



*Protecting Clients. Conserving the Land.*

# El Cielo at Point of Rocks

48± Acres  
Fort Davis, TX



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# El Cielo at Point of Rocks Fort Davis, Texas 5,500 ft Elevation

## Location

The Davis Mountains of West Texas are described as a “Sky Island” or mountains rising out of a desert sea. This unique property, El Cielo, derives its name from this type of habitat, with towering cliff faces and pastures within a protected enclave. Located just 12 miles from Fort Davis and 29 miles from Marfa, El Cielo has easy access to the area parks, preserves, restaurants, galleries, and shops, while also offering the seclusion and quiet of being out in the mountains. It boasts one of the most beautiful, well-built living compounds in the region and is nestled into pastures and dramatic topography.

Point of Rocks stands as El Cielo’s front yard, as this 48.26± acre property was carved out of a larger ranch with the intention of protection, adventure, beauty, design, and convenience. The compound offers over 4000 square feet of conditioned interior space spread over three buildings. Porches bring over 3000 square feet of covered and screened areas to complement the living spaces, with a pavilion also included.

Designed by Kristin Bonkemeyer and Tom Greenwood and built by the late James Cook, the compound frames the mountains, grasslands, trees, rock outcroppings and huge cliff faces as an expression of the owners’ love of nature, art, and design with the elegance of comfort and space. Windows and porches look out onto Mt. Livermore, Cathedral Mountain, Point of Rocks, Taylor Flats, Puertocitas, Haystacks, and many other area highlights. Climb to the top of Point of Rocks and have a 360 degree view around the entire area. The views are nothing short of stunning.

## Acreage

48.26± acres in Jeff Davis County, TX





## Property Description

The owners of El Cielo designed and built the compound as a forever home. It is an expression of their creativity and love of the land. There are very few homes in the tri-county area that have this kind of quality and design. The scale, siting, color and landscaping land these improvements gently into the native setting.

- 4,450 sq/ft in 3 Br/2.5 Ba Main House and porches with office
- 1,210 sq/ft in 2 Br/1 Ba Guest House and porches with office
- 475 sq/ft Studio with plumbing
- 924 sq/ft Entertainment pavilion/garage
- 500 sq/ft Equipment barn
- Driveways, walkways and landscaping







## Main House

Open concept for kitchen, dining and living room space, with 13' ceilings set off with large cedar beams.

### *Kitchen*

- Large walk-in pantry with custom shelving, space for extra refrigerator, vintage cooler door
- Five-burner gas stove unit plus separate electric oven
- Kitchen island with built-in shelves and cabinets plus mesquite countertop
- Custom cabinetry for an organized kitchen

### *Dining and Living*

- Separate office with door off the living room space, with built-in desk and cabinets
- Indoor and outdoor sound system in living room and porch
- Wood-burning fireplace with gas ignition and mesquite mantel
- Built-in bookcases across the width of the living room
- 560 sq ft screened dining and gathering porch with direct entry from living room

### *Laundry*

- Vintage cast iron sink in custom steel frame
- Utility closet with 50-gallon dual tank hot water heater and space for wine refrigerator

### *Master Suite*

- Separate dressing area with two walk-in closets
- Built-in closet dual dressers, shoe racks and shelving
- Double vanity bath area with separate toilet room and tiled shower with bench

### *Utility Porch*

- 140 sq ft screened porch with brick flooring
- Vintage cast iron sink in custom steel frame
- Large outdoor shower behind utility porch, with views of Point of Rocks

### *Main House- Guest Bedrooms*

- Entry from outside porch connected to main structure
- 2 bedrooms with closets, connected by Jack and Jill bath
- Built-in dressers and shelving in closets
- Two vanities in bath with granite countertops
- Separate wet area with toilet, shower and bathtub
- Tankless gas hot water heater









## Guest House

- 2 bedrooms with closets, connected by Jack and Jill bath
- Two vanities with granite countertops
- Separate wet area with toilet and shower
- Office entry from outside porch
- Office built-in desk, cabinets and shelving
- Drink bar with refrigerator and hot water spigot in office
- Tankless gas hot water heater







## Studio

- Open concept with wall space for display
- Tankless gas hot water heater
- Outdoor steel firepit with gas ignition and ceramic logs
- Weathering black steel outside material on entire building
- Polished and sealed concrete floor
- Custom built-in cabinetry with stainless steel utility sink







