



*Protecting Clients. Conserving the Land.*

# 107 HIDDEN VALLEY DRIVE

*17.62± Acres*

*Limpia Crossing Community  
Jeff Davis County, Texas*



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## Location

Situated within the Greater Big Bend International Dark Sky Reserve and the Davis Mountains of Far West Texas, this Southwest style adobe home is located a mile high in the desirable Limpia Crossing community. Approximately eight miles north of Fort Davis, the premier attractions of West Texas are a short drive away.

## Acreage

17.62± acres, Jeff Davis County, Texas



## Description

Immerse yourself in the breathtaking beauty of the Davis Mountains, with world-class opportunities for bird watching and wildlife viewing right outside your door. Star gaze from your private deck where the Milky Way can be seen clearly above. Thoughtfully set on the acreage, the views from the property of the surrounding mountains are splendid while the homesite offers exceptional privacy. Custom built by Steve Belardo's Rainbow Adobe, the home showcases many hand-crafted, custom finishes and is designed with multiple living areas, dine-in kitchen, four bedrooms and three bathrooms.





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## Home Features and Amenities

An inviting covered porch looks out to a native plant and cactus garden that welcomes you to the four bedroom, three-bath 2,700+ sq. ft. of conditioned living space. The home is designed for every room to provide ever changing, unobstructed views of the mountains and surrounding trees and landscaping.

The open living area features a kiva fireplace with gas logs and provides ample room for multiple conversation areas and separate dining. Additional dining space is available in the kitchen. New stainless steel appliances are in place. Custom cabinets are plentiful throughout the kitchen. An interior utility room features a vessel sink with reverse osmosis, pantry and storage.

Sequestered primary suite with tiled walk-in shower and vanity has a large walk-in closet and looks out to Blue Mountain and the front garden. An additional two bedrooms with spacious closet spaces, are located through an arched doorway off of the main living area and each accommodates a king-sized bed. These bedrooms share a full bath with tub shower enclosure. A fourth sequestered 750+sf bonus room with ensuite full bath is currently used as a fourth bedroom and can easily serve as a game room, home office, or in-law suite.

The home boasts stunning hand-made cabinets, 6x8 rough-sawn pine beams, intricately carved corbels, vigas, brick flooring, Saltillo tile and a traditional kiva fireplace. In-floor radiant heating ensures comfort during the cooler months.























An attached two-car adobe carport with a built-out 240+/- sqft adobe workshop, affords side entry into the mudroom. A productive private well provides water service to the home and garden faucets and in addition, a 1,500 gallon water catchment system harvests rain and dew from the home's roof for irrigation purposes. A 7500kW watt emergency generator that operates off of gasoline or propane will convey with the home. Private on-site septic system.

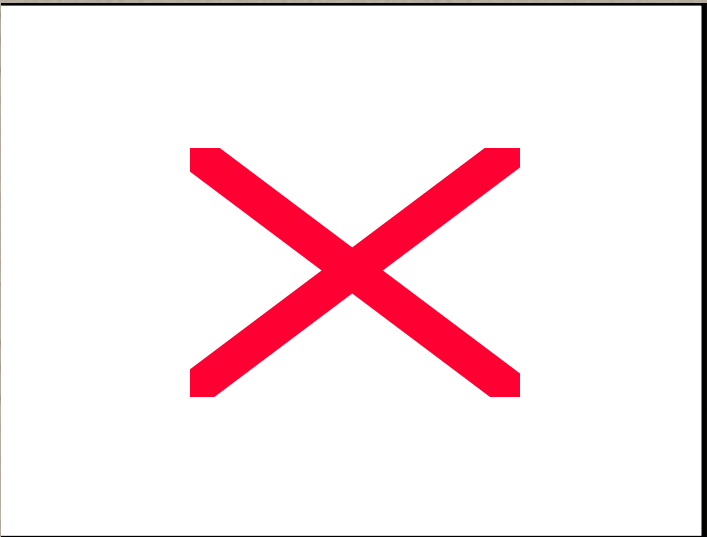
The home has zoned electric heating and air conditioning, in-floor radiant heating, kiva fireplace with gas logs and three tankless water heaters.

