

Skyline Ridge Ranch
22.97 acres
Jeff Davis County, Fort Davis, Texas



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22.97 acres

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Adjacent to 33,000 ac Davis Mountain Preserve

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Location

Skyline Ridge Ranch is located off Highway 166 a historic Scenic Loop on the south side of Mt. Livermore in the Davis Mountains of West Texas within the Davis Mountain Resort at the end of Skyline Road. The property is adjacent to the world renowned 33,000 acre Davis Mountain Preserve. It is located at the very end of Skyline Road in the Davis Mountain Resort on a high ridge that connects Paradise Mountain with Mt. Livermore. It is the gateway to a large protected area with unobstructed views of the grasslands, canyons, forestlands, and area mountains. Skyline Ridge Ranch is very close to Fort Davis and its various amenities like the State Park, National Historic Site, and McDonald Observatory but it is also one of the most secluded properties in the area at the head of Limpia Creek. Access is off Highway 166 west of Ft Davis where you turn north onto a deeded easement through the Davis Mountain Resort to the property located at 7,000 feet.

Acreage

22.97 acres in Jeff Davis County.

Description

Skyline Ridge Ranch is located in the heart of the Davis Mountains, a Sky Island of the Chihuahuan Desert with elevations ranging from 6,800 feet to 7,100 feet. This is a high ridge with wooded canyons creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, and mountains in the region. This is ponderosa and pinyon pine country, huge oaks, madrone, and lush grasslands. The central geologic feature on the ranch is the spine of Paradise Ridge which you can follow all the way to Mt. Livermore located at 8378 feet. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains- Livermore, Sierra Viejas, Chinati, Paradise, Cathedral, and Haystacks to name a few. Mountain ranges beyond Alpine and Marfa, the Glass and Chinati Mountains (30 to 50 miles distant) can be seen clearly on most days.

When you arrive at the top of Skyline Ridge the breathtaking 360 degree views turn the challenging five minute thrilling drive for the last mile into a WOW experience. Skyline Ridge Ranch is three contiguous lots at the end of a cul-de-sac, unfenced and adjacent to the Davis Mountains Preserve. There is a 3br/2bath modular home located on the property with electricity on the property which could be great temporary living quarters until a dream house is built.

Habitat

Skyline Ridge Ranch is blessed with a combination of unique elevations (6,800-7,100 feet) combined with a variety of slopes and drainages creating one of the most diverse assemblages of habitats in the area. Topography on the ranch is characterized by a high ridgeline, bluffs and steep valley and foothill slopes. The mountainous uplands and slopes are typically a mosaic of mixed emory oak, grey oak, silver leaf oak, pinyon, and alligator juniper woodlands interspersed with perennial bunchgrasses and native plants of the Chihuahuan grassland savanna up elevation to ponderosa pines. Lush rich slopes of cane bluestem, sideoats gramma, blue gramma, deer muley, and big muley with a wide variety of plants, flowers and forbs create a botanical wonderland.

Wildlife

Because of the diverse habitat with creeks, boulders, bluffs, trees, grasses and mountains there is an abundance of game and non-game animals and wildlife on Skyline Ridge Ranch. This is mule deer and whitetail deer country with an expanding population of rocky mountain elk. There are also smaller native animals and a wide variety of bird species found here like javelina, fox, ringtail, mountain lion, zone tail hawk, black hawk, hummingbirds, and montezuma quail. This is a "Sky Island" ecosystem at its finest with many unique plants and animals. The creek corridors are important to resident and migratory breeding birds and as stopover/staging areas for Neotropical migrants. The riparian woodlands are also important to the highly diverse bat fauna known from the Davis Mountains.

Improvements

There is electricity and a good 4x4 road to the property. There is a small homeowner's fee assessed on an annual basis to help maintain the roads within Davis Mountains Resort subdivision.

There is an older modular home located on Lot 19 that needs extensive repairs or removal. Water in the resort is done by well, harvesting, or hauling. This property has no well but a rainwater catchment system could be easily installed and at this elevation summer rain should provide adequate water for living purposes.

