



Protecting Clients. Conserving the Land.

Limpia Creek Duck Pond

25 acres, Jeff Davis County



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Hwy 17 N, 25 acres

Jeff Davis County, Texas

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Location

Located on Limpia Creek, the property is just north of Fort Davis, fronting on Highway 17 between Fort Davis and Balmorhea, one of the most remarkable scenic drives in the Davis Mountains. It is rare that a small property comes available along both sides of Limpia Creek this close to Fort Davis and its amazing amenities: including Fort Davis National Historic Site, Davis Mountains State Park, and McDonald Observatory.

Acreage

25 Acres in Jeff Davis County

Description

Entering this jewel of the Davis Mountains from Highway 17, which have amazing views of area mountains and the cottonwood trees along Limpia Creek which runs through the property. Limpia Creek Duck Pond has a water well, large barn, 1 bedroom/1 bath apartment, septic, and year round naturally-filled gravel tank. Additional building space that make this property a world apart, yet so close to town. The additional acres sprawl across Limpia Creek and Scobee Mountain with dramatic views of the volcanic cliffs from the front porch.

This is a high desert climate where the air is dry and temperatures are moderate most of the year. July usually begins monsoon season. Short, daily thunderstorms are part of the spectacular views this time of year, creating clear flowing waters along the creek. Winters are usually mild with occasional snows that last only days before the desert sun returns.

Habitat

Limpia Creek Duck Pond is dominated by the riparian areas along Limpia Creek and the pond is shaded with cottonwood and willow trees. On both sides of the creek there are natural open meadows in the uplands with native Chihuahuan Desert plants, including cane bluestem, blue gramma, and sideoats gramma with diverse native forbs and shrubs. Cool nights, warm days and the first of the desert monsoonal rainfalls make the valley a lush green paradise in the spring and throughout the summer.

Wildlife

Wildlife in the Davis Mountains is abundant. Mule deer, white-tail, and smaller animals and bird species such as, raccoons, javelina, fox, ringtail cat, wild turkey, blue quail and the secretive Montezuma quail abound. Hummingbirds, migrant songbirds and butterflies fly through the area on semi-annual migrations and are attracted to the extensive native plants along the creek.

Native trees, brush and grasses provide excellent habitat for these game and non-game species. Surrounded by nature, one can pursue activities like photography, astronomy, hiking, painting, or meditation by simply walking along the clear waters and banks of Limpia Creek.

Water

Limpia Creek Duck Pond has a water well finished out with a pressure pump and connected to electricity. A gravel tank was dug and provides year-round water for the local wildlife. In fall the trees surrounding the pond display beautiful fall colors. Additionally, the largest watershed of the Davis Mountains, Limpia Creek, winds through a large portion of the property.

Improvements

The property offers a large steel-framed barn with a 1 bedroom/1bath apartment with polished concrete floors. The finished kitchen offers plenty of storage, wood cabinetry, large walk-in closets, concrete countertops and stainless appliances. Two thirds of the building consists of plenty of storage and loft space, and includes washer/dryer connections.

Price

\$240,000.

Contact

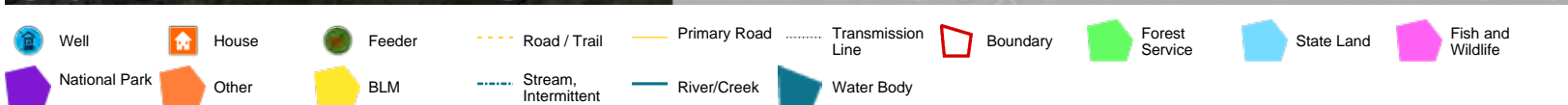
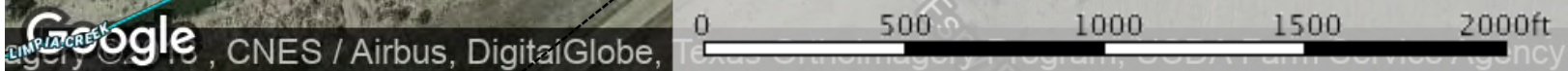
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Disclaimer

