



Protecting Clients. Conserving the Land

108 Antler Drive

2,300± Sq. Ft. | 2 bed/2.5 bath
142± acres | Jeff Davis County, Texas



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King Land and Water in Partnership with Coldwell Banker



Protecting Clients. Conserving the Land.





Property Overview

142+/- acre property with home provides commanding panoramic views of the Davis Mountains. The southern slopes of McIvor Mountain, with elevation 5,748 feet, encompasses the northern boundary of the property and seasonal Limpia Creek frames the southern boundary. It's rare to find a property of this size and topographic diversity for sale in the Davis Mountains: rock faced mountain tops with roaming aoudad sheep, canyon with rock sentinels and a man-made dam dated 1920, grassland flats with a corral across from a seasonal creek. This gem is nestled between The McDonald Observatory and Prude Ranch located on the northwestern boundary of Limpia

Crossing Subdivision in Fort Davis, Texas. A 1-D-1 Appraisal Wildlife Exemption is in effect.

The property to the north is a large ranch with a conservation easement and the ranch to the east is a remote part of Prude Ranch.

Developed with great care and stewardship by the present owner, the home is surrounded by native plant gardens sowed with seeds harvested from trees and native vegetation found on the property. Gravel pathways navigate through the gardens, to the 2,000sf barn and workshop.





Acreage

142± Acres in Jeff Davis County

Home Description

The 2,300+ square foot two bedroom, two-and-a-half-bath ranch style home was custom designed with five living areas including two Saltillo tiled entertainment areas, one with a summer kitchen that opens onto a covered patio with fountain, oak hardwood plank flooring in living areas throughout the home, two gas fireplaces with oak surrounds, breakfast room looking out to McDonald Observatory in addition to a formal dining area. Additional improvements include a 2,000sf barn and workshop with attached two-car carport and RV port, two-car garage with attached covered parking, high-fenced native plant garden with fountain, perimeter and cross-fencing, well and septic.







West facing Living Area with Saltillo tile provides access to the front and side yards

Formal Living Room with built in storage hutch

Study with built-in library style bookcases, two built in hutch

Office with built-in library style bookcase and built-in hutch, propane gas fireplace with oak surround

Formal Dining Room and Breakfast Room

Kitchen with propane gas range, electric grill and cooktop in kitchen island, pantry and plentiful storage

Family Room with black-out shades and propane gas fireplace with oak surround

Sequestered Primary Bedroom and Bath with garden tub, vanity, and walk-in shower

Guest Bedroom with bath en suite: vanity and tub shower enclosure

Utility Room with half bath and laundry sink, provides access to the east facing living area

East facing Living Area with Saltillo tile and plentiful seating space with electric cooktop & oven provides access to rear patio and garden





Home Features

- White oak hardwood plank flooring in living areas
- Linoleum flooring in kitchen, breakfast room, utility room and bathrooms
- Custom window blinds with top down-bottom-up feature
- Energy efficient fixed windows over awning windows
- Central electric heat and air conditioning
- Metal Roof
- Water well with 550-gallon water storage and pressure tank
- Septic system
- High fencing around rear garden; perimeter wire fencing

Improvements

- 2,000sf barn and workshop with 220-amp service, concrete floor in barn, roll-up garage doors. Two over-sized carports and one RV port.
- Two-car garage with attached three-sided covered parking
- Corral located on lower acreage
- Travel trailer located on lower acreage with living area addition, connection to water well
- Man-made dam dated 1920 located in the canyon



