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Charco Largo Ranch
9,580± Acres
Marfa, Presidio County, Texas



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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.

Acreage

9,580± Acres in Presidio Davis County



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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,



Puertocitas, and many more. This basin and range topography between the Davis Mountains to the north and the Chinati Mountains to the southwest 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 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, along with a number of pastures and traps.





The logo for KING LAND & WATER. It features the word "KING" in a large, bold, serif font. To the left of "KING" is a stylized graphic element consisting of a green triangle pointing right and a blue triangle pointing left, meeting at a point. Below "KING" are the words "LAND & WATER" in a smaller, all-caps, sans-serif font.

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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 dominate grassland of cane bluestem, blue grama, black grama, bear grass, and sideoats 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 county combined with desert mule deer and elk in the hills. The variety of habitat creates a diversity of hunting opportunities. Mourning 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.





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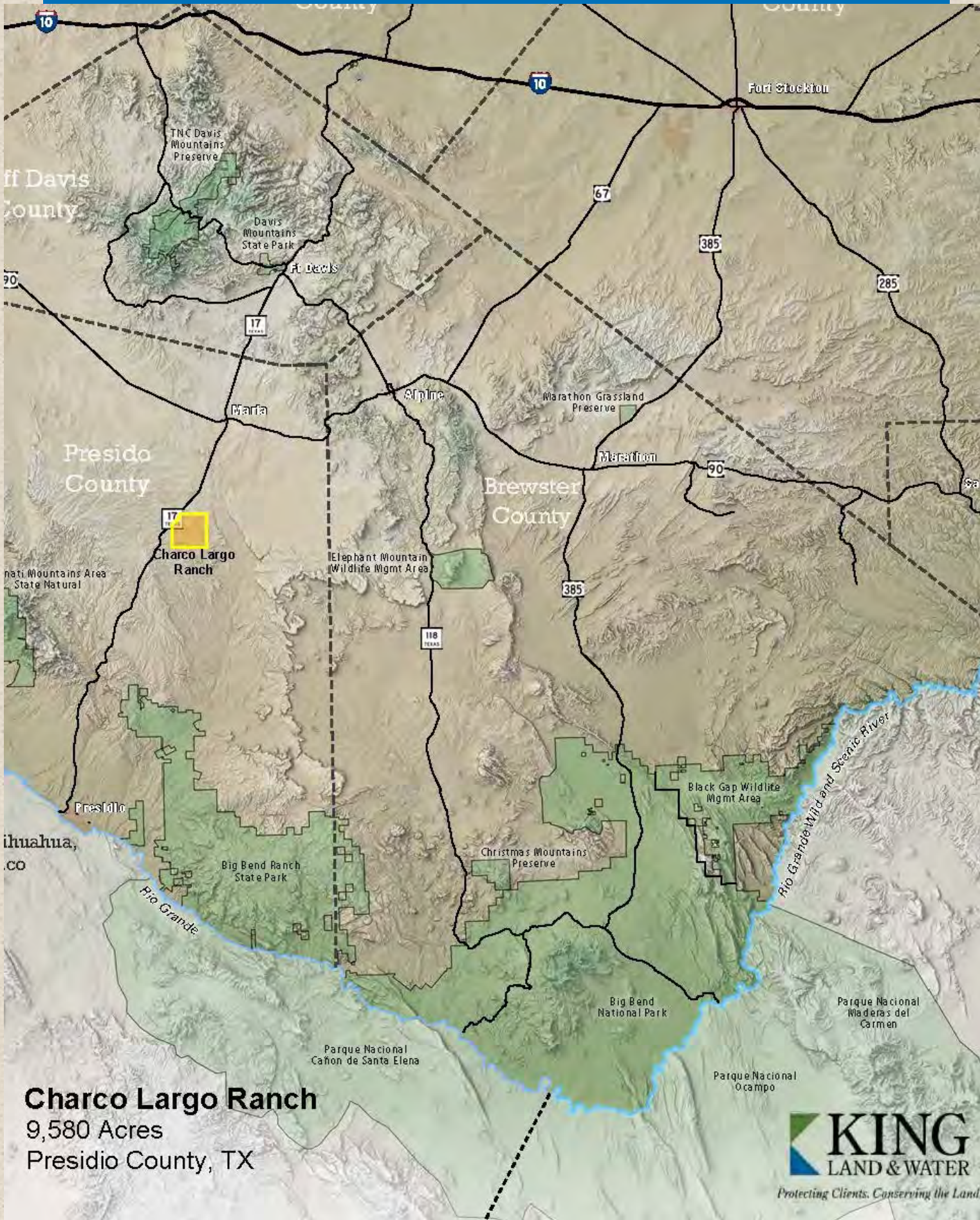
The logo for KING LAND & WATER. It features a stylized 'K' made of two overlapping triangles, one green and one blue. To the right of the 'K' is the word 'KING' in a large, bold, serif font. Below 'KING' are the words 'LAND & WATER' in a smaller, sans-serif font.