350 sqft rear deck with hot tub overlooks the rear acreage and has unobstructed views of the Milky Way and stars above. The upper acreage looks out to the domes of McDonald Observatory.





Improvements | Infrastructure | Landscaping





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A fenced orchard in the front yard has a wide variety of trees including nectarines, plums, and cherries with a grape arbor. Perennial native plants, cacti, and rock landscaping are visible from the covered front porch. Raised garden and native plant beds are accessible from the rear deck and bonus room. Water features and bird feeders attract hummingbirds and a wide variety of resident and migratory birds. A private hiking – walking trail has been discreetly developed that traverses the 17+ acres.

The 17+ acres are made up of three accessible lots on which additional structures or homes may be built, or a lot may be individually sold. Protective restrictions safeguard your investment.





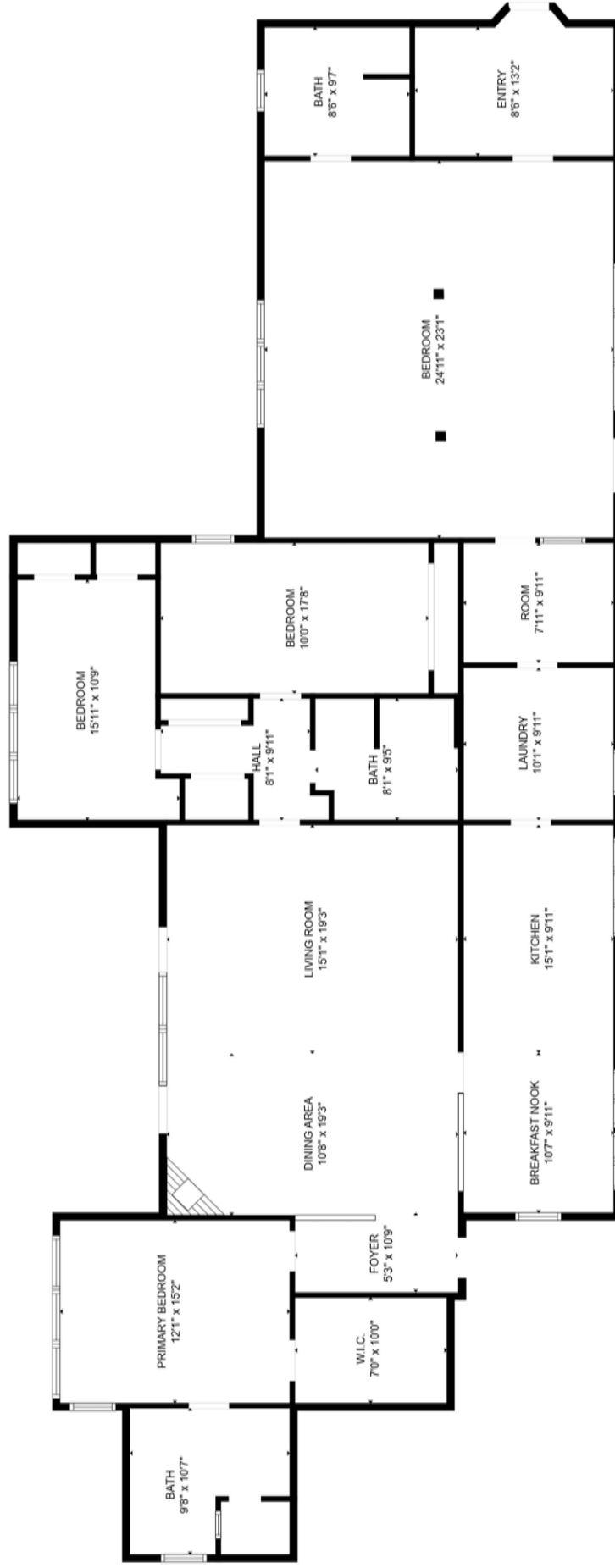
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## Area Attractions



