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## 215 Warbonnet Road

40.45± Acres  
Fort Davis, Texas



**Debbie Murphy, Broker Associate**

Office 432-426-2024

Cell 432-386-7259

[Debbie@KingLandWater.com](mailto:Debbie@KingLandWater.com)

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## Location

Enjoy the privacy and tranquility of this 40+/- acre ranch that borders legacy ranches of Jeff Davis County and affords views of the Marfa Plateau grasslands and the craggy Davis Mountain highlands. Located off scenic highway 166 approximately 18 miles west of Fort Davis, the flagstone patios of this southwest style stucco home provide a front-row seat to color-filled sunsets, ever-changing cloud formations and spectacular displays of the stars and the Milky Way.



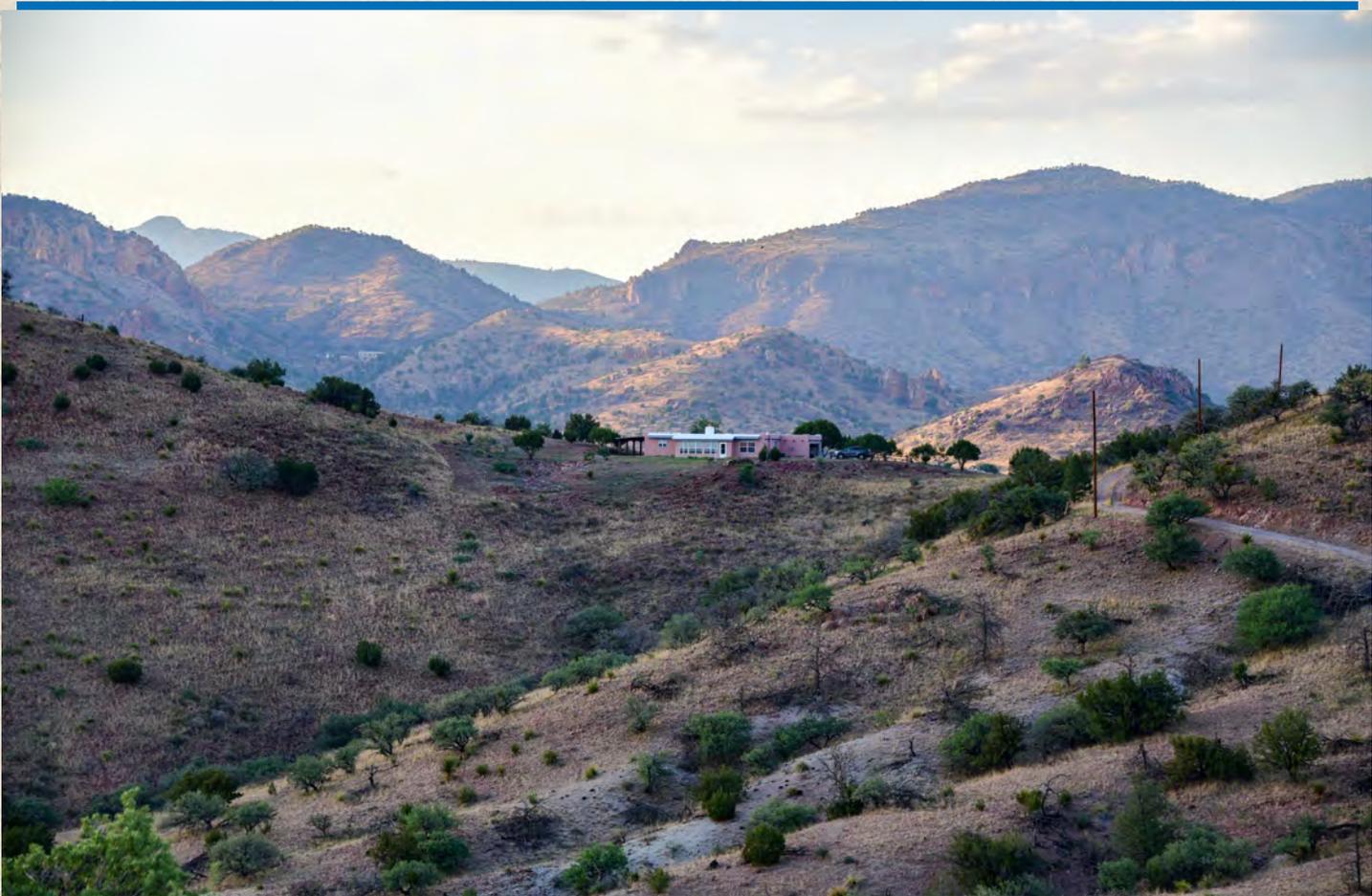
## Acreage

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



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## Description

The possibilities for enjoying this peaceful acreage are endless. The 1,700 +/- square foot southwest style home is move-in ready; your time can be spent exploring the national park-like 40 acres with varying elevations and topography. Native grasslands cover the cascading hills behind the house which lead to a concrete water trough for wildlife. Continue beyond on the property and the volcanic rocks formed long ago frame the natural 'window' that opens onto the Marfa grasslands and undulating hills of the Marfa Plateau. There is a choice site for a possible second home-site, entertainment pavilion, or viewing platform in close proximity to a good well. At over 6,000' elevation this property is rare and unique.

The 3 bedrooms, 2 bath stucco-over-frame constructed home has all the amenities for comfortable living. Enter through either the attached two car garage or the flagstone walkway leading to the front door accented by stained glass windows. A saltillo tile entry opens to a spacious living room with cedar ceiling beams and features a wood burning fireplace with blower, and plenty of space for conversation areas and leisure activities. A separate formal dining area is adjacent to both the living area and kitchen and has windows looking out to the hills and rock formations of the back acreage. Off the dining room an enclosed porch places you front and center with views of the hillsides beyond. The rear flagstone patio is ideal for enjoying the cool mountain mornings and evenings. The kitchen is well outfitted with ample storage cabinets and plentiful counter space. Utility room with washer, dryer and utility sink are conveniently located off the kitchen and leads out to the over-sized attached two car garage. All appliances will convey.



