



*Protecting Clients. Conserving the Land.*



# Eagle Mountain and Carrizo Mountain Ranches

77,261 Acres  
Hudspeth County, Texas



## Location

The Eagle Mountain and Carrizo Mountain Ranches are two nearby properties located in Hudspeth County, Texas, just west of Van Horn. The ranches are connected by a combination of county-maintained caliche roads and a paved private easement, providing excellent internal access between the two properties.

Carrizo Mountain Ranch lies along the south side of Interstate 10 with frontage on multiple public roads, while Eagle Mountain Ranch sprawls south toward the Rio Grande. The property is approximately one hour from Van Horn Airport and 1.5 hours from El Paso International Airport, offering rare accessibility for a ranch of this scale.

Guadalupe Mtns National Park

## Eagle and Carrizo Mountain Ranches

77,261 Acres    Hudspeth County, TX

Sierra Diablo WMA

Van Horn

Valentine

Davis Mountains Preserve

McDonald Observatory

Davis Mtns State Park

Fort Davis

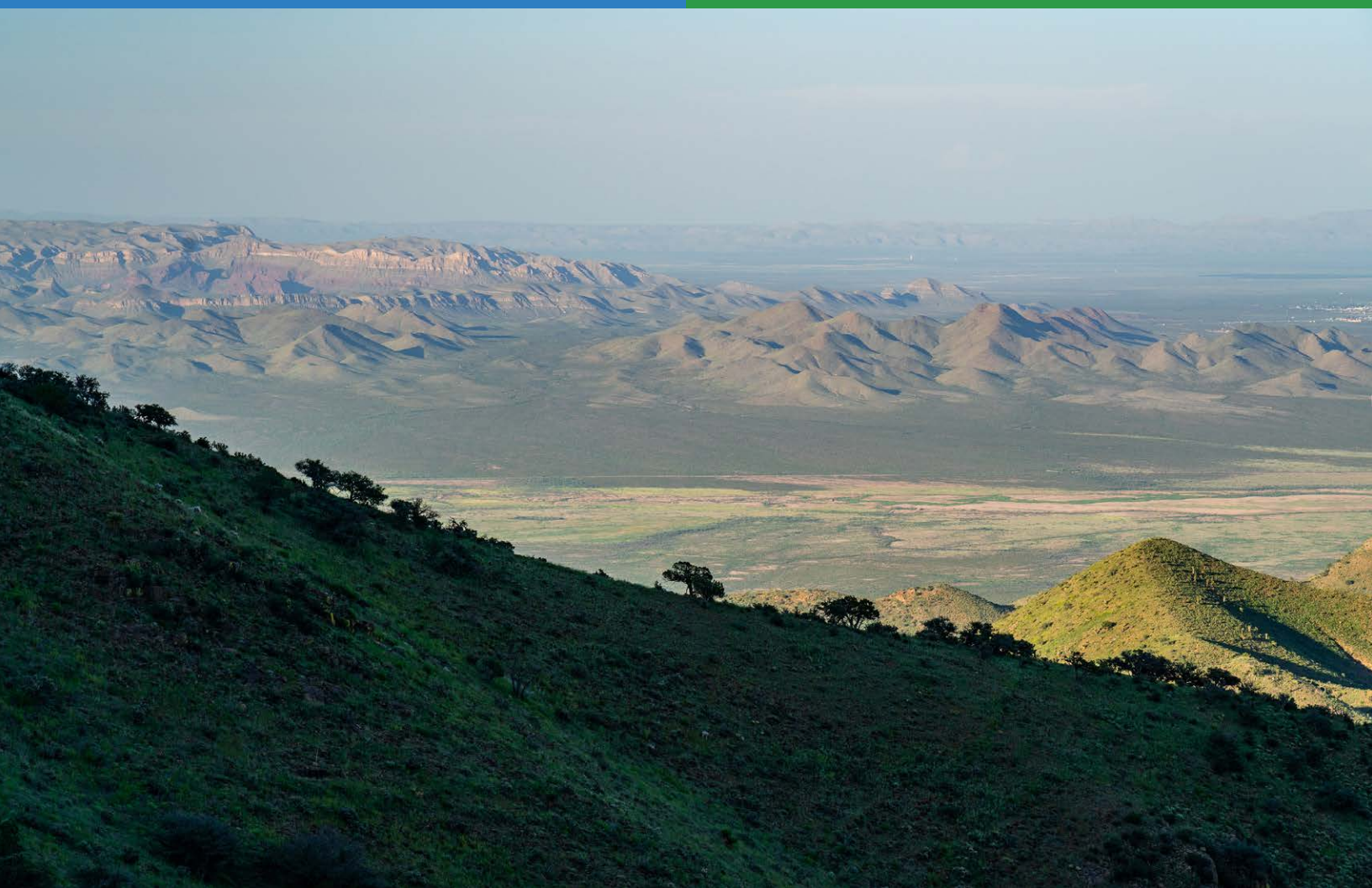
Marfa

 Eagle and Carrizo Mountain Ranches



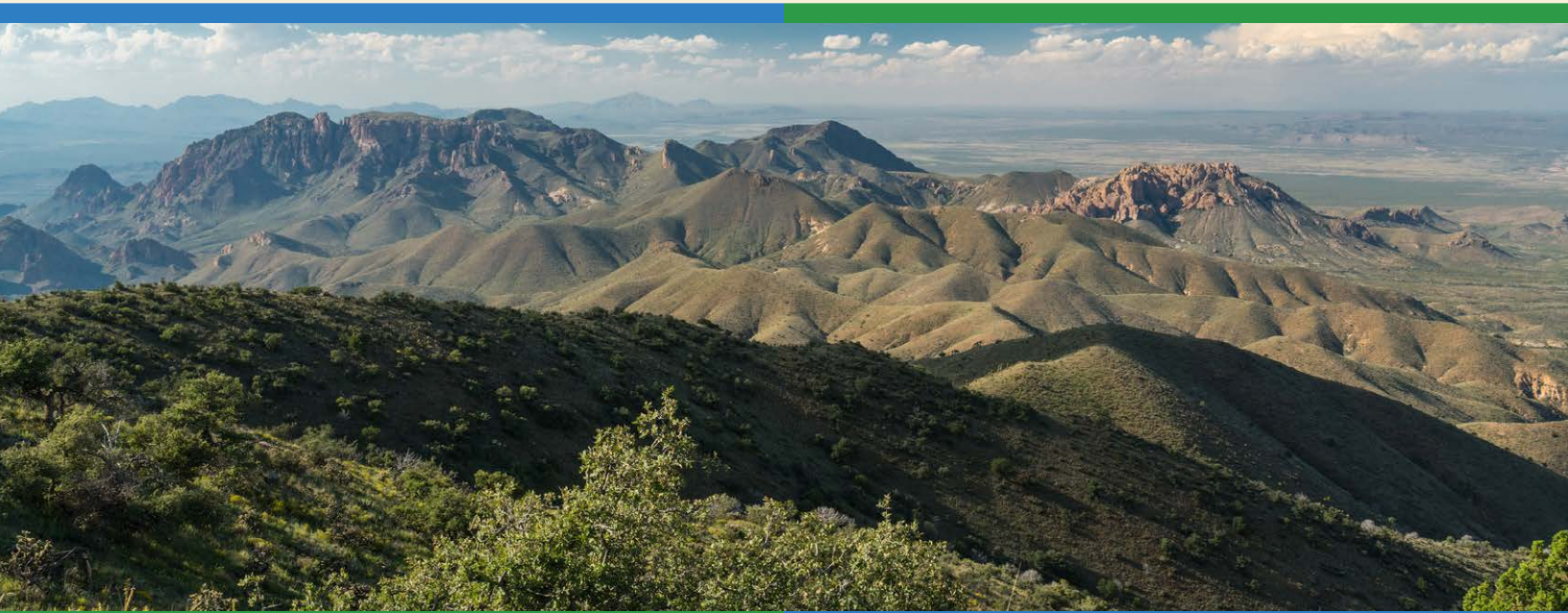
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LAND & WATER  
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## Overview

Comprising 77,261 deeded acres and 12,000 acres of leased land, this represents one of the most significant private landholdings in the Trans-Pecos region of Texas. Encompassing the majority of two entire mountain ranges, this is an opportunity to control a landscape at true geographic scale. Elevations rise dramatically from desert grasslands along the Rio Grande to the summit of Eagle Peak at 7,484 feet, offering exceptional topographic diversity. This elevation change creates a classic “sky island” ecosystem—an isolated mountain environment where increased rainfall, cooler temperatures, and varied soils support vegetation and wildlife typically absent from surrounding desert



Wooded canyons, upland grasslands, and high-elevation ridgelines combine to form a habitat that is both visually striking and biologically rich.

Long recognized for its ecological importance, the Eagle Mountains were once evaluated as a potential National Wildlife Refuge due to their biodiversity and habitat connectivity between Texas and Mexico. Today, the ranch remains a rare combination of large-scale ranching, premier wildlife habitat, and long-term conservation value, offering ownership of a landscape that is increasingly difficult to replicate anywhere in the American West.