Price

~~\$175,720~~ **Reduced to sell! Now \$149,000**

Contact

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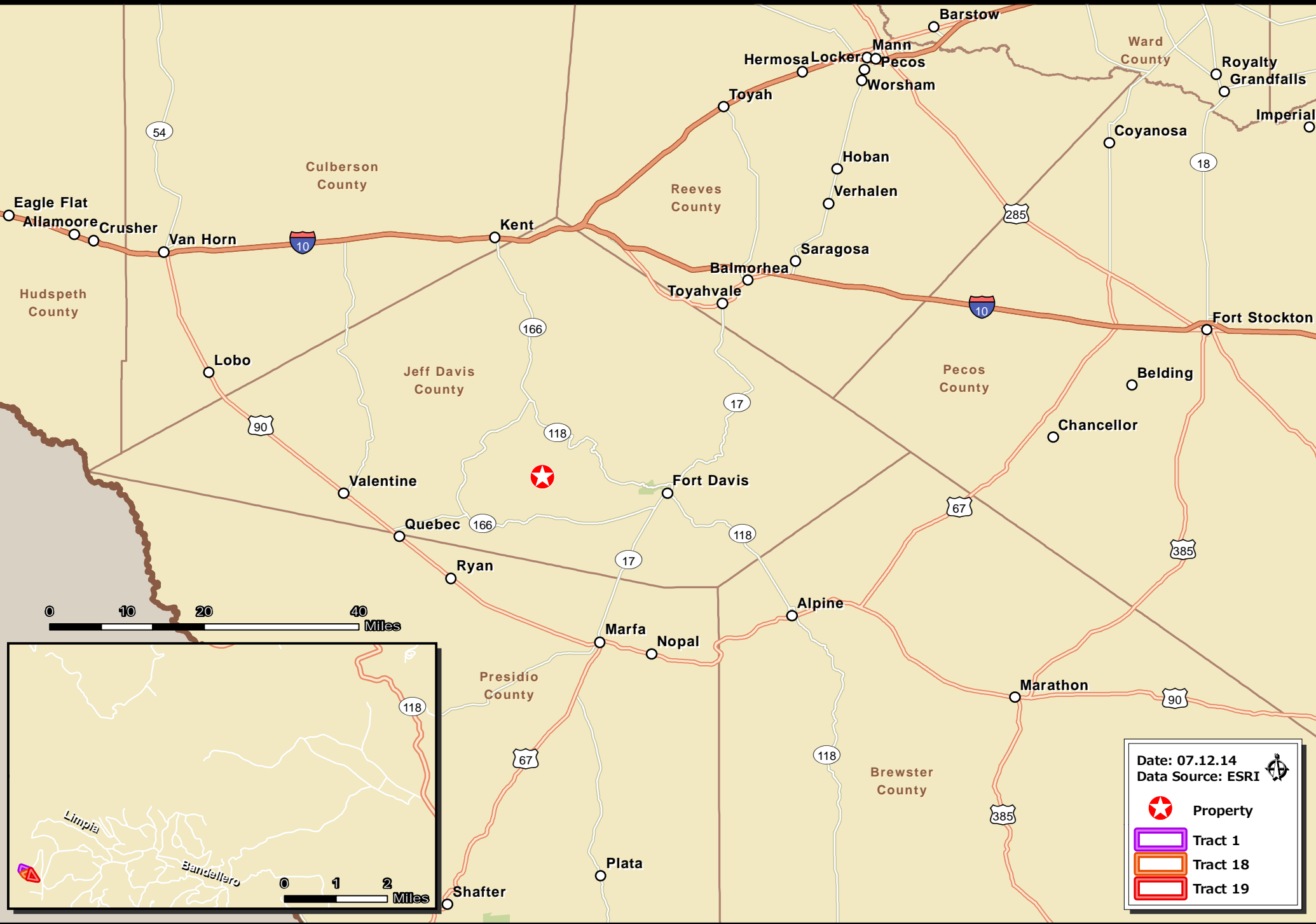
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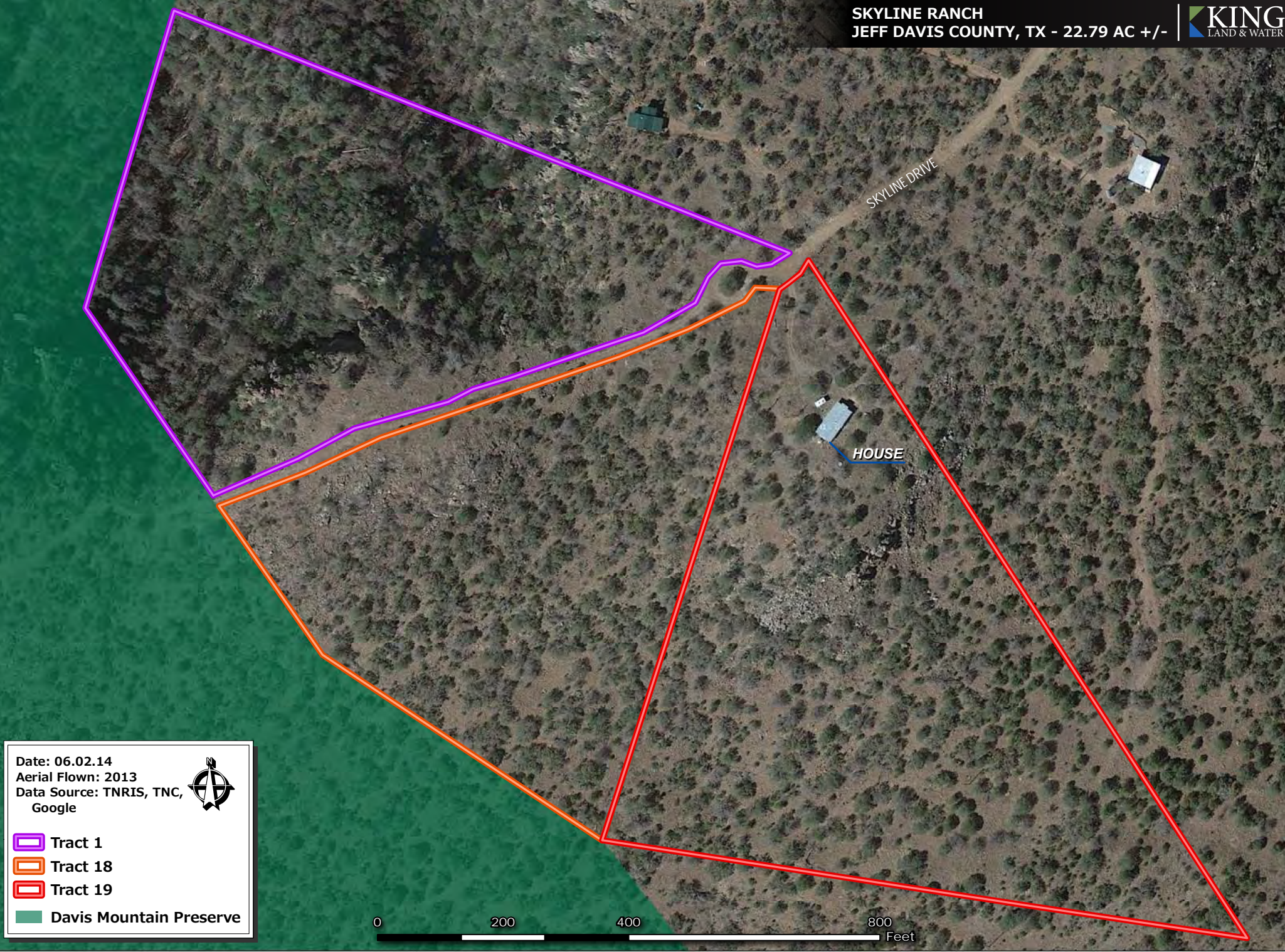
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

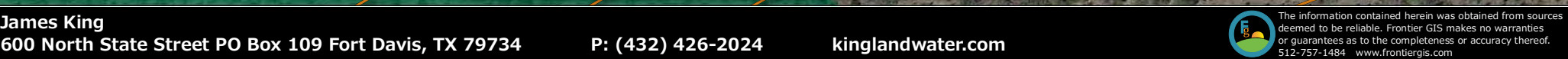




Date: 07.12.14
Data Source: ESRI

- Property
- Tract 1
- Tract 18
- Tract 19







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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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