



SPECIALIZING IN RANCH &
RURAL PROPERTIES
IN THE HIGHLANDS OF
WEST TEXAS

OFFERING
FOR SALE

RANCHO PLATA



173 ACRES

PRESIDIO COUNTY, TEXAS

46677 F. M. 169
MARFA, TX

CLEAT STEPHENS, BROKER

FINDARANCH OUTWEST

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Rancho Plata

A UNIQUE PROPERTY ALONG THE HISTORIC CHIHUAHUA TRAIL

ACREAGE

Approximately 173.1 Acres

LOCATION

30 miles south of Marfa, Texas at the end of Farm to Market Road 169 with highway frontage.

DESCRIPTION

This property is located in the fertile valley of the Alamito Creek which runs along its west boundary in central Presidio County. Once a vital farming community known as Alamito, the area was first explored by Europeans in the 1500s and a common stop for travelers along the Chihuahua Trail. Plata became the place name for the water stop constructed at this location for the KC, M & O Railroad built in the early 1900s as a trade route connecting the interior of the United States to the Mexican port of Topolobampo.

Farm to Market Road 169 provides access and fronts this property on its east side until its end where it cedes to the Casa Piedra county maintained road which continues through the length of the property and on to F. M. 170 "The River Road" through Big Bend State Park. F. M. 169 and Casa Piedra Road are lightly traveled, primarily by area landowners.

Though farming is no longer an active practice on this property, the clay soils and abundant shallow water offer great potential for cultivation or viticulture on any scale. Approximately one-half to two-thirds of this property has been recently grubbed of mesquite cover and raked making the possibilities for production agriculture an attractive option. Excluding a small portion on the north end, the property has been entirely refenced with five strand barbed wire, pipe and metal t-posts by a professional crew.

This property enjoys big skies, expansive views, dark and starry nights, abundant wildlife and excellent bird watching. Close enough to Marfa to enjoy its many amenities yet far enough away for privacy and solitude with an elevation of approximately 3,800' for a mild and moderate climate year round.

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IMPROVEMENTS

This property features two houses. The first is an approximately 840 square foot frame and block structure with front and back porches and outdoor sitting area to enjoy the evening sunset and lily pond. This house has a metal roof, concrete floors and countertops with a combined kitchen and dining area and recently added living area with split unit heating and cooling plus wood stove. There is an office/bedroom and a bathroom with washer and dryer connections. House includes all appliances.

The second house is a restored adobe of approximately 900 square feet with metal roof, new wiring and insulation and new windows. It features concrete floors, wooden vega and corrugated tin ceilings in the two bedrooms, a small central living area with kitchenette, a $\frac{3}{4}$ bath and split unit heating and cooling.

Carport conveniently located near the two houses for parking vehicles and equipment. New septic system installed in 2013, 200 amp electric service.

The recently constructed metal shop/studio/man-cave/she-shed is insulated, heated and cooled with concrete floors and is perfect for any project. It adjoins the original barn which features a tack/feed room, hay storage, additional covered storage and three covered horse stalls.

WATER

This property has two wells – one is a new well drilled in 2014 testing 100 gpm with total depth of 202'; the other is an older well producing < 5 gpm for backup. Both are equipped and tied in. Several old, hand-dug wells are present on the property due to the long history of farming and shallow water resources. These are no longer used.

The owner has an adjudicated water rights permit for 35 acre feet of water from the Alamito Creek with a diversion location.

MINERALS

Sellers are willing to convey all minerals owned.