Master Bedroom & Bath



Guest Bedroom & Bath







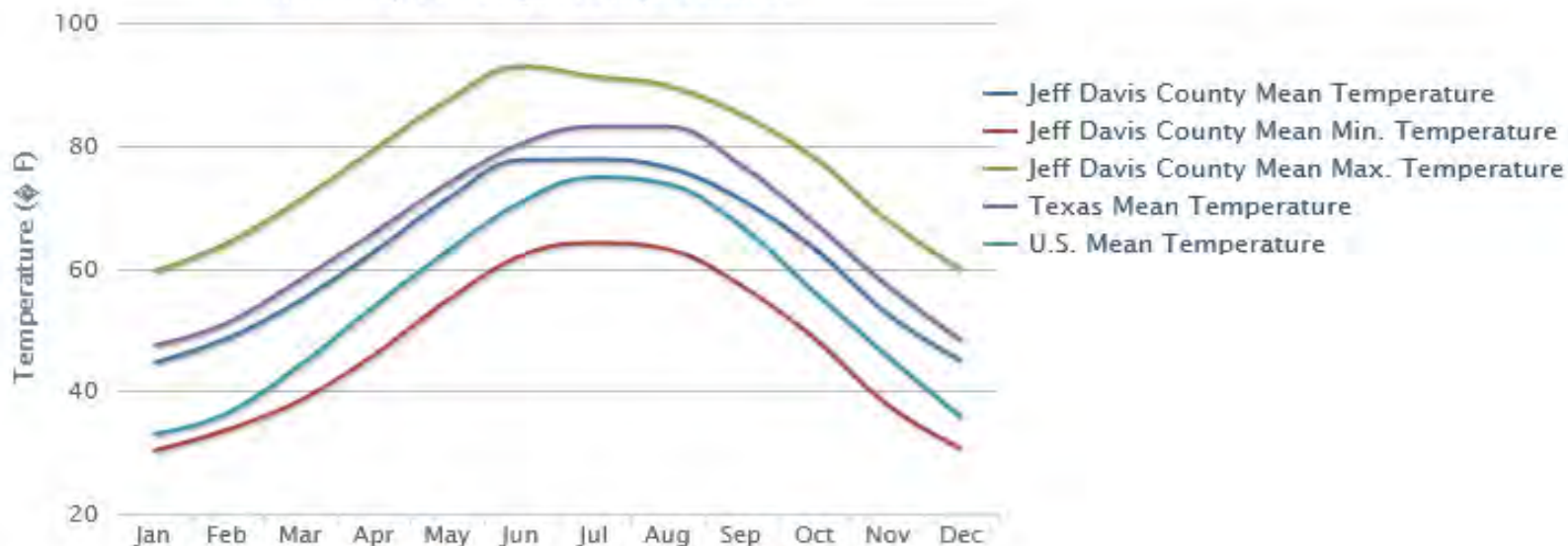


Average Temperature

Annual Average Temperature, #205



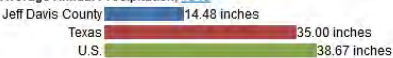
Monthly Average Temperature



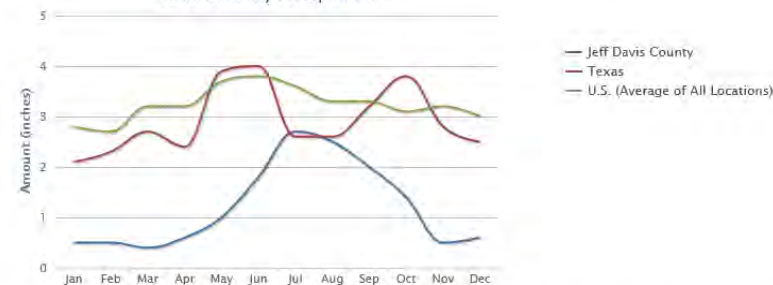
Ranks: Average Max. Temperature: #134, Average Min. Temperature: #214