Located just a short drive from the attractions of Fort Davis, Alpine, and Marfa, this property provides easy access to West Texas' premier destinations, including Davis Mountains State Park, the McDonald Observatory, Fort Davis National Park, the Davis Mountains Preserve, the Chihuahuan Desert Research Institute, Balmorhea State Park, and Big Bend National Park.





**TOTAL: 2709 sq. ft**  
**FLOOR 1: 2709 sq. ft**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

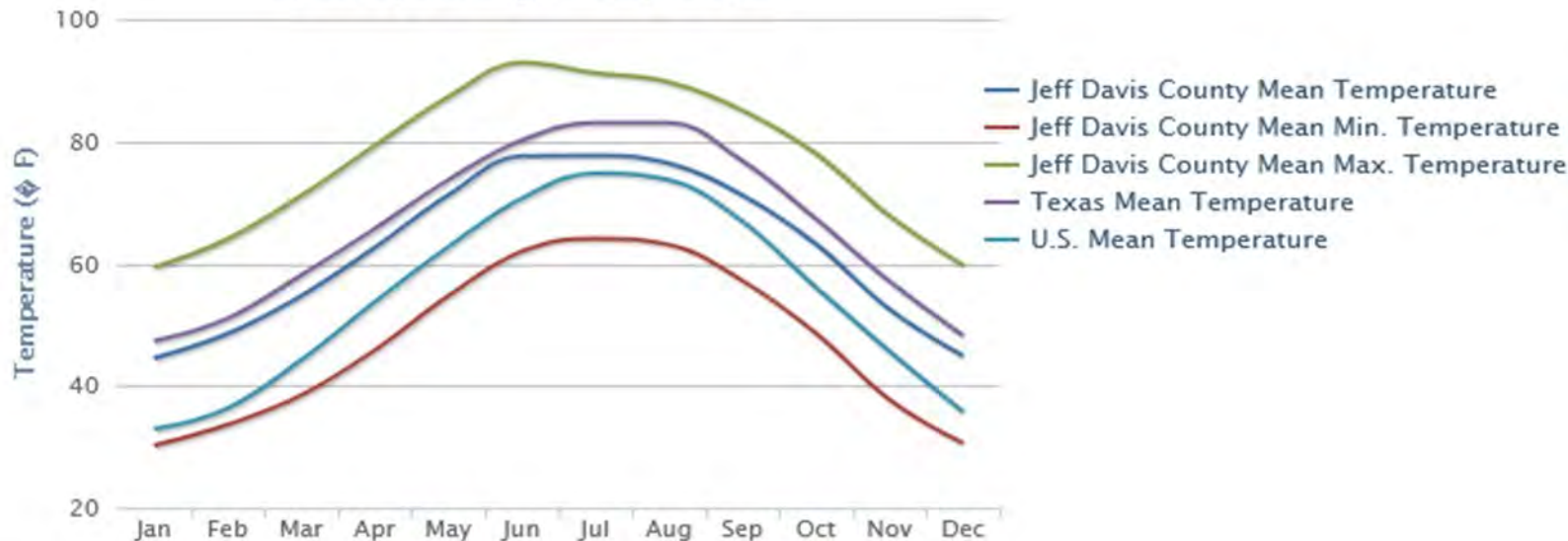


## Average Temperature

### Annual Average Temperature, #205



### Monthly Average Temperature



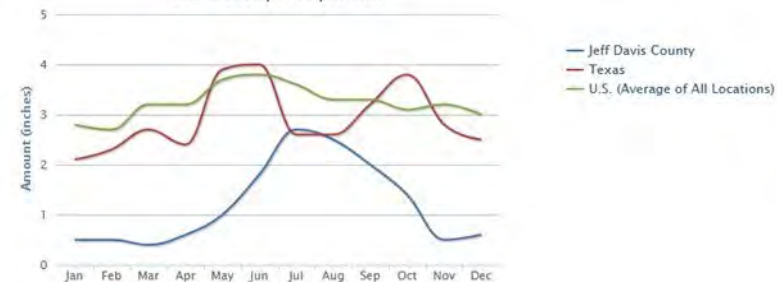
Ranks: Average Max. Temperature: #134, Average Min. Temperature: #214

### Precipitation

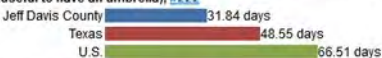
#### Average Annual Precipitation, #242



#### Total Monthly Precipitation



Average Number of Days with 0.1 Inch or More Precipitation in a Year (this gives an indication of the number of days in a year that it is useful to have an umbrella), #222

