



Protecting Clients. Conserving the Land.

"The Place"
2000 Chivo Viejo Rd
3,500±sq ft Home on 56± acres
Jeff Davis County



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Location



Situated in dark sky country of far West Texas this 56+ acre ranch is in the grassy foothills of the Davis Mountains approximately eight miles west of Fort Davis off Scenic Loop Highway 166. A three mile drive down a private ranch road takes you past the neighbor's miniature Herefords grazing on summer grasses and directly to the property's headquarters amongst acres of Texas native oak trees and a seasonal creek.



Description

The 3,500± square foot three bedroom, two bath ranch style home is amenity rich with a screened-in sleeping porch, separate sun porch with windows opening onto the sleeping porch, two rock-faced wood burning fireplaces, wood burning stove, two dining areas and stunning 1,000+ square foot living space with expansive views of Blue Mountain. Additional improvements include an equipment shed, separate workshop, two-car carport, RV shed and well. A man-made pond in the backyard provides a place to cool off or lounge on a hammock as well as a water source for wildlife. The porch off the living area provides views of Blue Mountain and Haystack Mountains to the east and south and a covered patio provides views to the west of the pond and oak tree grove. The home is surrounded by a cedar post fence and has a separate livestock trap. Fifty acres of the property are under agriculture exemption with the local appraisal district.





Land

Very few places in the Davis Mountains convey both the beauty and serenity of The Place. Surrounded by lush pasture, mountains, and a forest grove of silver leaf oak trees this property is enchanting. Nestled throughout the grove are benches made with large timbers harvested many years ago, a picnic table in a special spot, and a secluded hammock meadow for afternoon lounging. A seasonal creek winds through the property offering many opportunities for rock hunting and finding tree limb sculptures. To fully grasp the topography and beauty of the property please view the accompanying video on the King Land & Water web listing.





Home

A charming, fenced area opens onto the front yard with native bunch grasses and mature madrone and pine trees. Majestic cedar front doors open into the focal point of the home, the 1,000+ square foot open plan living area with rock accent walls, cedar posts, wood plank ceiling and includes both a rock faced wood burning fireplace and wood burning stove. This great room with its' vaulted ceiling has conversation areas, tv viewing space, a dining area that will accommodate a large group and space for a baby grand piano. Sliding doors provide access to an outdoor patio used for lounging and grilling. Adjacent to the living area is the kitchen with gas range, tiled countertops, and plentiful cabinet storage. The kitchen opens onto a second living area that functions as a den and casual dining space and features a second rock faced wood burning fireplace. A pantry and canning room and a separate space suitable for a wine cellar are located off the kitchen.

There are two first floor primary suites accessible off the den each with private bath and plenty of space to accommodate a king-sized bed. The first suite has a southwest style bath with the bath vanity separate from the water closet and tub/shower enclosure. The second suite has a walk-in closet and bath with walk-in shower that features handcrafted tile. A stairwell off the second suite hallway leads to a third bedroom or office space.

Built in 1984 the home displays traditional ranch house features such as wood plank ceilings and cedar crossbeams, log beams, and natural rock accents. The main living area has stained concrete floors and Saltillo tile, hardwood and wood laminate flooring and carpeting are found in other areas of the home. Zoned central heating and air conditioning was recently installed.







