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# HOPE'S RANCH

39± Acres

Fort Davis, Texas



**Debbie Murphy, Broker Associate**

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## Location

Situated on 39± acres of grassland hills with excellent views on the eastern edge of Fort Davis, off of paved Cemetery Road, Hope's Ranch offers sweeping vistas of the Davis Mountains, the town of Fort Davis, and the high grasslands nearby. The wrap-around sleeping porch of this pueblo-style adobe put owners at a ring-side seat for watching a resident covey of blue quail and the parading deer, javelina and other wildlife. Sunsets over the mountains give way to the spectacular display of stars that are the signature of Fort Davis, which is known for its amazing amenities: Fort Davis National Historic Site, Davis Mountains State Park, the Davis Mountains Preserve, and McDonald Observatory. Fort Davis is just 25 minutes to Marfa, a destination for art, food, music, and architecture.

## Acreage

39± Acres in Fort Davis, Jeff Davis County, TX



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## Description

Hope Wilson, the daughter of west Texas pioneers, ranched and farmed for decades from Pecos to Presidio. But when she needed to revive her spirit, she always returned to Fort Davis and her house in the mountains. Now, that same serenity is available to the next owner of Hope's Ranch.

Hope's Ranch is a fenced 39 acre slightly rolling grassland with a 2,400square foot +/- three bedroom, 2 ½ bath pueblo-style home. The home started as a frame house in the 60's which was added to over the years. The adobe addition to the house was built from bricks made right there on the ranch and resulted in the generous-sized Great Room that features a dining and living area, game and reading space and a daybed.

The master suite accommodates a king-sized bed with space available for a comfortable reading chair and floor lamp. The en-suite bath features a tub/shower enclosure and single basin vanity. A private patio is accessible off the master bedroom. The two guest bedrooms are nicely sized and share a hall bath with tub/shower enclosure and single basin vanity. The second guest bedroom has direct access into both the hallway and the living area. Hardwood floors are found in the living areas, bedrooms and hallways and vinyl flooring is in the kitchen and baths.

The full kitchen with nicely sized eat-in dining space has all the necessities of home. Adjacent to the kitchen is a utility room and pantry with space that could be converted to a washer/dryer closet. Walk-out from the kitchen to the wrap-around screened-in sleeping porch with a half-bath and views of the surrounding mountains and the spectacular display of stars. The perfect spot for dining or napping outdoors. One word to describe this home, 'Comfortable'.

Other improvements are a two-car covered carport that is attached to the home and includes a storage room with electricity and water and houses the pressure tank for a very good water well.

The perimeter fence was recently reworked and a permanent trough installed for watering cattle or horses. Apple, peach, and pear trees and a variety of native plants and pine trees are in a fenced area around the home.



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## Wildlife

Wildlife in the Davis Mountains is abundant with Mule Deer, White-tail, and smaller animals, and bird species such as racoons, javalina, fox, ringtail cat, hummingbirds, Montezuma quail, and blue quail. Migrant songbirds and butterflies fly through the area on semi-annual migrations and are attracted to the extensive native plants and grasslands. 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 the hillside grasslands. Hope's Ranch is at the edge of large ranch country and it the beneficiary of the area's native wildlife. The prior owners partnered with the Master Naturalist Chapter to erect a hawk nesting platform.

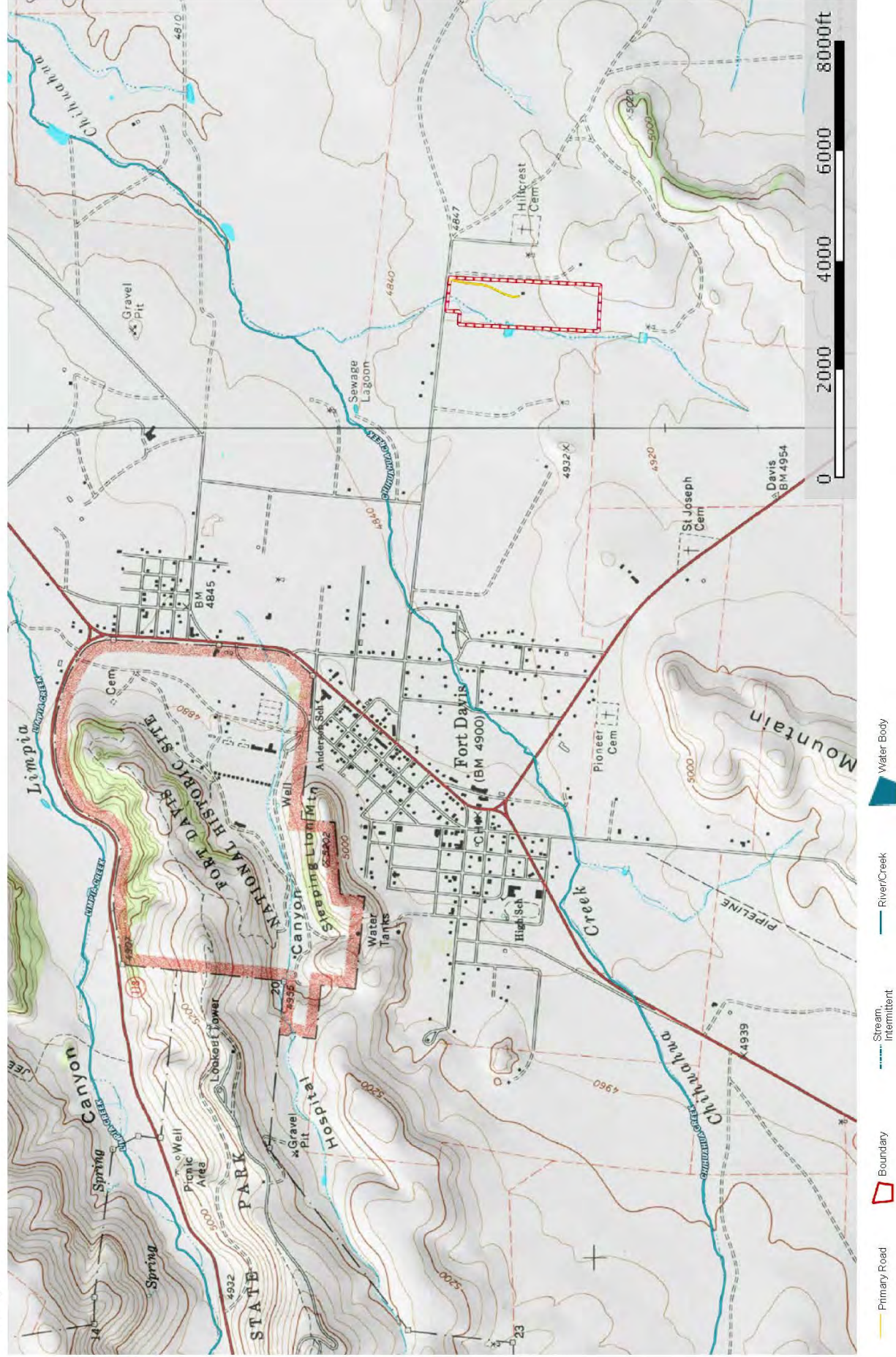


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# Hopes Ranch Texas, AC +/-





Hopes Ranch  
Texas, AC +/-



Google

CNES / Airbus, DigitalGlobe, Texas Orthoimagery Program, USA



Primary Road Boundary Stream, Intermittent River/Creek Water Body

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## Price

\$829,000

## Contact

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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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