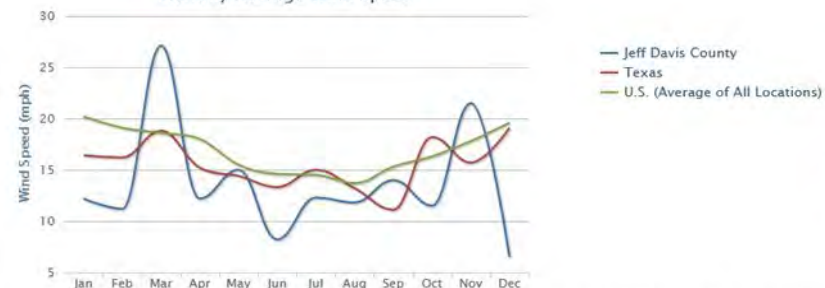


### Wind Speed

#### Annual Average Wind Speed, #230

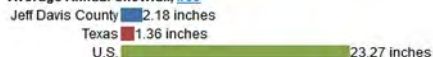


#### Monthly Average Wind Speed

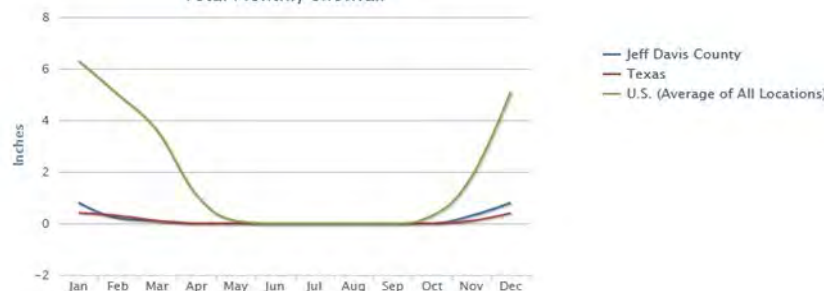


### Snow

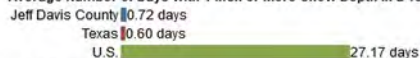
#### Average Annual Snowfall, #69



#### Total Monthly Snowfall



Average Number of Days with 1 Inch or More Snow Depth in a Year, #64