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

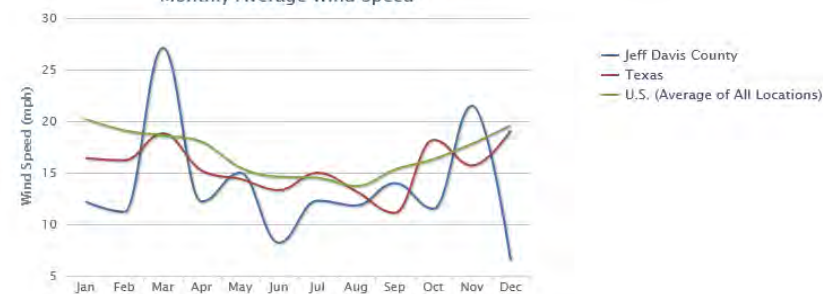


Wind Speed

Annual Average Wind Speed, #230

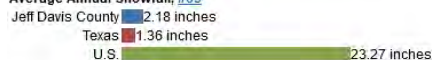


Monthly Average Wind Speed

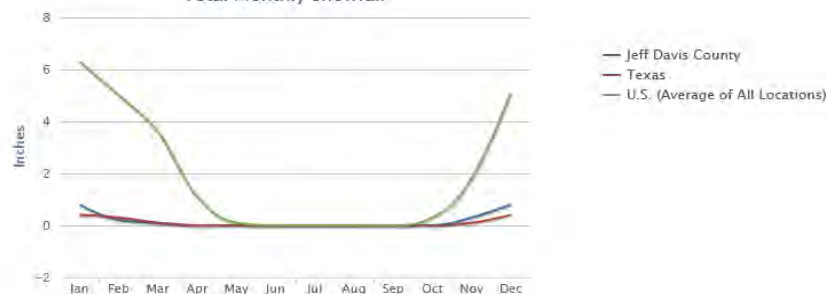


Snow

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

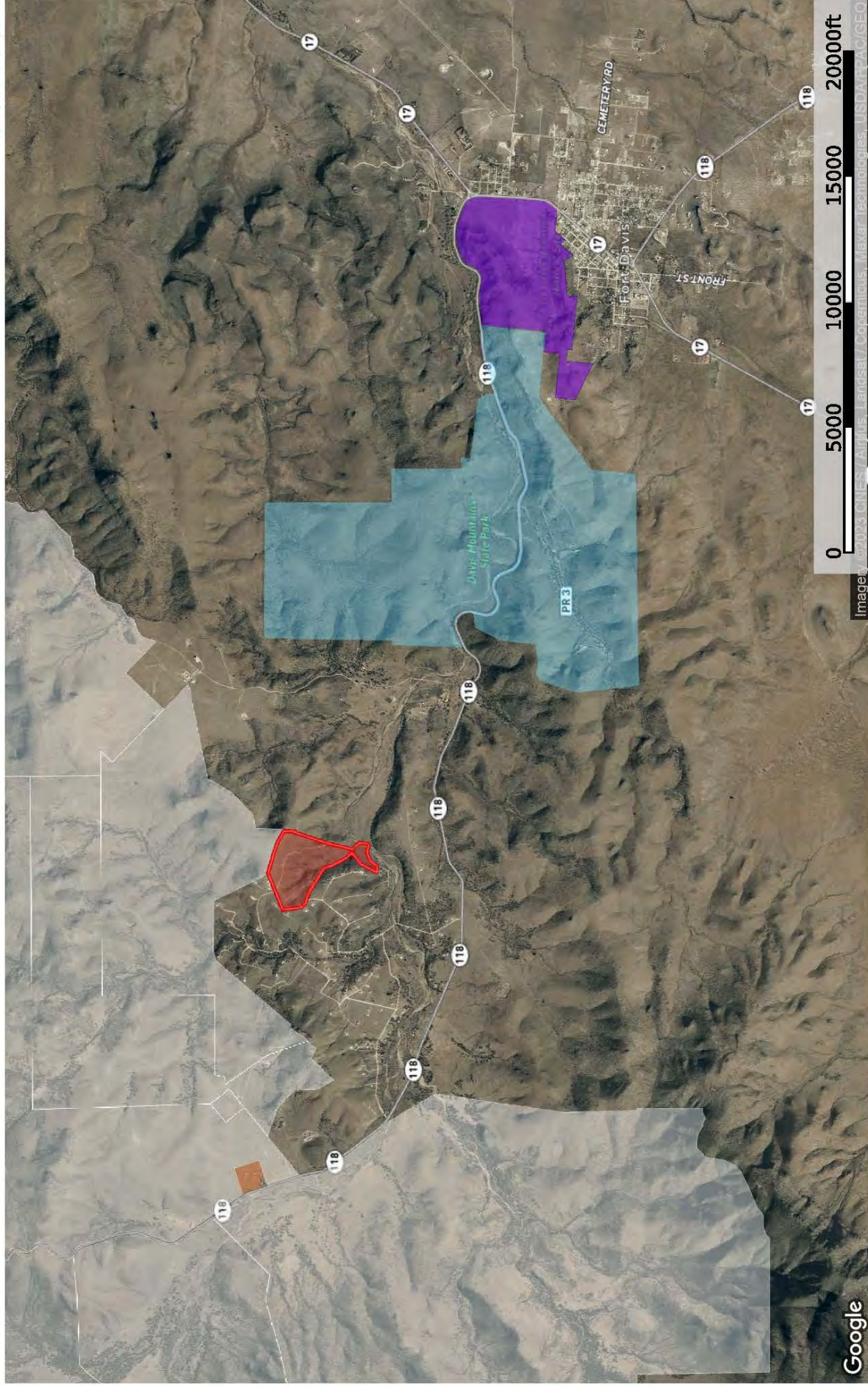


Monthly Average Humidity