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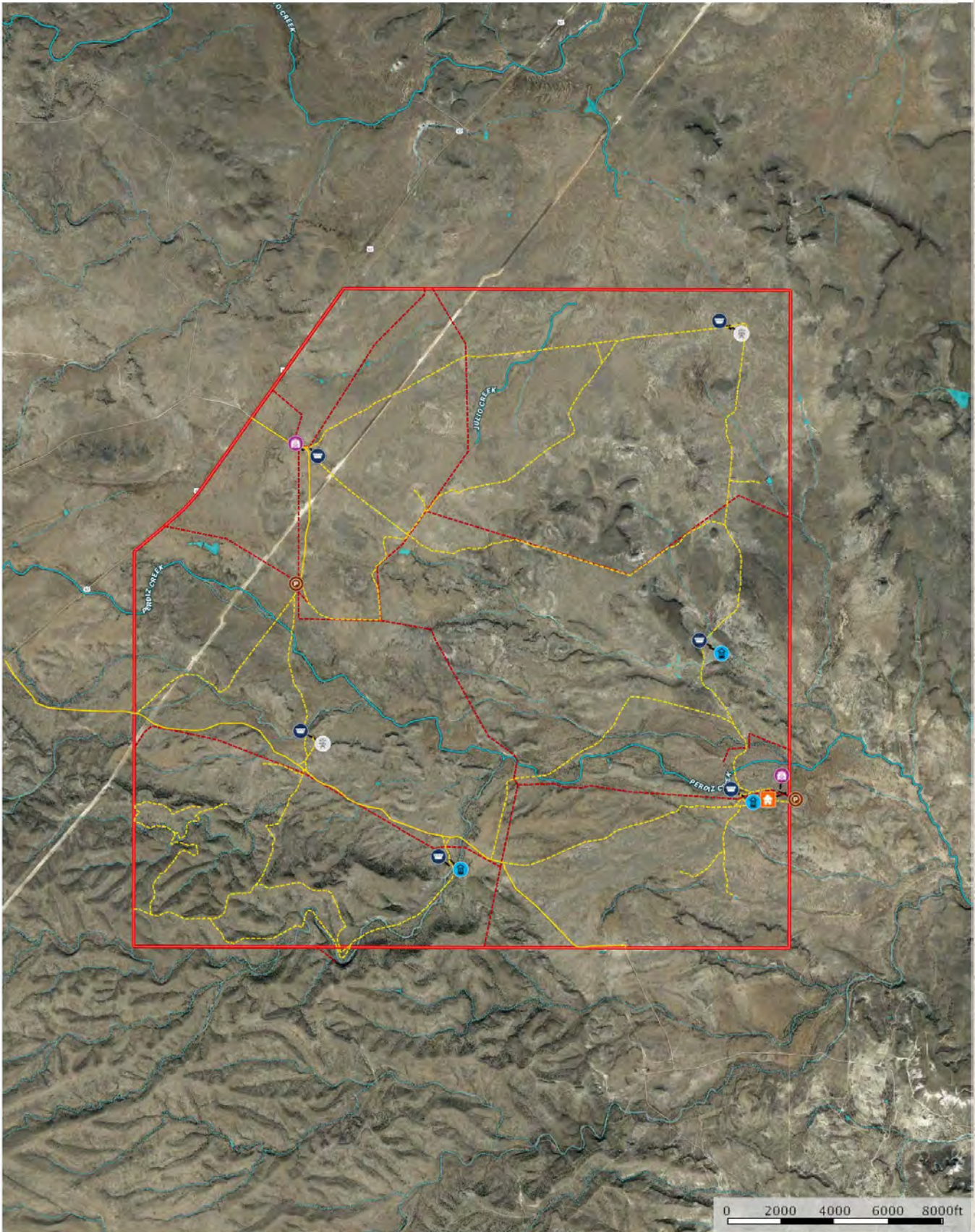
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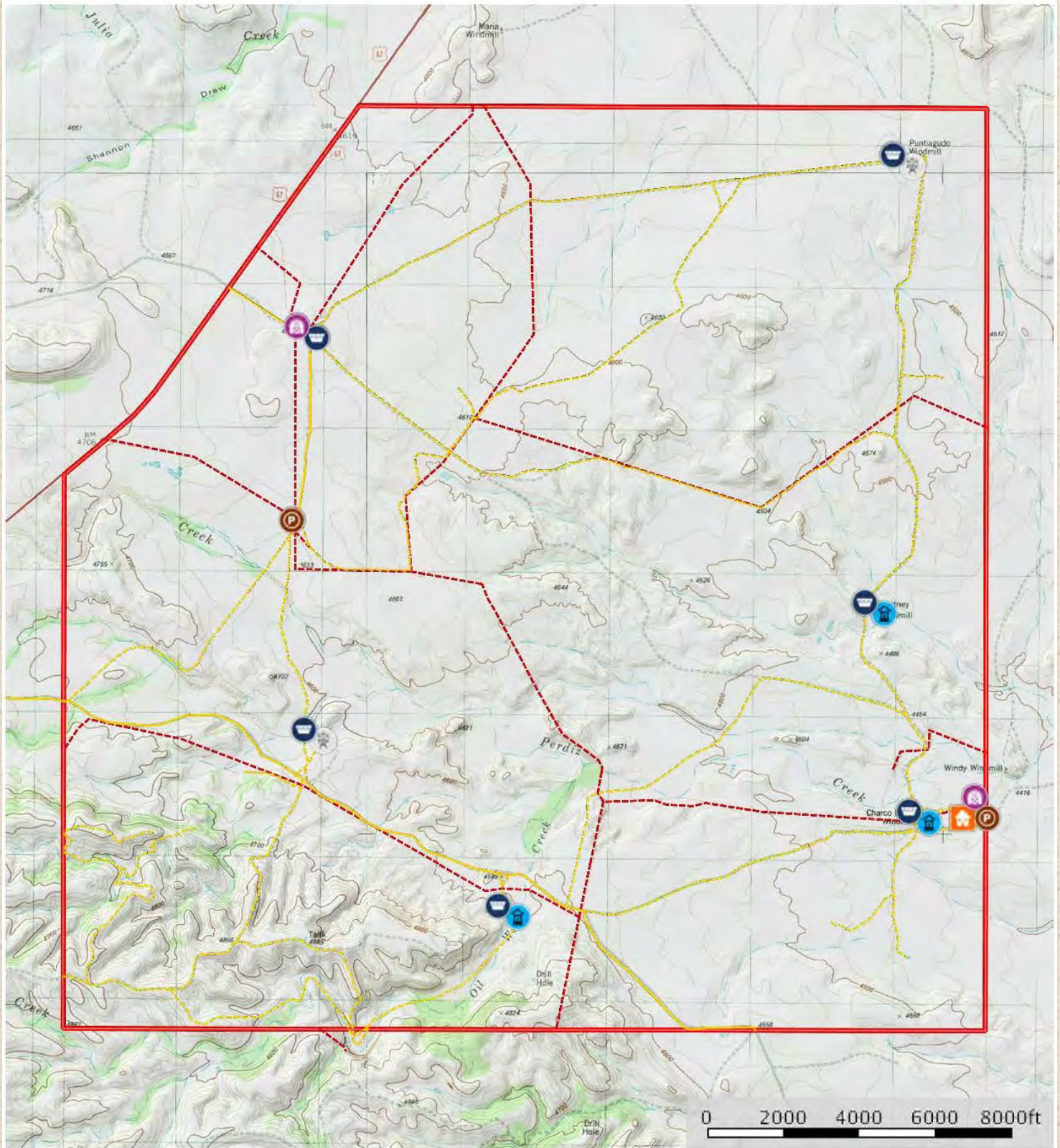


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Charco Largo Ranch

Presidio County, Texas, 9580 AC +/-



- Barn
- Water Storage
- Pens
- Well
- Windmill
- House
- Road / Trail
- Primary Road
- Fence
- Boundary

King Land & Water LLC

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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.



Price

\$975 per acre / \$9,340,500

Contact

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Disclaimer

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