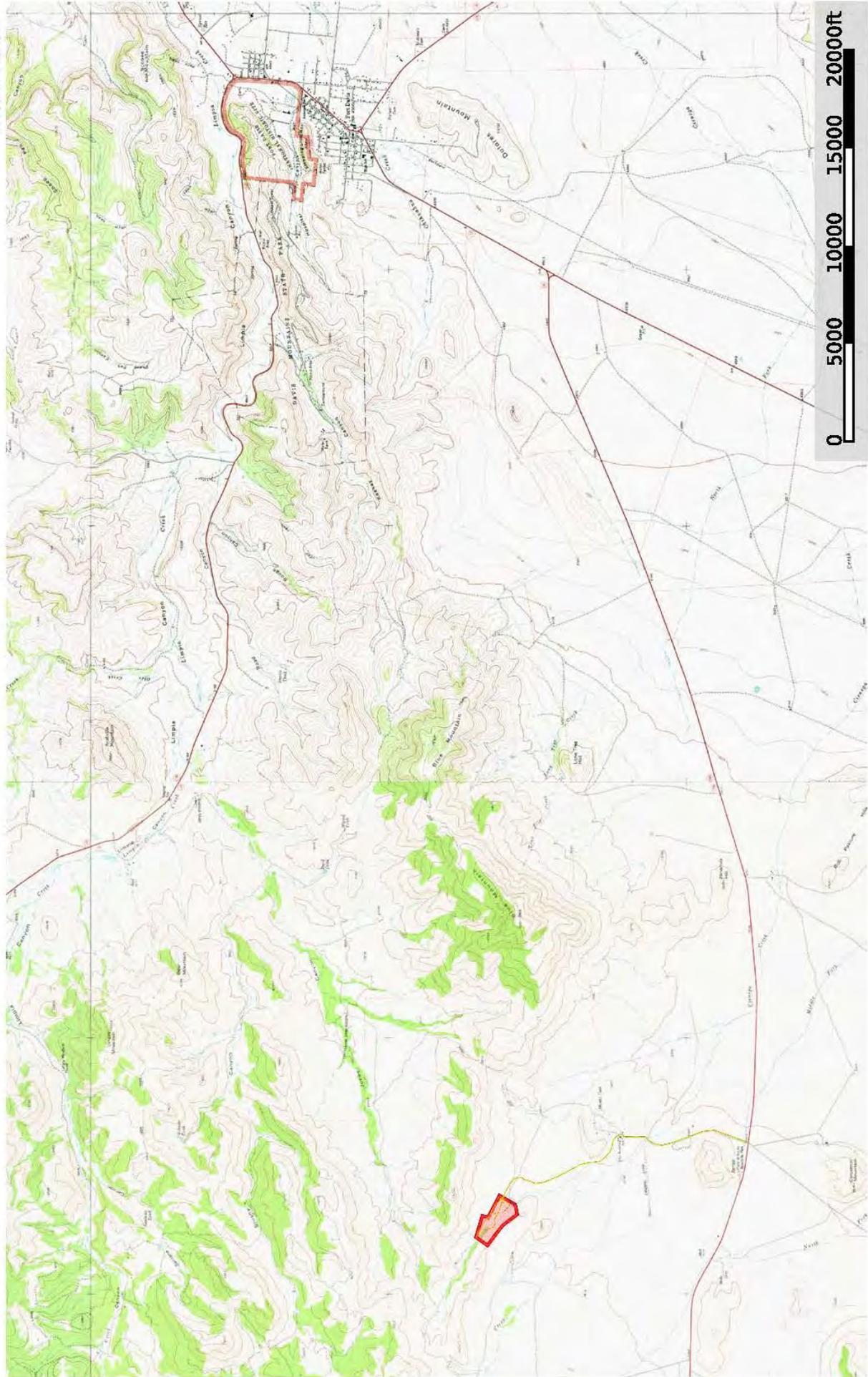


Improvements

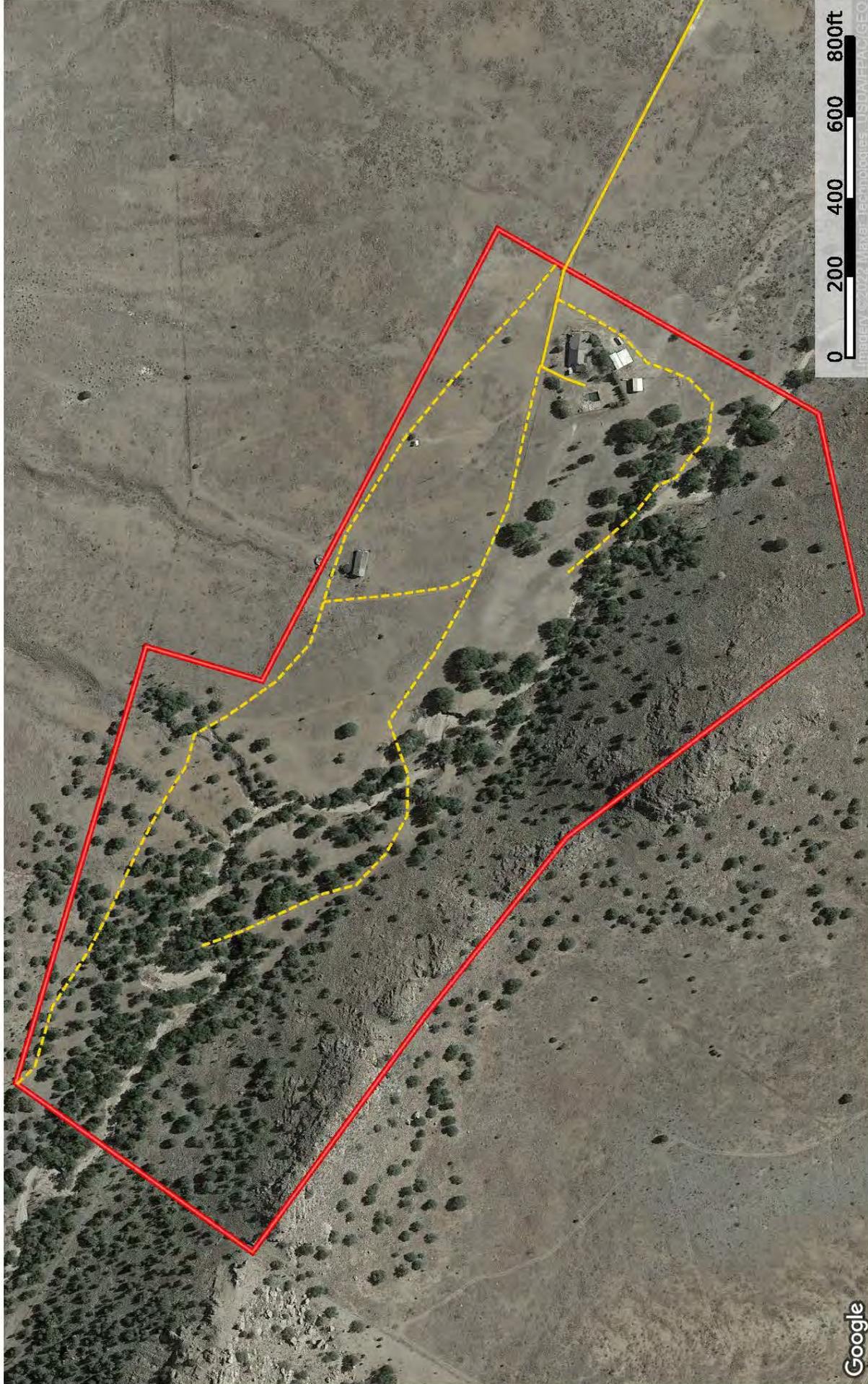
A 960± square foot equipment barn, with roll-up doors on each end, has additional built out interior loft storage. Perfect size for a tractor or to store recreational vehicles. A 600± square foot two-car carport and 720± square foot RV shed are near the house and connected to the carport is a 306± square foot workshop with concrete floor and electricity. There is a small lawn equipment shed located in the front livestock trap. A man-made pond is encircled with hand stacked rock and an area for hammocks and seating. The ranch has its own water well and shares a second water well with a neighboring ranch.