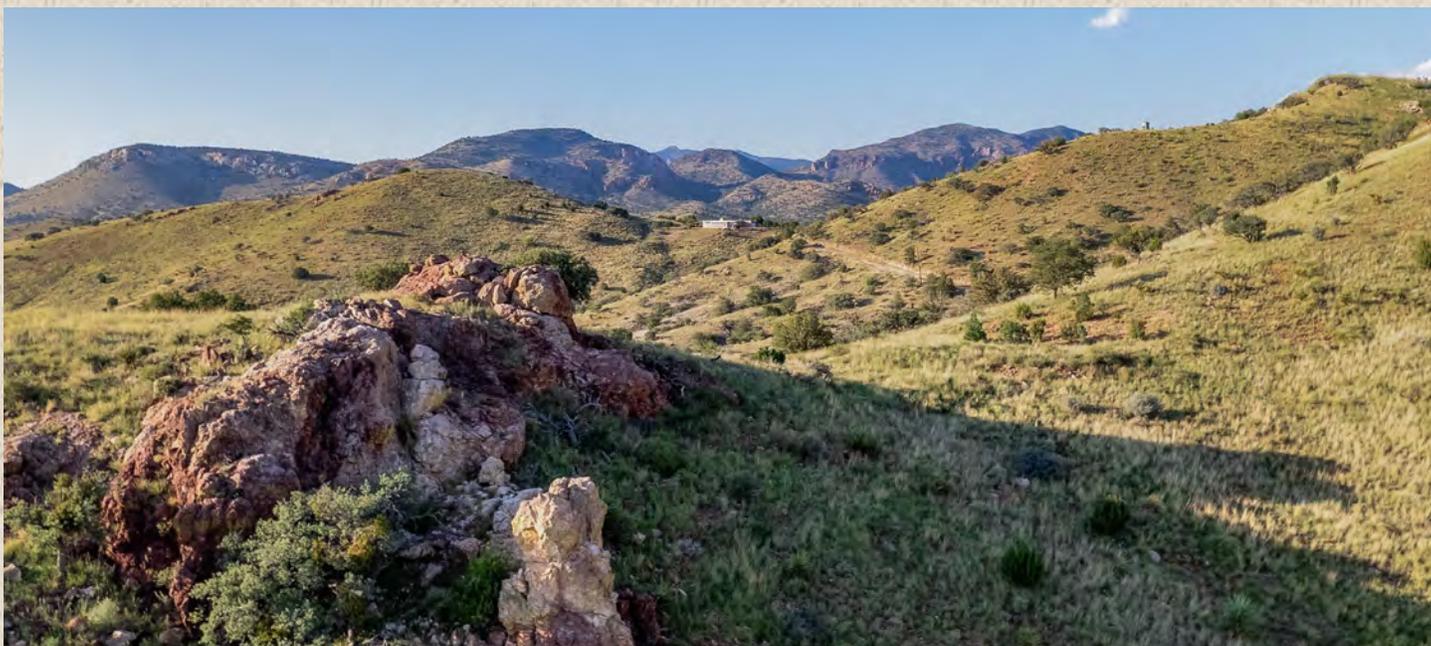
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A saltillo tiled hallway leads to the nicely sized primary bedroom that easily accommodates a king-sized bed, sizeable furniture, and offers two separate closets. The bath is en suite with linen closet, nicely sized single sink vanity and updated walk-in shower. A second bedroom comfortably accommodates twin beds and has ample closet space. The hall bath with storage closet, single sink vanity and tub/shower enclosure is adjacent to the second bedroom. Off of the main entry is the third bedroom currently used as a comfortable den and tv room with built-in bookshelves. The living areas of the home feature high quality carpeting, saltillo and ceramic tile in the kitchen, utility room, hallways and baths, and wood composite flooring in the dining area. The all-electric home has central heat and air conditioning.

On the west side of the home is a covered flagstone patio perfectly suited for a hammock and outdoor entertaining. The front and rear yards are tastefully fenced to minimize visits from local wildlife and keep pets in close proximity.



## Wildlife

The 40 acre ranch is located off of paved highway 166 at the back of the Warbonnet Subdivision, overlooking large private ranches, approximately two miles down a community maintained unimproved road. The driveway to the property is gravel and opens onto a parking pad leading into the two-car attached garage. While walking the rear acreage is encouraged, the current owner has established a very good unimproved private road that traverses the property and leads to both the wildlife watering trough and well, and the upper optional building site overlooking the Marfa grasslands. A good well supplies water to the wildlife trough while the home's water is supplied by a deeded shared community well.

If you are seeking a one-of-a-kind country retreat with diverse topography and geological features with space to build on or enjoy nature year around as is, contact Debbie Murphy to schedule an appointment to view the property. Proof of buyer qualification is kindly requested.



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The logo for KING LAND & WATER. It features the word "KING" in a large, bold, serif font. To the left of "KING" is a green square with a white diagonal line. Below "KING" are the words "LAND & WATER" in a smaller, all-caps, sans-serif font.