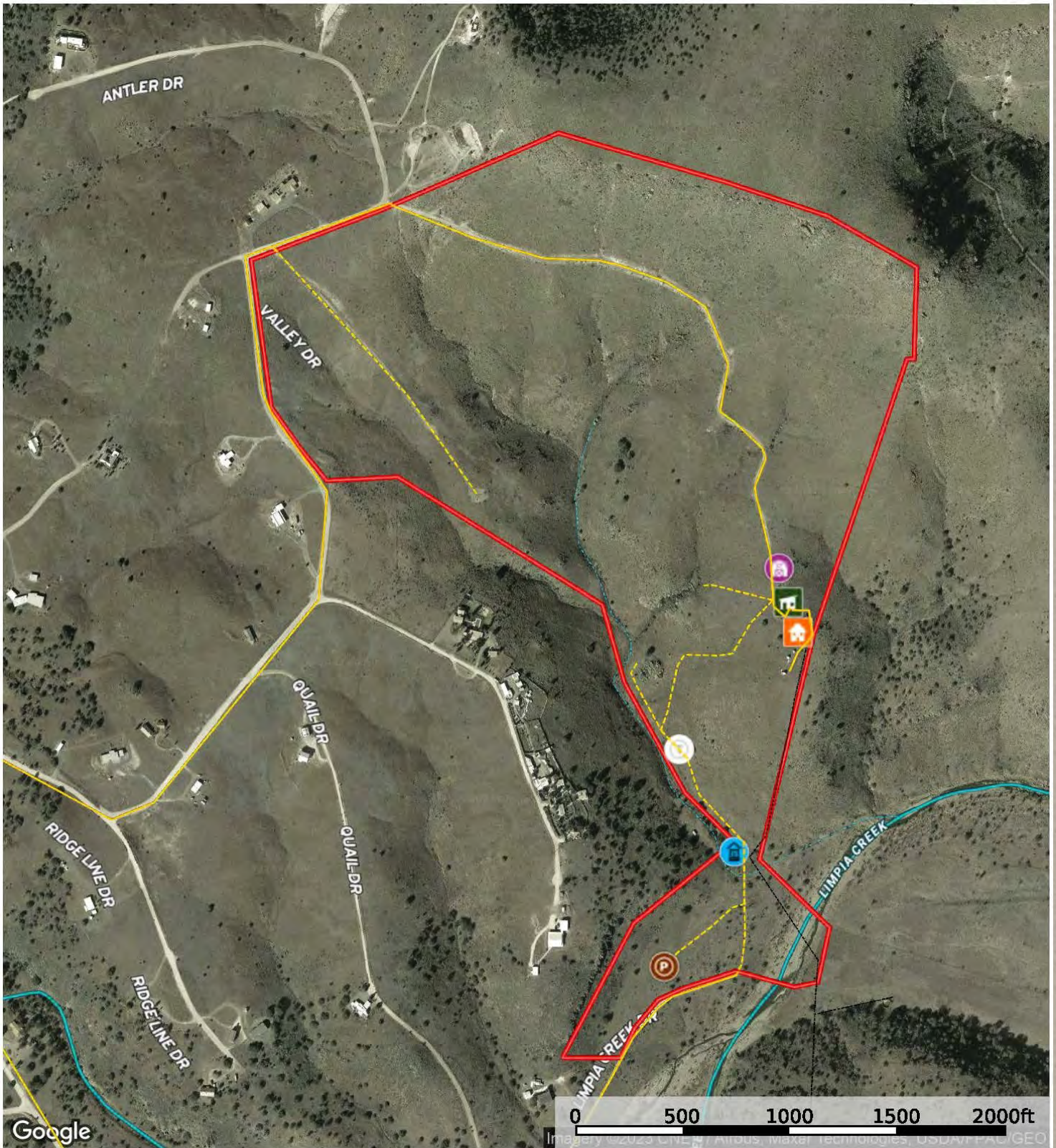


* The temperature, snow fall, and precipitation information on this page were calculated from the historical data of 18,000+ U.S. weather stations for the period of time from 1980 to 2010. The humidity and wind speed information were calculated from data from 15,000 worldwide stations for the period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