Chivo Viejo Road
Fort Davis, Texas, 56 AC +/-



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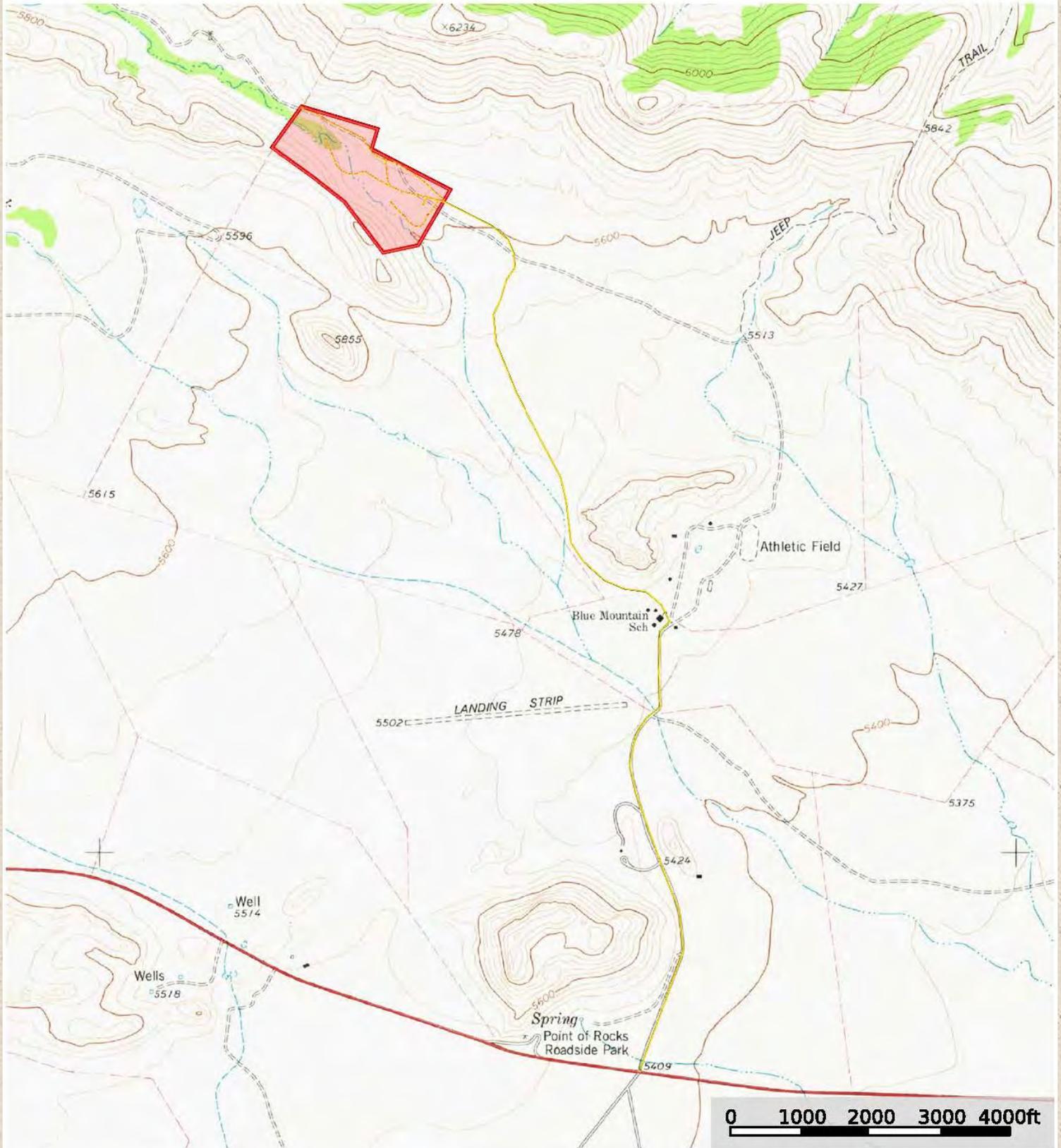
--- Road / Trail
--- Primary Road
□ Boundary

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completeness or accuracy thereof.

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--- Road / Trail — Primary Road □ Boundary







Price

**Price Reduced from \$1,254,000.00
to \$1,000,000.00**

Contact

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Disclaimer

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