## Building Systems

- 2”x 8” framing, cinder block posts, covered with elastomeric stucco and Arcus Stone plaster
- Standing seam metal roof
- Hardwood, brick and custom tile floors
- Jeld-Wen double hung windows, with clad exteriors and custom alder interiors
- Poured-in-place concrete windowsills (inside and out)
- 10-13’ ceilings
- Solid cedar beams on all ceilings (including porches) except bathrooms
- Custom select alder cabinetry, including closet dressers and bookcases.
- 3x8’ custom alder doors
- Gravel ground cover surrounding all structures, with xeriscape landscaping throughout
- High speed AT&T Business Enterprise fiber internet, a custom amenity for the compound

## Barn

- Three bays for parking equipment
- Enclosed space with concrete floor, windows, sliding door



## Ranch Descriptions and Wildlife

El Cielo is divided by Largent Ranch Road, which is 1/2 mile off the southern Scenic Loop Highway 166. The main entrance to the headquarters comes on the east, delivering you to a formal front gravel entrance with landscaped steps to the Main House. There is also a back entrance to the center of the compound and to the Pavilion, Guest House and Barn. Water is secured through a new 400 foot solar well near the Barn and an older seasonal well in the front pasture. Deeded access to a neighboring well also comes with the property and is plumbed to the property. Water storage totals 5000 gallons.

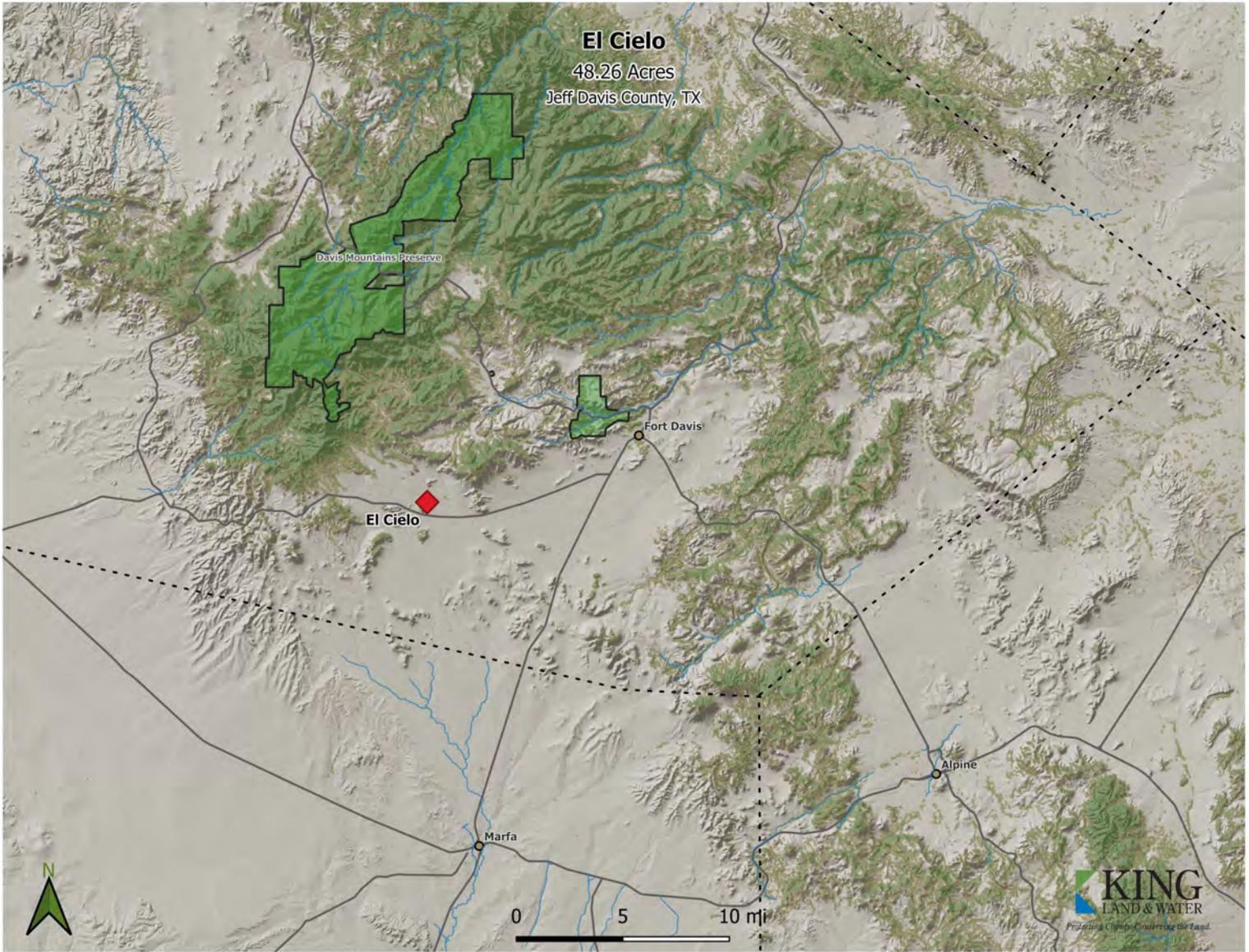
The ranch is fenced into two pastures with water troughs for livestock and wildlife. The ranch has an Agricultural Exemption with planned grazing