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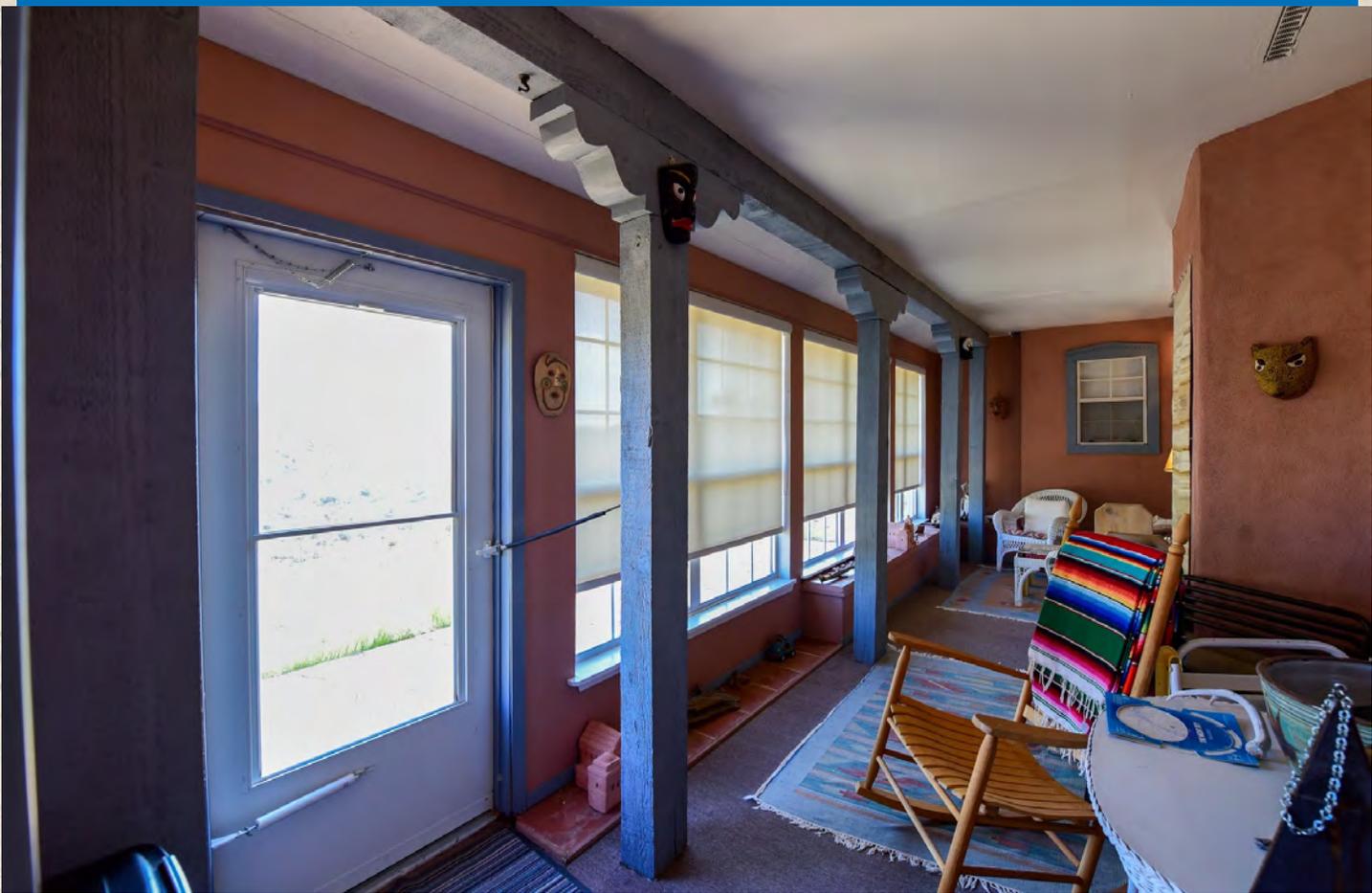
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