## Habitat

Lower elevations consist of desert grasslands and scrub, transitioning into wooded canyons, upland benches, and high-elevation ridgelines. This variation supports a mosaic of soils, exposures, and microclimates that sustain both desert and montane plant communities.

North-facing slopes and canyon bottoms are notably productive, supporting stands of juniper, oak, piñon pine, alligator juniper, and mature riparian species such as cottonwood and willow. Native grasses and forbs dominate the open slopes and valley floors, providing high-quality forage and cover throughout the year. Together, these elements create a resilient and visually compelling landscape that supports diverse wildlife populations and long-term land stewardship.







HIGH WEST OUTFITTERS



## Wildlife

The ranch is regarded as premier mule deer habitat and has been actively managed to promote mature age-class animals. Desert bighorn sheep inhabit both mountain ranges, with established and huntable populations documented in recent years. Additional game species include aoudad, elk, quail, and dove. Beyond game species, the ranch supports a broad range of native wildlife reflective of its varied habitats and position within regional migratory corridors. Numerous resident and migratory bird species utilize the landscape throughout the year, while predators such as mountain lion, bobcat, and coyote are also found throughout the ranch.

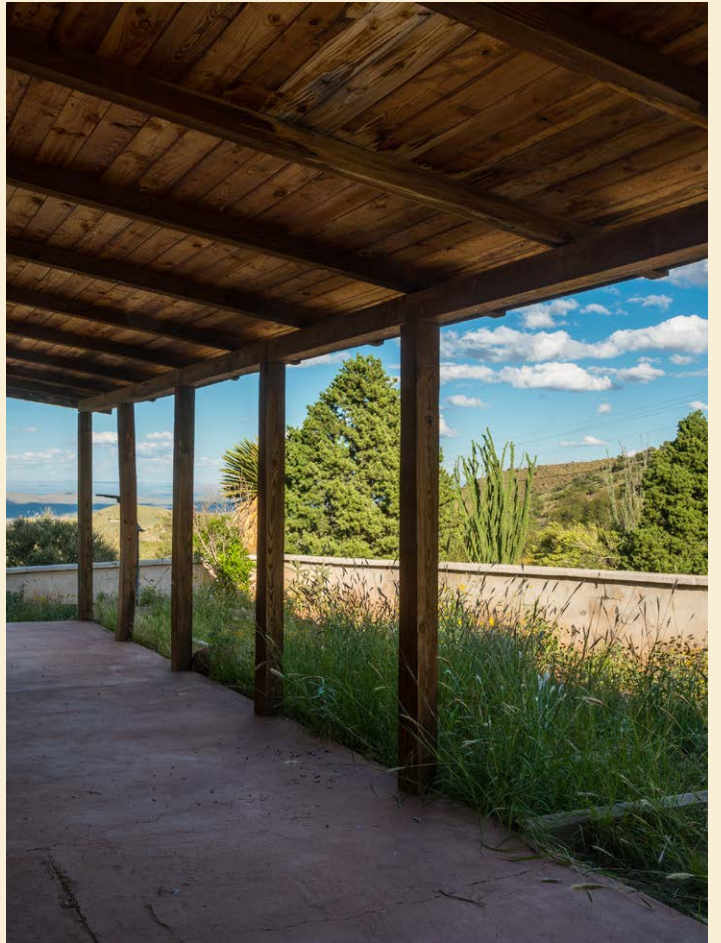




## Improvements

Improvements on the ranch are thoughtfully positioned to take advantage of elevation, access, and long-range views. Eagle Mountain Ranch includes a four-bedroom adobe residence located along the paved mountain road, set at a cooler, higher elevation with expansive views across the surrounding ranges. The home features mature landscaping and strong architectural bones, and presents an excellent opportunity for renovation and revival. Additional improvements include barns, outbuildings, and multiple ranch headquarters, some of which may benefit from updating or reconfiguration depending on a buyer's operational goals.

One of the ranch's most significant infrastructure assets is the privately maintained paved road that climbs from the lower elevations to near the summit of Eagle Peak, providing rare, all-weather access in a true mountain setting. Near the summit, an FAA radar dome is located under an existing lease, offering a unique and established use compatible with the property's operations.







## Water

Water is well distributed across the ranch through a combination of windmills, electric and solar-powered wells, surface tanks, springs, and storage infrastructure. These water sources provide reliable access for both livestock and wildlife throughout the property.