using neighbor livestock when needed. The front and back pasture both have aerial soils for growing grapes, orchards or other plantings.

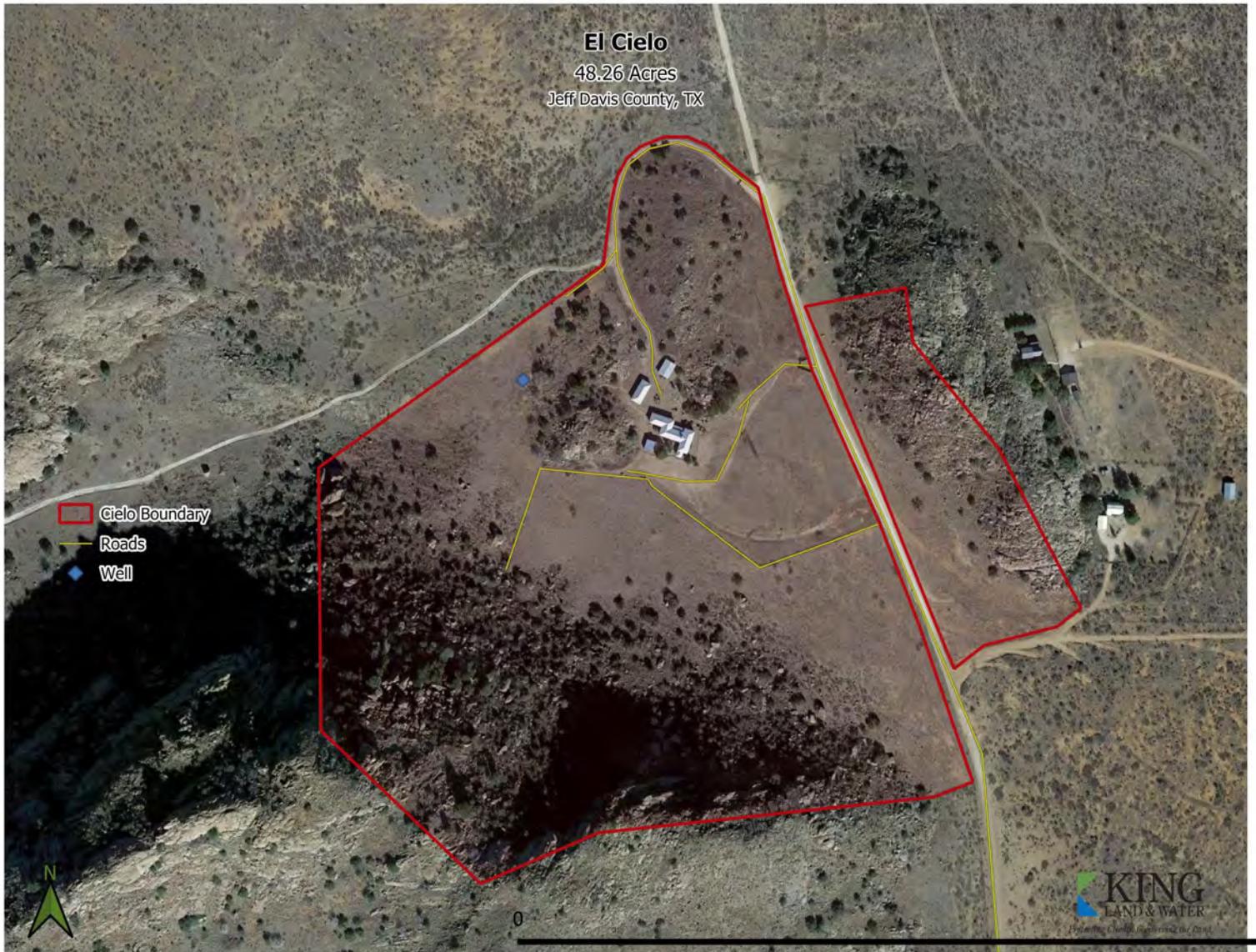
Wildlife is ever present on the ranch including deer and aoudad sheep, as well as other high desert animals like racoons, coyote, javelina, fox and ringtail cat. This ranch has a high diversity of neotropical songbirds and grassland birds as well as raptors. There are over 11 species of hummingbirds. Wildlife watching is one of the current owners' favorite pastimes. The stunning cliff faces and boulders of Point of Ricks are a hiker's and climber's dream. Hiking to the summit and its many views makes this an amazing outdoor adventure property.