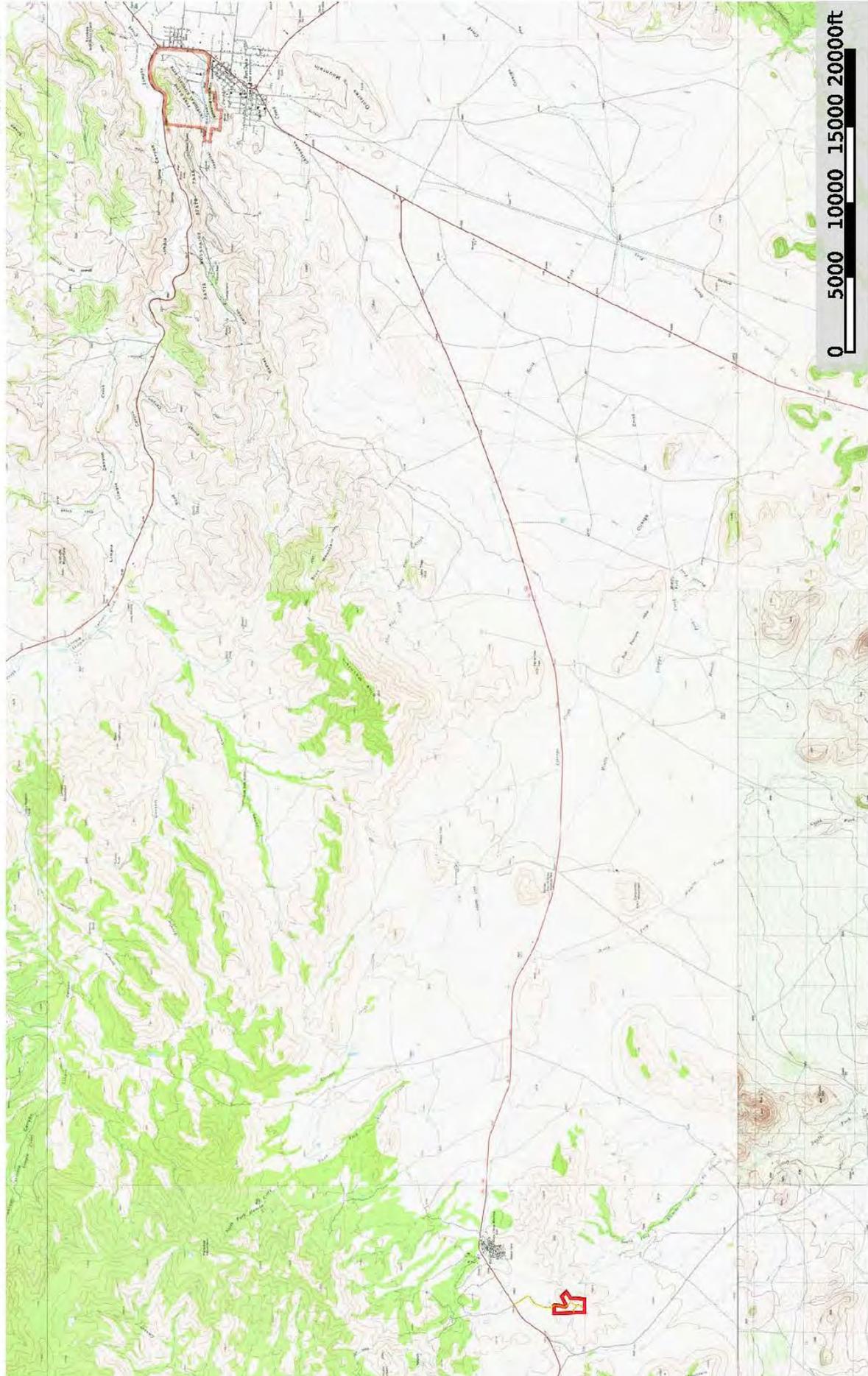
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**Finley**  
Jeff Davis County, Texas, 40.45 AC +/-



