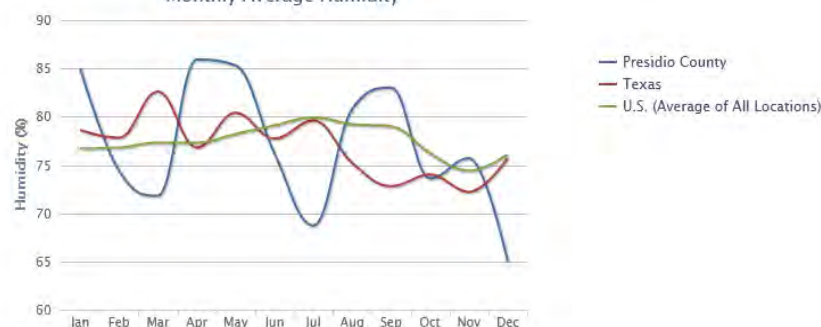


Humidity

Annual Average Humidity, #112

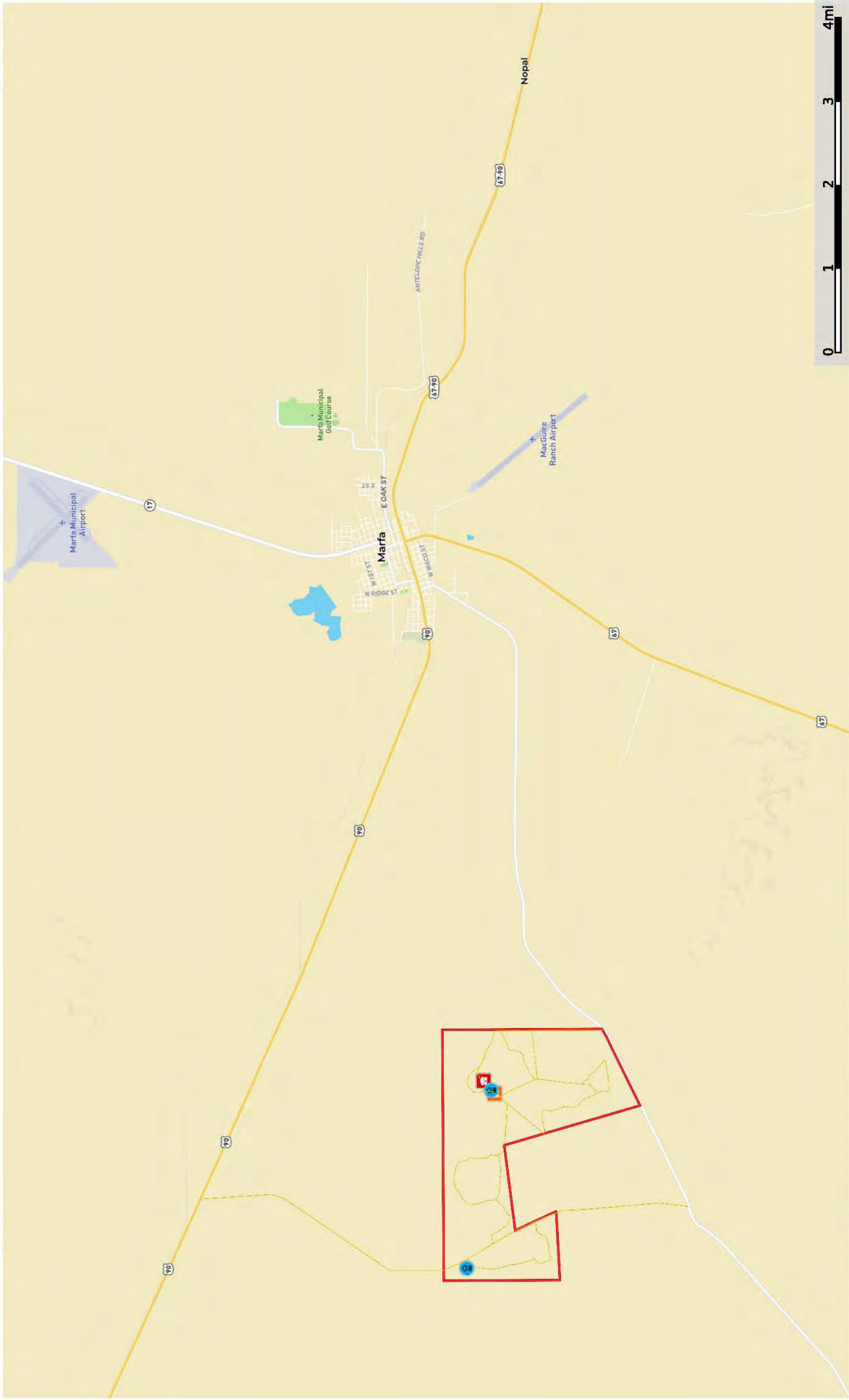


Monthly Average Humidity



* The temperature, snow fall, and precipitation information on this page were calculated from the historical data of 18,000+ U.S. weather stations for the period of time from 1980 to 2010. The humidity and wind speed information were calculated from data from 15,000 worldwide stations for the period of time from 1980 to 2010.