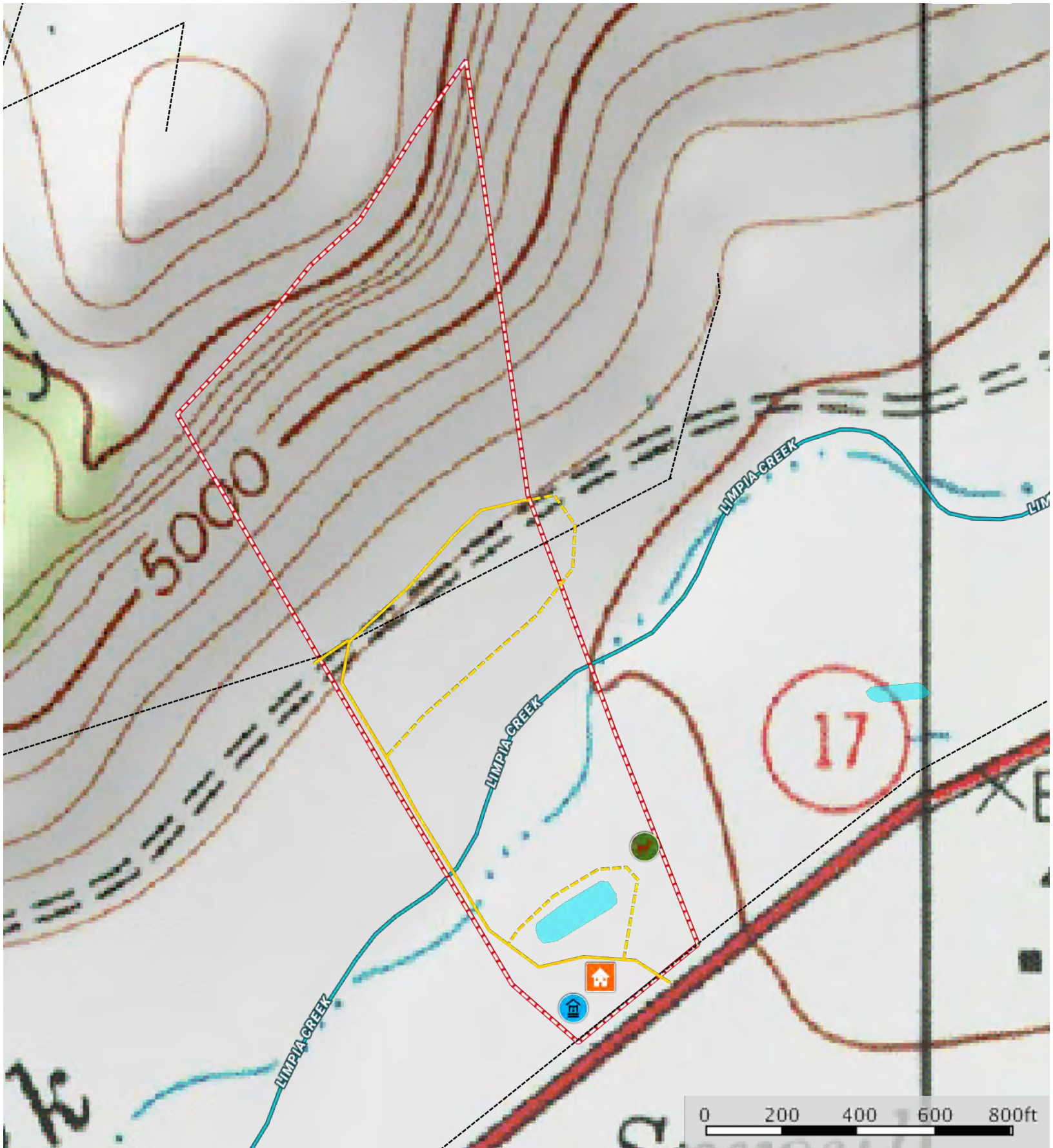
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Texas, AC +/-



Adams Limpia Creek Ranch
Texas, AC +/-











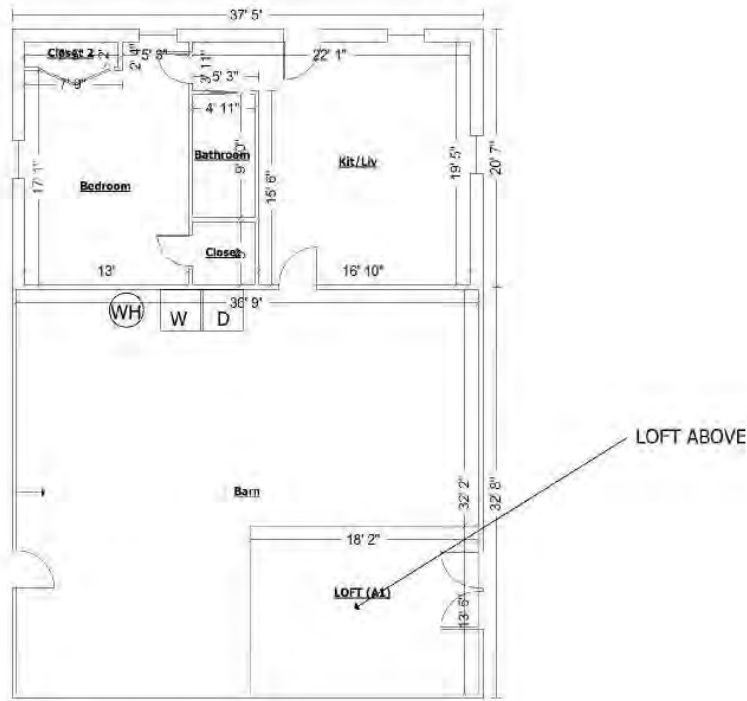














Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

IABS 1-0 Date