



*Protecting Clients. Conserving the Land*

# Mountain Shadows Ranch

*5,200 ± Sq. Ft. | 3 bed/3.5 bath*

*103 ± acres*

*Jeff Davis County, Texas*



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## Location

This impressive 103 acre gated and fenced ranch with an exquisite Spanish style mountainside villa is located fifteen minutes north of Marfa, Texas in the Mano Prieto range of the Davis Mountains. With spectacular views of Mt. Livermore and McDonald Observatory to the north and the Haystack Mountains and Mitre Peak to the south, the ranch offers privacy, robust amenities, and a quiet getaway to escape to and engage with the land and nature.









## Property Description

The two-story Spanish style adobe villa boasts 5,200+ square feet of luxurious living space in a serene and private setting. Substantially renovated in 2014-2015, the three bedroom, three and a half bath home features a dramatic great room with wood burning fireplace and gaming lounge, chef's kitchen, expansive dining area, private master suite with living area or office and two guest suites on the lower level with entertainment room that includes a big screen TV and enclosed lanai. The east facing loggia provides exquisite mountain vistas including the ranch's fenced and irrigated orchard with 60 mature trees, enclosed vegetable garden, 1,036 square foot adobe barn and working windmill. The approach to the home is through a gated entrance and up a paved hillside driveway to the amply sized motor court and attached two-car garage. From the north patio enjoy perfect sunsets or watch the storm clouds and weather fronts move in.







## Main Level

A dramatic hand-hewn sculpted wooden door opens onto a welcoming gallery. Impressive details abound that include Saltillo tile and polished wide-plank hardwood flooring, cedar lintels and sills, custom crafted wall sconces, wrought-iron chandeliers. Soaring open-beamed ceilings, graceful arched doorways, picture windows with casement vents and full-glass exterior doors create the impression you are one with the landscape.







The 730 square foot living area, accented by the wood burning fireplace and wood beamed ceiling is ideal for both formal or casual entertaining and opens onto a covered patio with views of 8,300-foot Mt. Livermore, the tallest peak in the Davis Mountains. A 500 square foot gaming room with custom beverage bar accesses a sweeping patio with fire pit, outdoor cooking space and romantic star gazing platform. Solar lighting strategically located throughout the native plant garden and stairs enhances the nighttime ambiance.











The chef's kitchen abounds with top-of-the-line gourmet appliances and finishes: Viking professional two-oven, six burner propane gas stove with grill, Sub Zero refrigerator and Sub Zero freezer, Shaws Classic apron front sink, wine cooler, butler pantry. An immense center island with seating for four has a built-in Miele electric convection oven/microwave, under counter track lighting, and abundant storage.











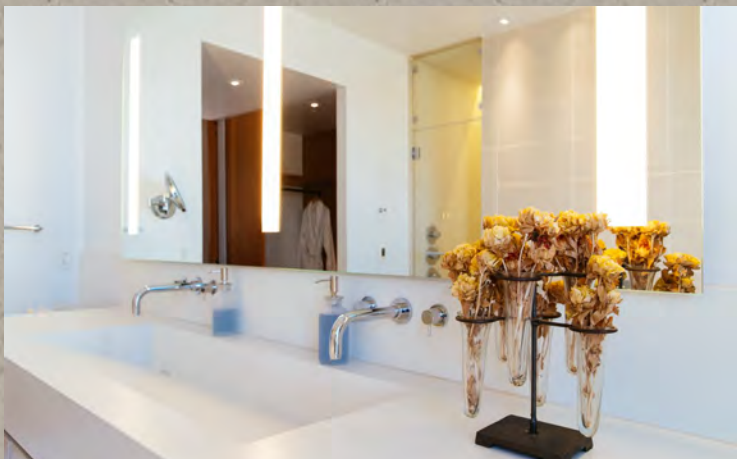




Hand-crafted double doors from Mexico lead to the luxurious Master Suite wing which has its own living area and spa bath with Thermasol steam shower, Axor dual rain and handheld shower heads, modern slipper tub, radiant floor heating, custom built-in cabinets and picture window views of the ranch and distant Mitre peak. The master bedroom with sitting area features a Juliette balcony overlooking the Puertacitas Mountains to the south.











## Lower Level

Stairs lead down from the first-floor gallery to the lower level guest suites and entertainment living area. The two spacious guest suites, each with distinct style and amenities, ensure maximum comfort for family members or guests. Each suite features a spa style bath and over-sized walk-in shower with glass door entry and Hansgrohe fixtures. Windows in each suite subtly frame the ranch and orchard below. Zoned heating and cooling allow for individual comfort in each suite. A spacious lanai extends the length of the lower level; the perfect spot for nature viewing, reading or relaxing.