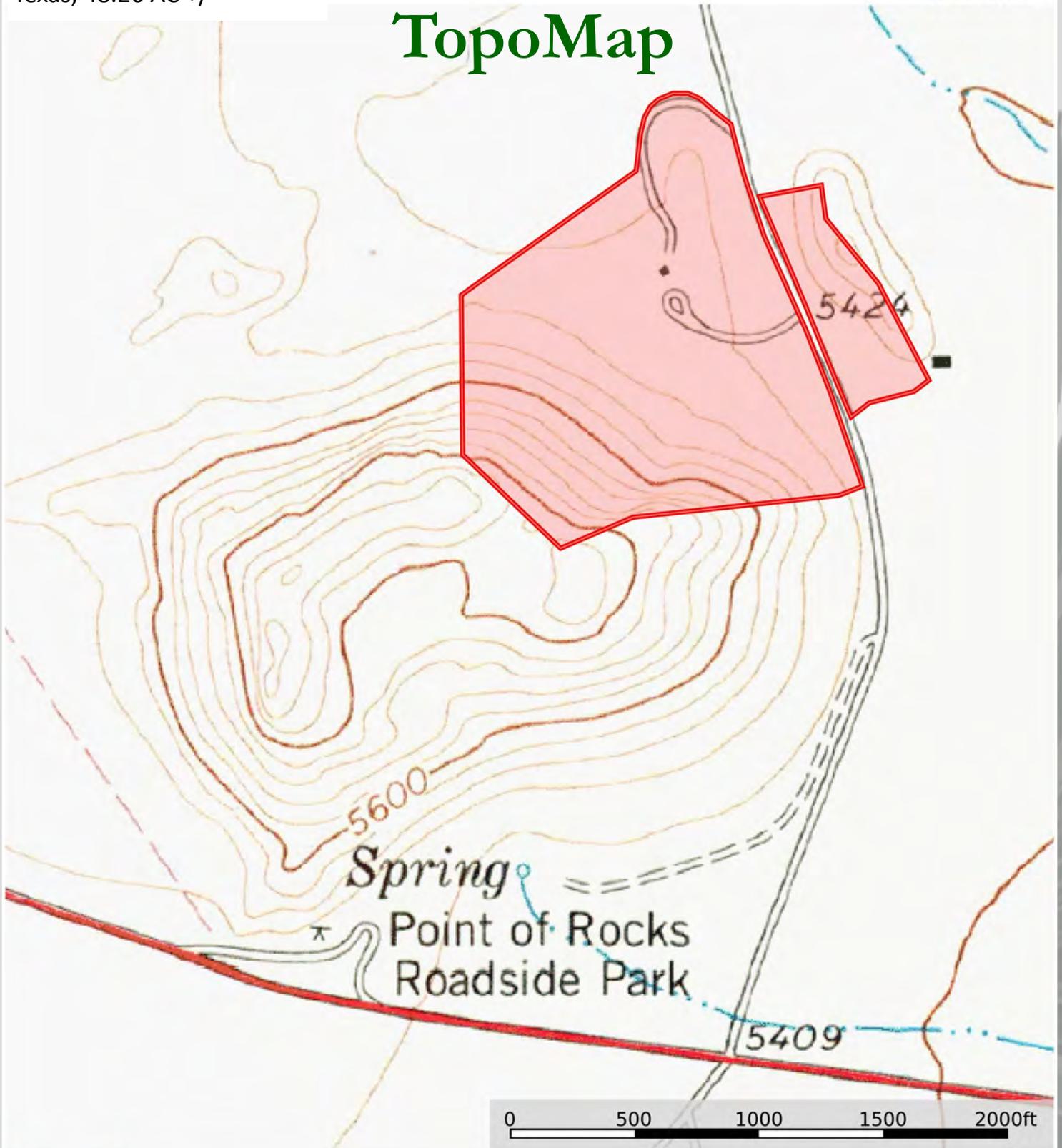
# Location Map



# Aerial Map



# TopoMap



 Boundary 2     Boundary 1



## Price

**\$2,750,000**

## Contact

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### Disclaimer

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