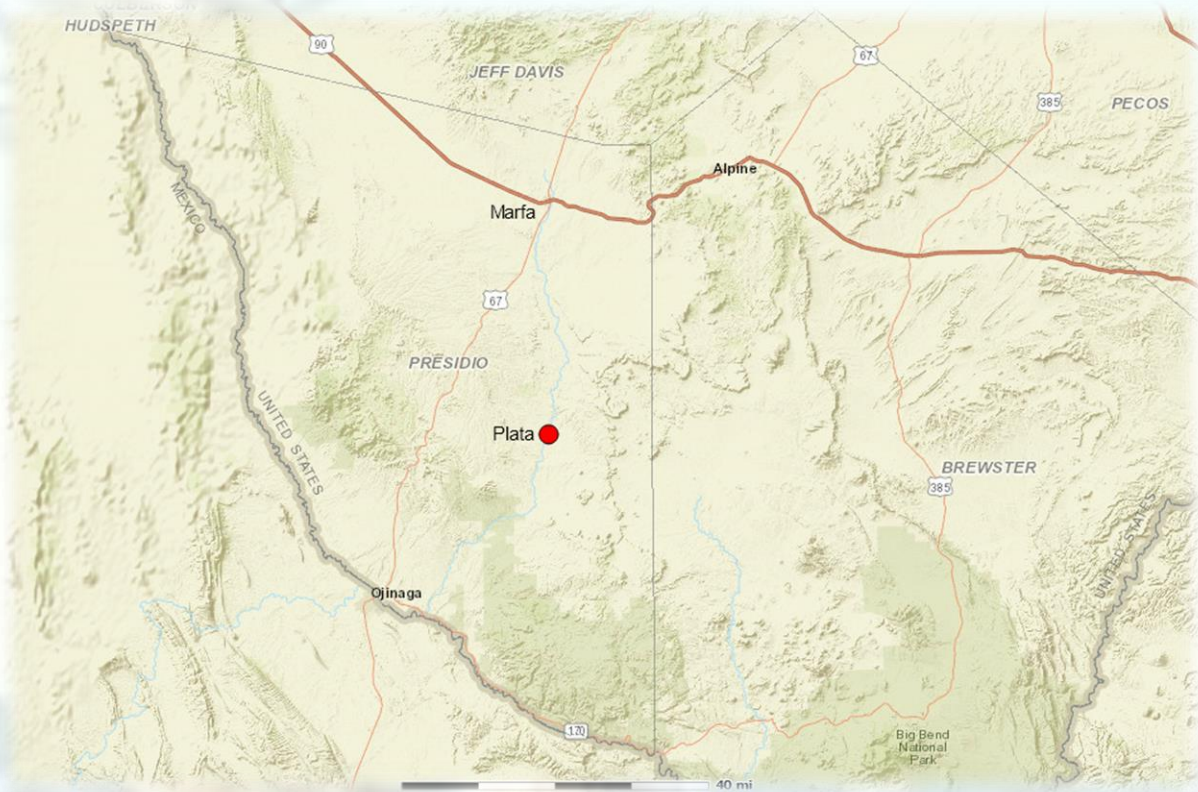
PRICE

Asking \$589,000

CONTACT

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(432)249-0401 CELL