### Humidity

#### Annual Average Humidity, #127



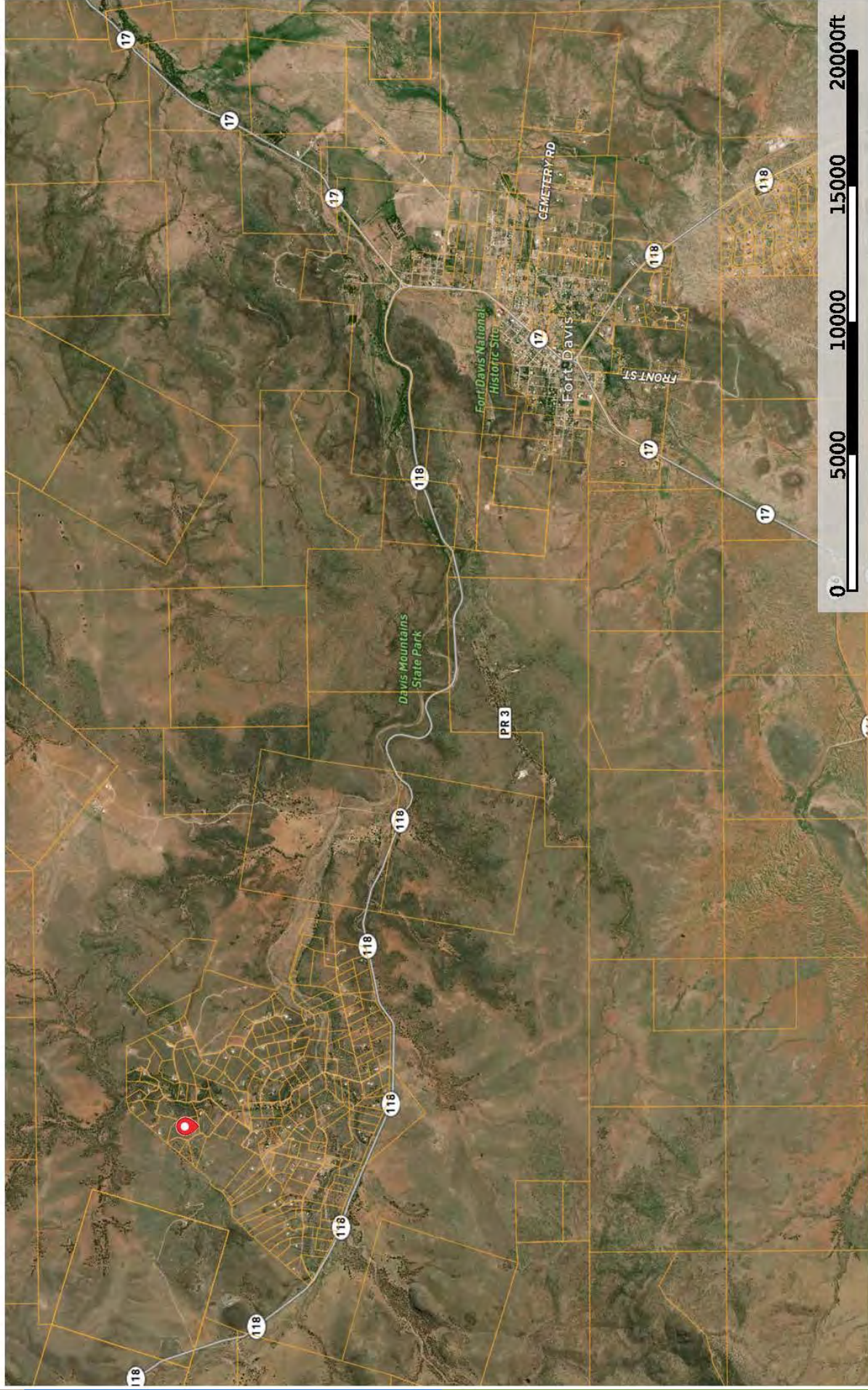
#### Monthly Average Humidity



\* The temperature, snow fall, and precipitation information on this page were calculated from the historical data of 18,000+ U.S. weather stations for the period of time from 1980 to 2010. The humidity and wind speed information were calculated from data from 15,000 worldwide stations for the period of time from 1980 to 2010.