Ranch 2810
Presidio County, Texas, AC +/-

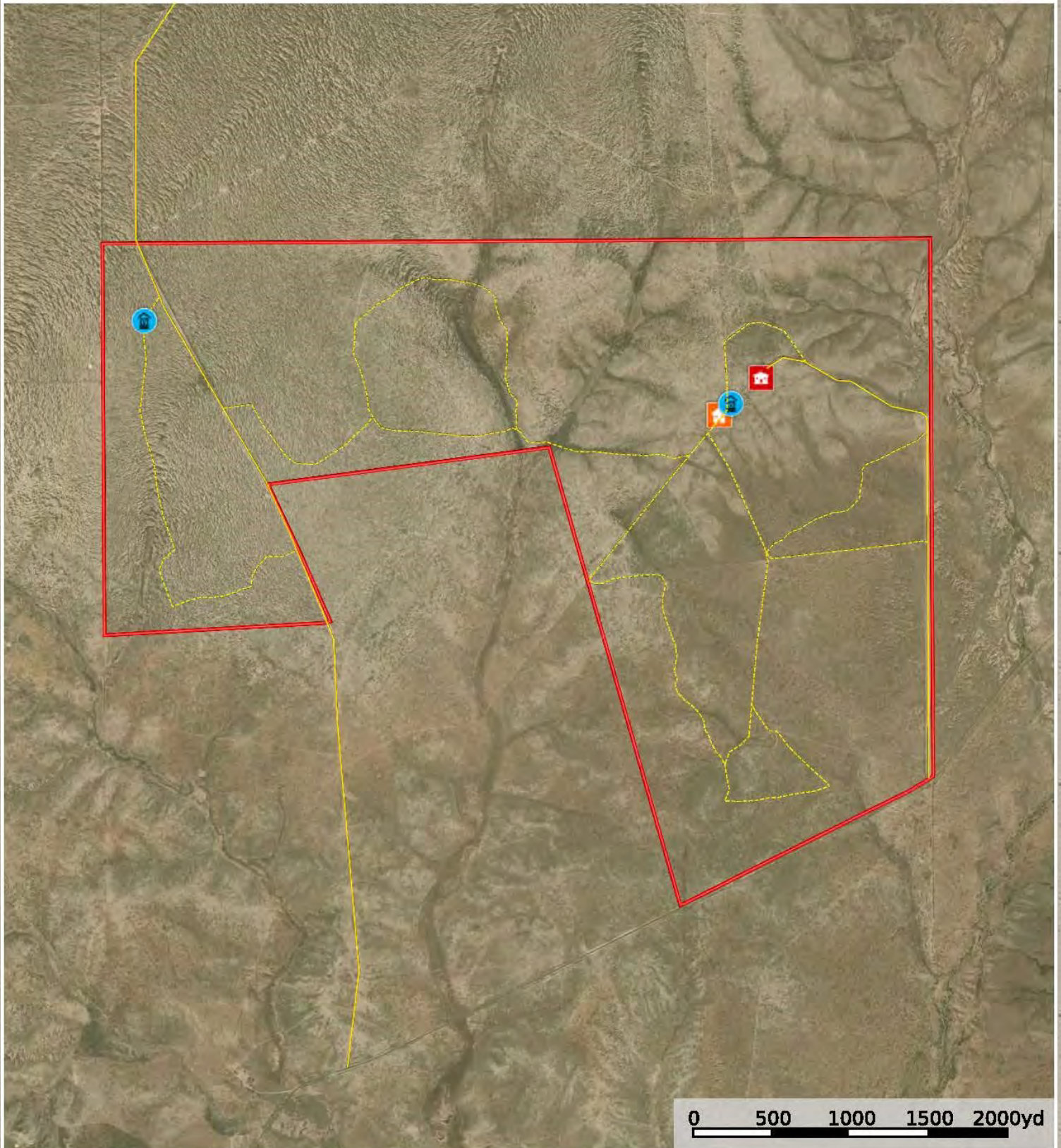








- Well
- House
- Main House
- Road/Trail
- Primary Road
- Boundary



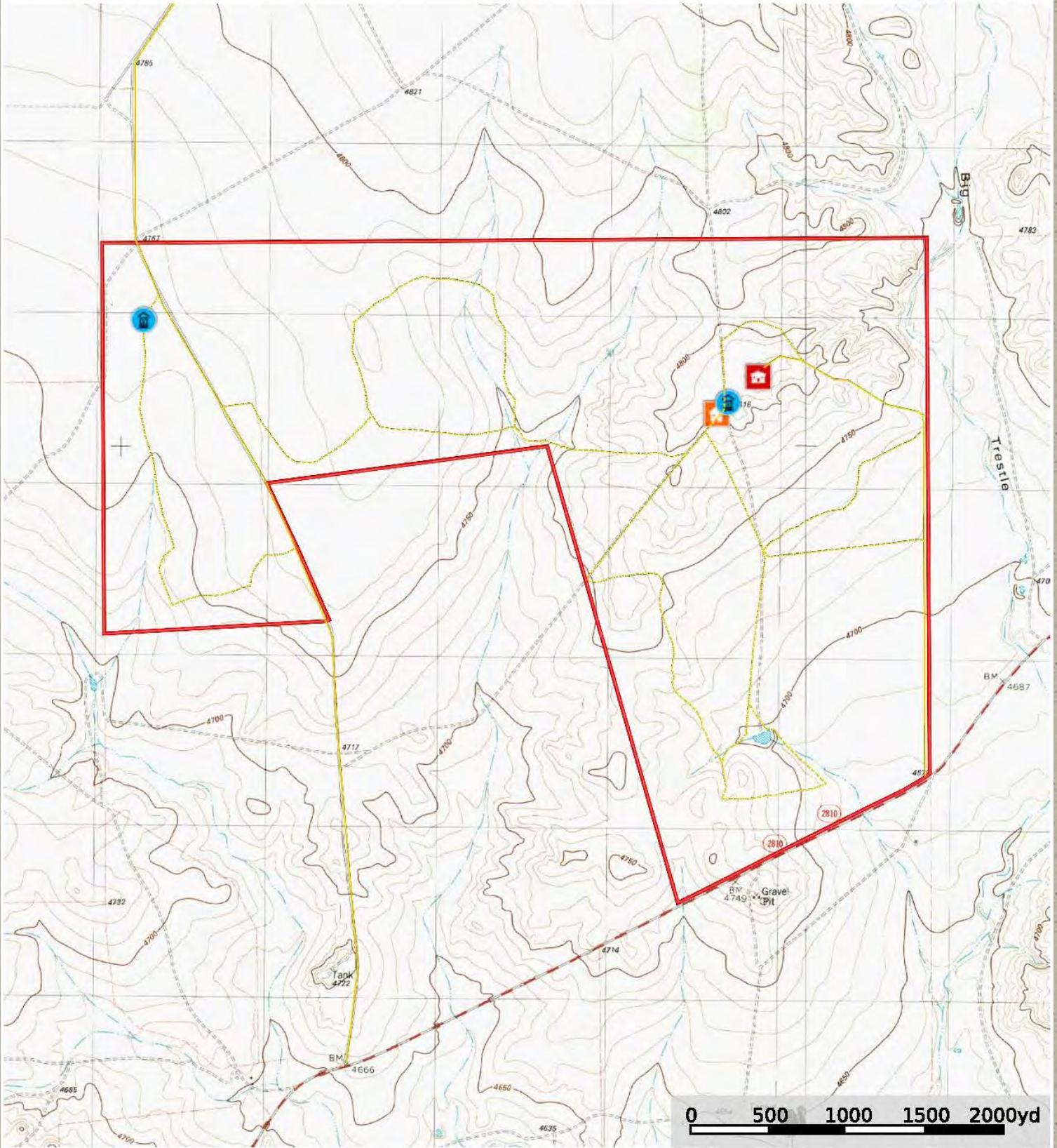
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-  Well
-  House
-  Main House
-  Road / Trail
-  Primary Road
-  Boundary

Ranch 2810
Presidio County, Texas, AC +/-



- Well
- House
- Main House
- Road / Trail
- Primary Road
- Boundary



PRICE REDUCED

FROM \$11,495,000 to \$9,850,000

CONTACT

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