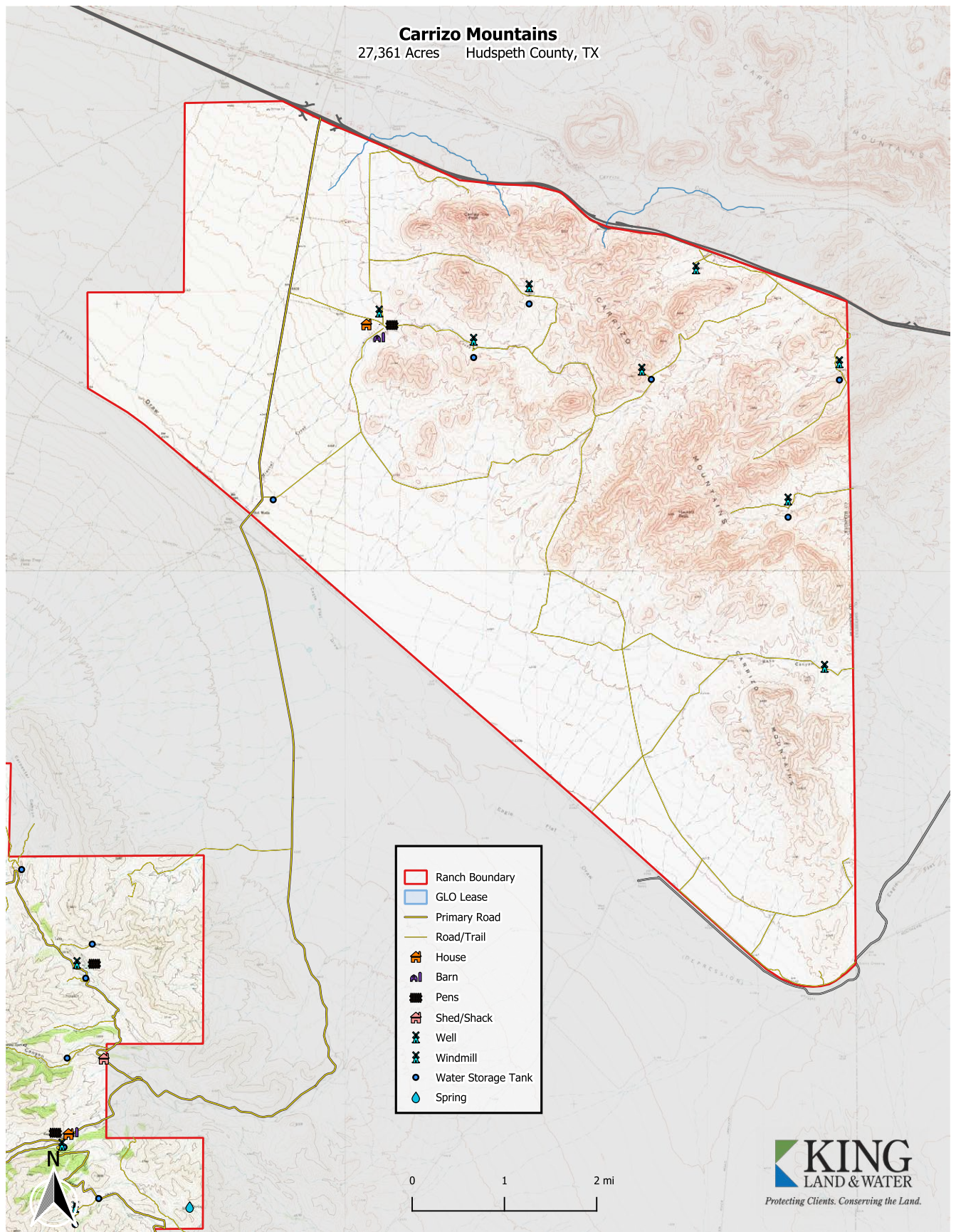
Several wells are located in key drainages and higher elevations, supported by distributed electricity in select areas, including access to the summit. This diverse water system enhances the ranch's operational flexibility and long-term sustainability. A portion of the ranch fronts the Rio Grande, providing a natural southern boundary and an important desert riparian corridor.

**Eagle Mountains**  
49,900 Acres    Hudspeth County, TX

-  Ranch Boundary
-  GLO Lease
-  Primary Road
-  Road/Trail
-  House
-  Barn
-  Pens
-  Shed/Shack
-  Well
-  Windmill
-  Water Storage Tank
-  Spring



**Carrizo Mountains**  
27,361 Acres    Hudspeth County, TX







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## Contact for Price

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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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