107 Hidden Valley Drive, Fort Davis, TX  
Texas, 17.62 AC +/-



Marker 1

King Land & Water LLC  
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 Boundary

King Land & Water LLC

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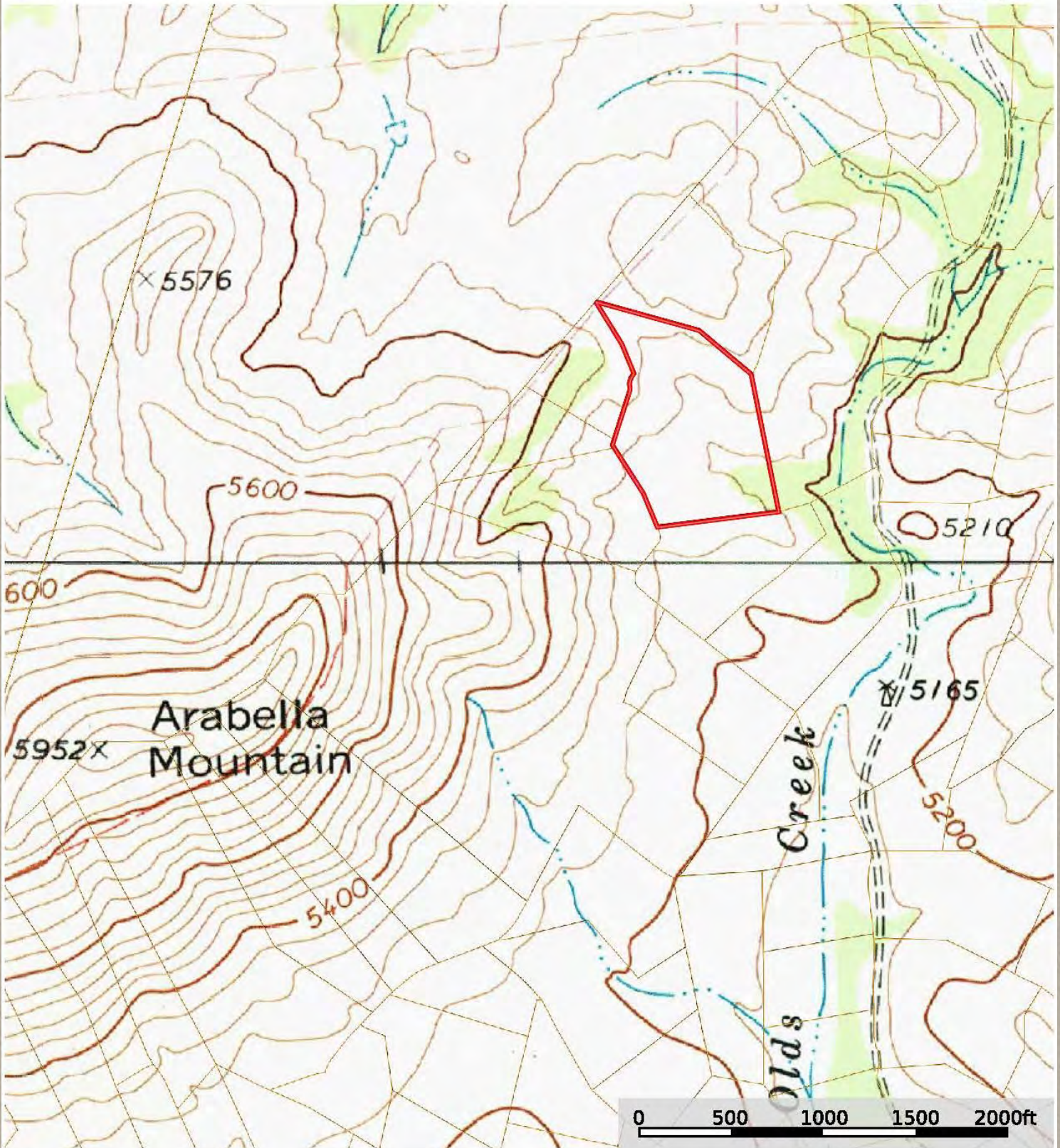
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## Price Reduced

From \$1,079,000 To \$975,000

## Contact

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