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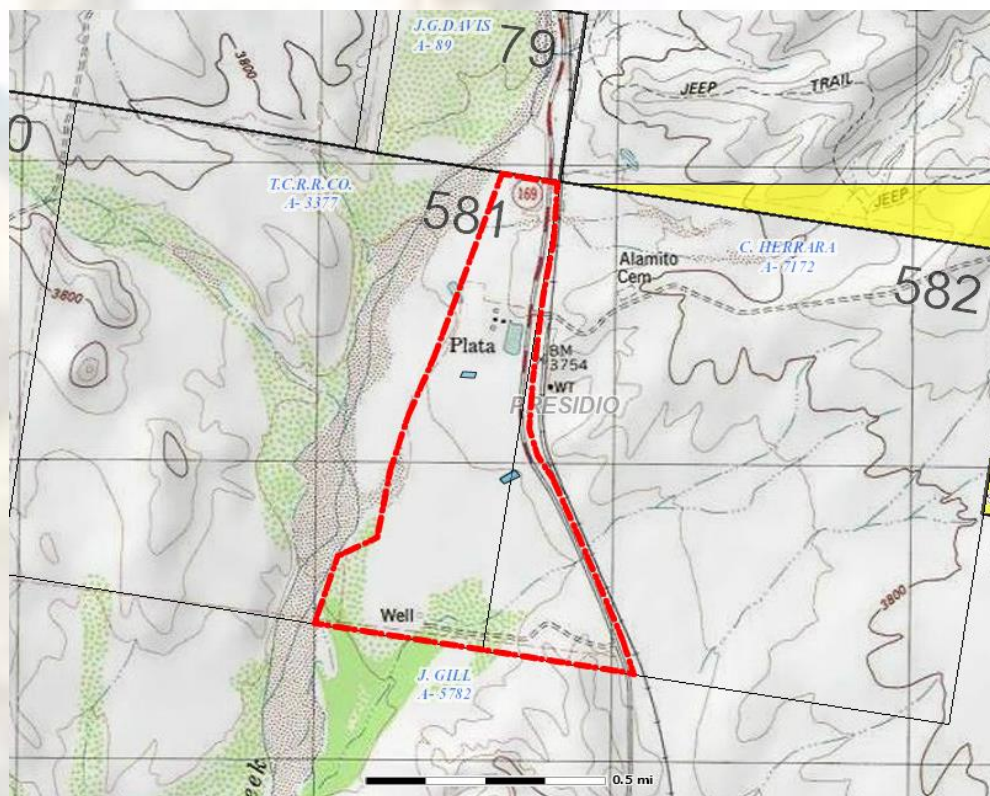
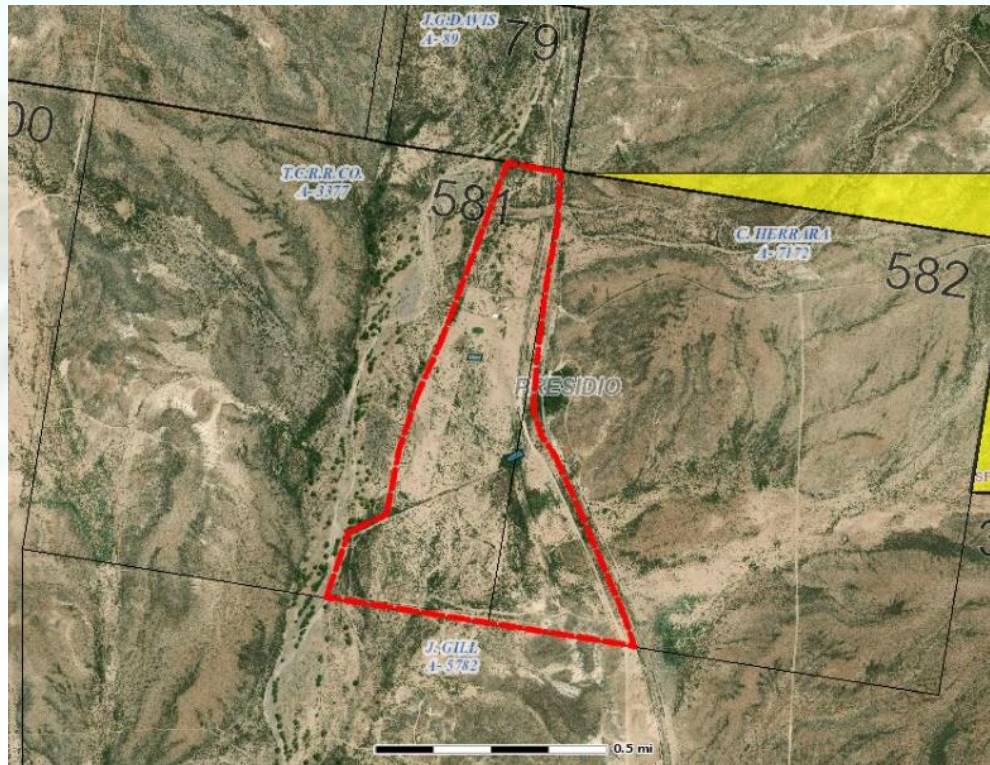
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