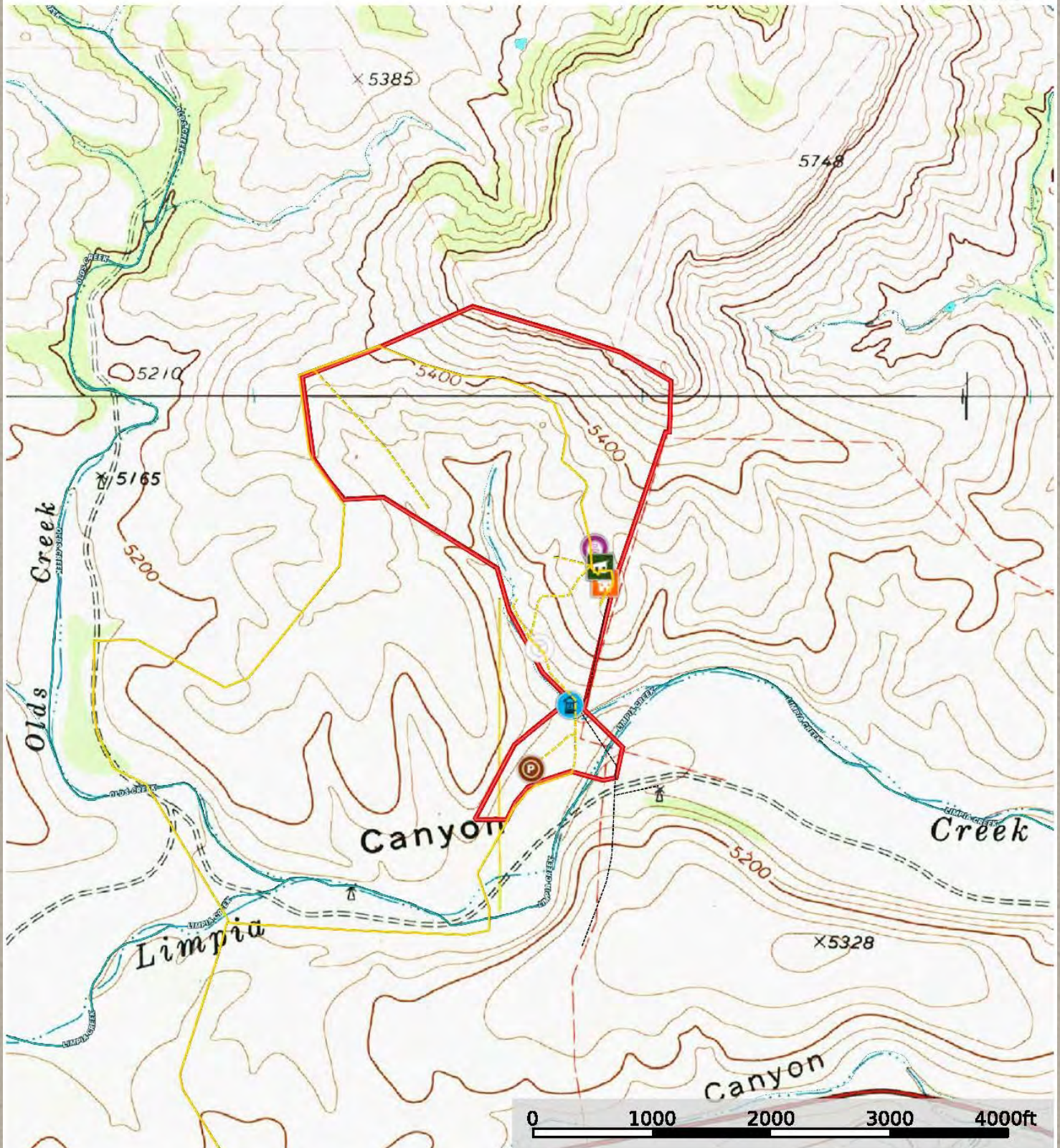
108 Antler Drive
Texas, AC +/-



- Boundary 1
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements



108 Antler Drive
Texas, AC +/-



- | | | | | | | | | | |
|----------------------|-------------|------------|------------|------|-------|------------|------------|--------------|----------------|
| Pens | Trough | Well | Shed/Shack | Barn | House | Power Line | Road/Trail | Primary Road | Boundary 1 1 1 |
| Stream, Intermittent | River/Creek | Water Body | | | | | | | |



Price Improvement

From \$775,000 to \$675,000

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.