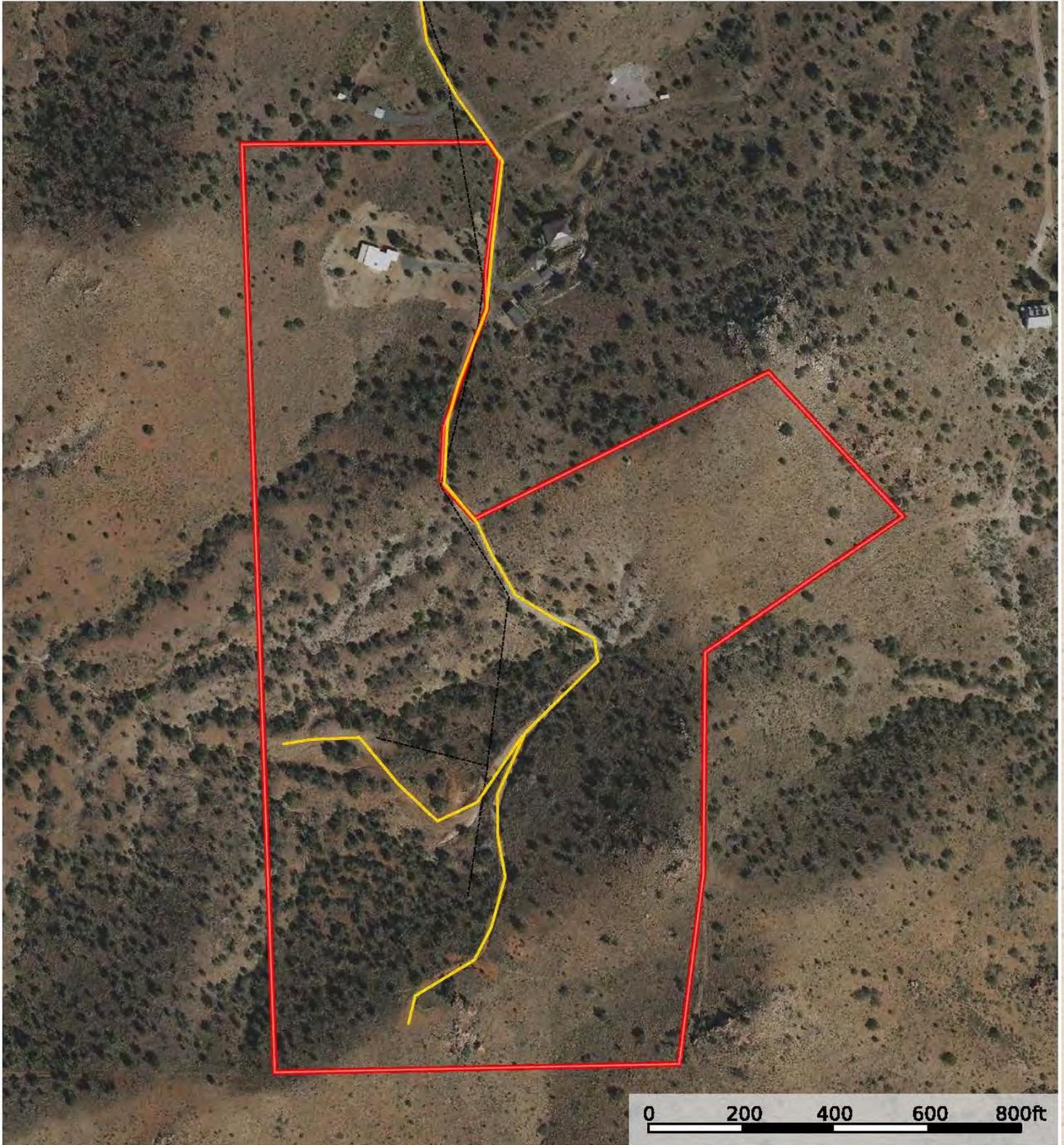
Primary Road    Boundary



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Finley

Jeff Davis County, Texas, 40.45 AC +/-

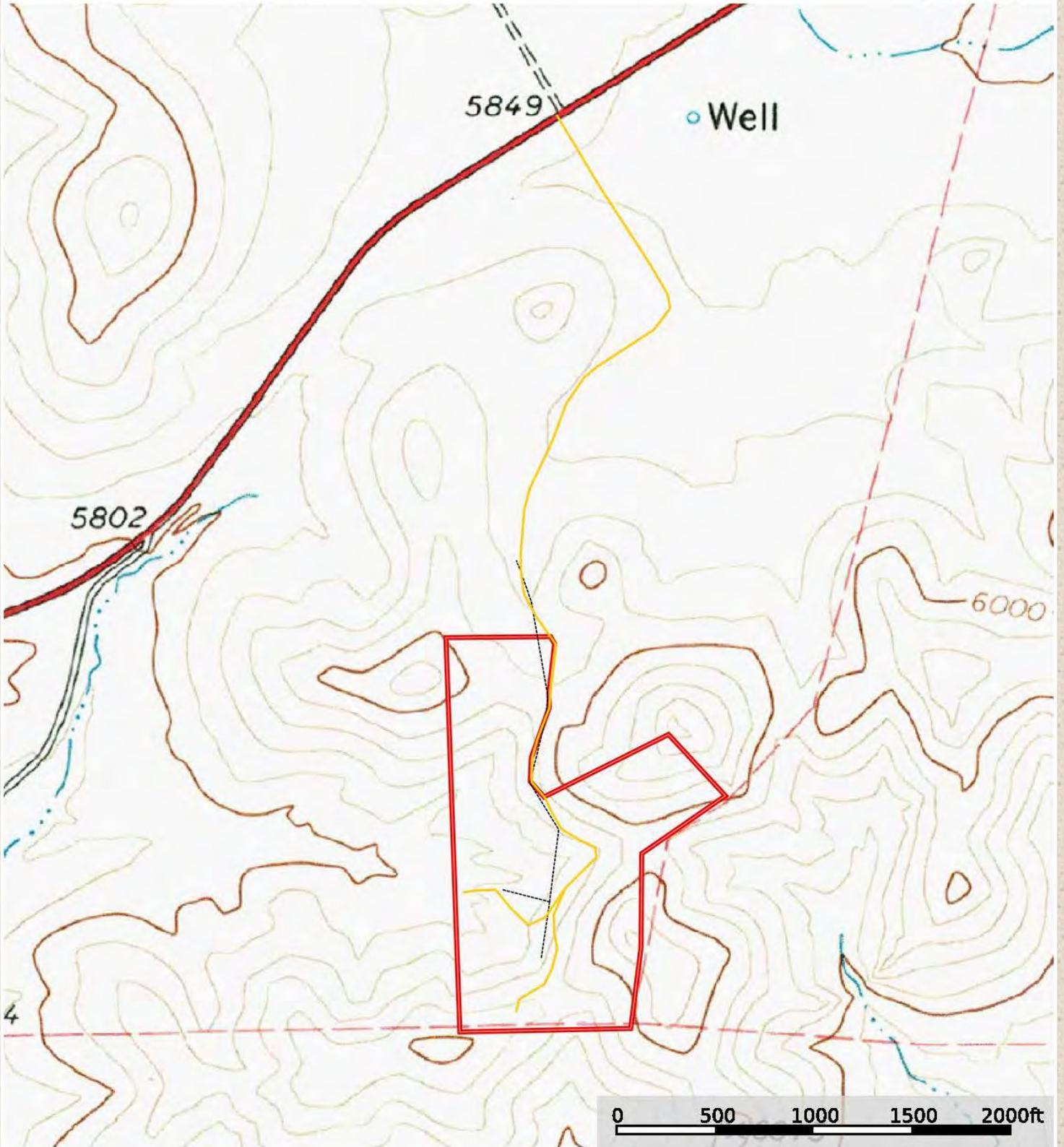


Primary Road    Transmission Line    Boundary



Finley

Jeff Davis County, Texas, 40.45 AC +/-



Primary Road    Transmission Line    Boundary

King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175

kinglandwater.com



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## Price

**Price Reduced from \$1,200,000 to \$935,000**

## Contact

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### Disclaimer

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