



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

OFFERING
FOR SALE

WELBORN RANCH



Approximately
2,000 Acres

PRESIDIO COUNTY, TEXAS

FM 170
RUIDOSA, TX

CLEAT STEPHENS, BROKER
FINDARANCH OUTWEST
P.O. Box 726 · MARFA, TX 79843
PHONE: (888) 729-4424 OR CELL (432) 249-0401
CLEAT@FINDARANCH.COM

Welborn Ranch

DOWN ON THE RIO GRANDE

ACREAGE

Approximately 2,000 Acres

LOCATION

Approximately 25 miles NW of Presidio, Texas

DESCRIPTION

This small ranch is located on both sides of FM 170 just a few miles downriver from Ruidosa, TX. It is mostly rough to rolling hills with good topography and elevations ranging from just over 3,000 feet to around 2,700 along the river. This property offers wonderful views of the surrounding mountain ranges in all directions and a multitude of recreational opportunities – hiking, birding, hunting, horseback riding, ATV.

This property is also very near the Chinati State Natural Area which will be open to the public sometime in the near future.

IMPROVEMENTS

The property is mostly fenced on the river side of the road. There is an old cabin and set of corrals and some roads.

WATER

In addition to water from the Rio Grande, Cienegita Spring on the east side of the property is an attractive source of water for wildlife. There are no water wells but water in this area along the river is shallow and abundant.

MINERALS

There is one section of mineral classified lands and owner will convey whatever ownership in the mineral estate still exists.

PRICE

Asking price is \$815,000. This is the same price per acre as the adjoining Rancho Pavlas (\$407 per acre)

CONTACT

CLEAT STEPHENS, BROKER
(432)249-0401 CELL
CLEAT@FINDARANCH.COM

Disclaimer: The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but is not guaranteed and should be independently verified through personal inspection and/or with the appropriate professionals.