The home's attached two-car garage with additional exterior parking area is adjacent to the lower level entertainment area. An automated roll-up security door at the top of the driveway provides an additional degree of privacy and when the door is down, a custom-built pivot door provides secondary access to the front patio.











## Orchard and Grounds

A ten acre irrigated and fenced orchard is home to a variety of peach, pear, pomegranate and a variety of apple trees, enclosed vegetable garden and a designated area for chickens. The trees produce ample fruit for annual canning and sharing with friends and family. A 1,036 square foot adobe garage adjacent to the orchard serves as workshop and ranch equipment storage. The working windmill pumps water from the orchard well to two water storage tanks, one of two very good wells located on the ranch. A second well pumps water to a 5,000 gallon water storage tank located uphill from the villa. A diverse array of pine and hardwood trees provides a tranquil area to entertain.





## Wildlife and Habitat

Wildlife is ever present on the ranch including mule deer, white tail deer and aoudad sheep as well as other high desert animals like racoons, coyote, javelina, fox and ringtail cat. This ranch has a high diversity of grassland birds and songbirds that use the open meadow and are drawn to the orchard and enclosed garden. Hummingbirds are abundant starting in the spring through fall migration.

Private and secure, rich in modern amenities yet classic in design, Mountain Shadows Ranch is a world-class West Texas refuge.











## Price

**\$2,555,000**

## Contact

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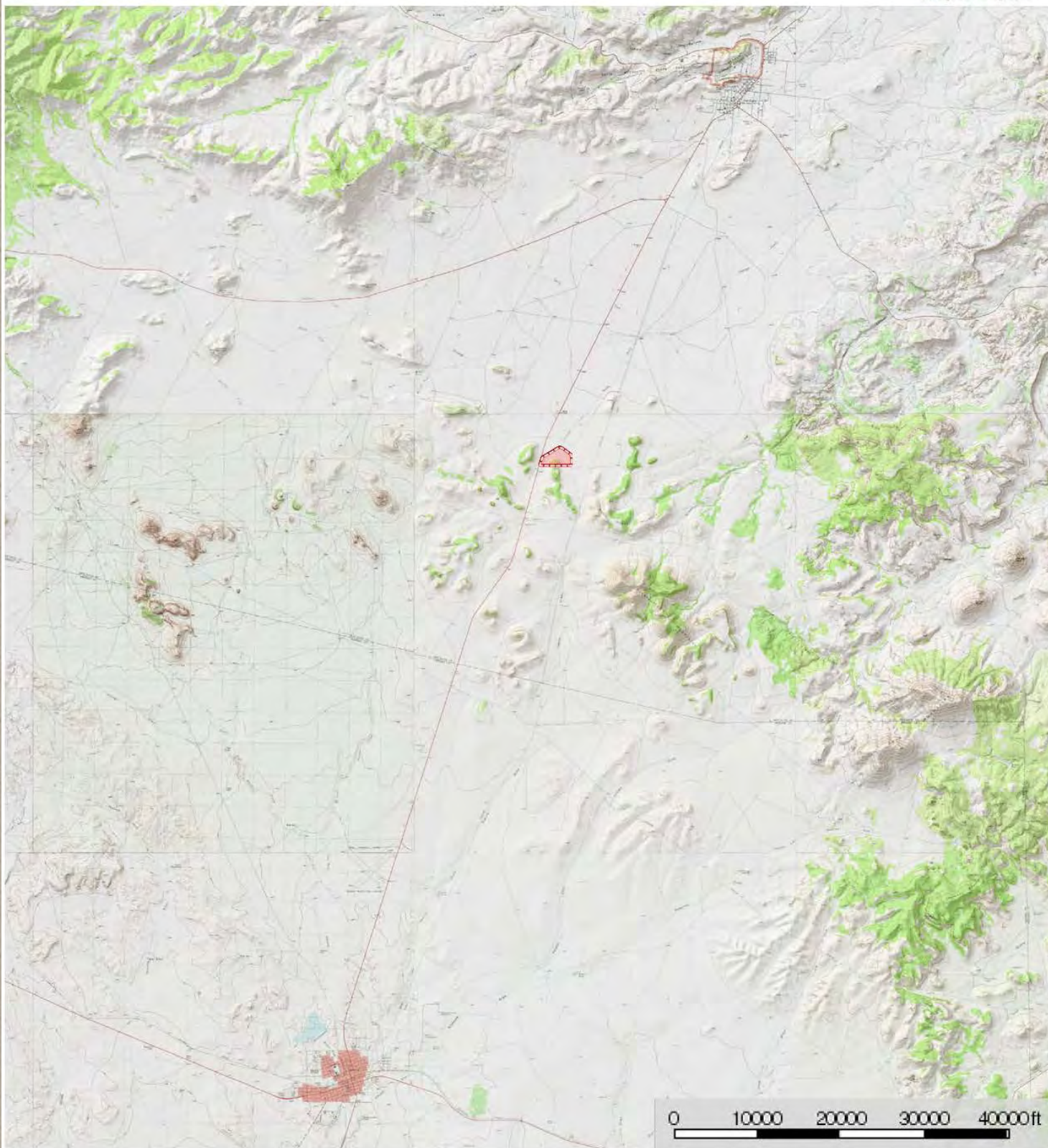
### Disclaimer:


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**Campos**  
Jeff Davis County, Texas, AC +/-



 Boundary

**King Land & Water LLC**

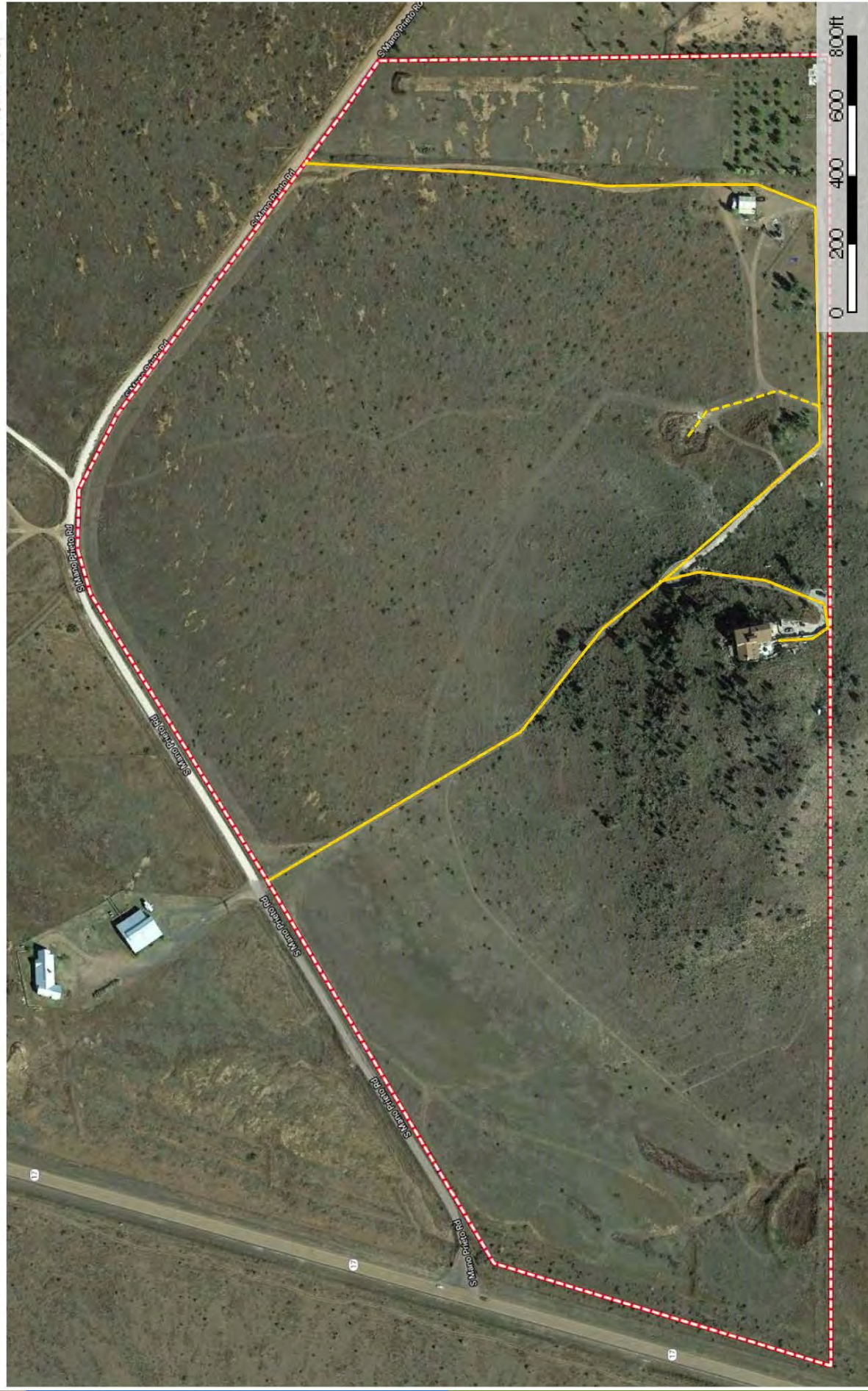
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--- Road / Trail      --- Primary Road      - - - Boundary