



Protecting Clients. Conserving the Land.

Limpia Creek Duck Pond

25 acres, Jeff Davis County



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Hwy 17 N, 25 acres

Jeff Davis County, Texas

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Location

Located on Limpia Creek, the property is just north of Fort Davis, fronting on Highway 17 between Fort Davis and Balmorhea, one of the most remarkable scenic drives in the Davis Mountains. It is rare that a small property comes available along both sides of Limpia Creek this close to Fort Davis and its amazing amenities: including Fort Davis National Historic Site, Davis Mountains State Park, and McDonald Observatory.

Acreage

25 Acres in Jeff Davis County

Description

Entering this jewel of the Davis Mountains from Highway 17, which have amazing views of area mountains and the cottonwood trees along Limpia Creek which runs through the property. Limpia Creek Duck Pond has a water well, large barn, 1 bedroom/1 bath apartment, septic, and year round naturally-filled gravel tank. Additional building space that make this property a world apart, yet so close to town. The additional acres sprawl across Limpia Creek and Scobee Mountain with dramatic views of the volcanic cliffs from the front porch.

This is a high desert climate where the air is dry and temperatures are moderate most of the year. July usually begins monsoon season. Short, daily thunderstorms are part of the spectacular views this time of year, creating clear flowing waters along the creek. Winters are usually mild with occasional snows that last only days before the desert sun returns.

Habitat

Limpia Creek Duck Pond is dominated by the riparian areas along Limpia Creek and the pond is shaded with cottonwood and willow trees. On both sides of the creek there are natural open meadows in the uplands with native Chihuahuan Desert plants, including cane bluestem, blue gramma, and sideoats gramma with diverse native forbs and shrubs. Cool nights, warm days and the first of the desert monsoonal rainfalls make the valley a lush green paradise in the spring and throughout the summer.

Wildlife

Wildlife in the Davis Mountains is abundant. Mule deer, white-tail, and smaller animals and bird species such as, raccoons, javelina, fox, ringtail cat, wild turkey, blue quail and the secretive Montezuma quail abound. Hummingbirds, migrant songbirds and butterflies fly through the area on semi-annual migrations and are attracted to the extensive native plants along the creek.

Native trees, brush and grasses provide excellent habitat for these game and non-game species. Surrounded by nature, one can pursue activities like photography, astronomy, hiking, painting, or meditation by simply walking along the clear waters and banks of Limpia Creek.

Water

Limpia Creek Duck Pond has a water well finished out with a pressure pump and connected to electricity. A gravel tank was dug and provides year-round water for the local wildlife. In fall the trees surrounding the pond display beautiful fall colors. Additionally, the largest watershed of the Davis Mountains, Limpia Creek, winds through a large portion of the property.

Improvements

The property offers a large steel-framed barn with a 1 bedroom/1bath apartment with polished concrete floors. The finished kitchen offers plenty of storage, wood cabinetry, large walk-in closets, concrete countertops and stainless appliances. Two thirds of the building consists of plenty of storage and loft space, and includes washer/dryer connections.

Price

\$240,000.

Contact

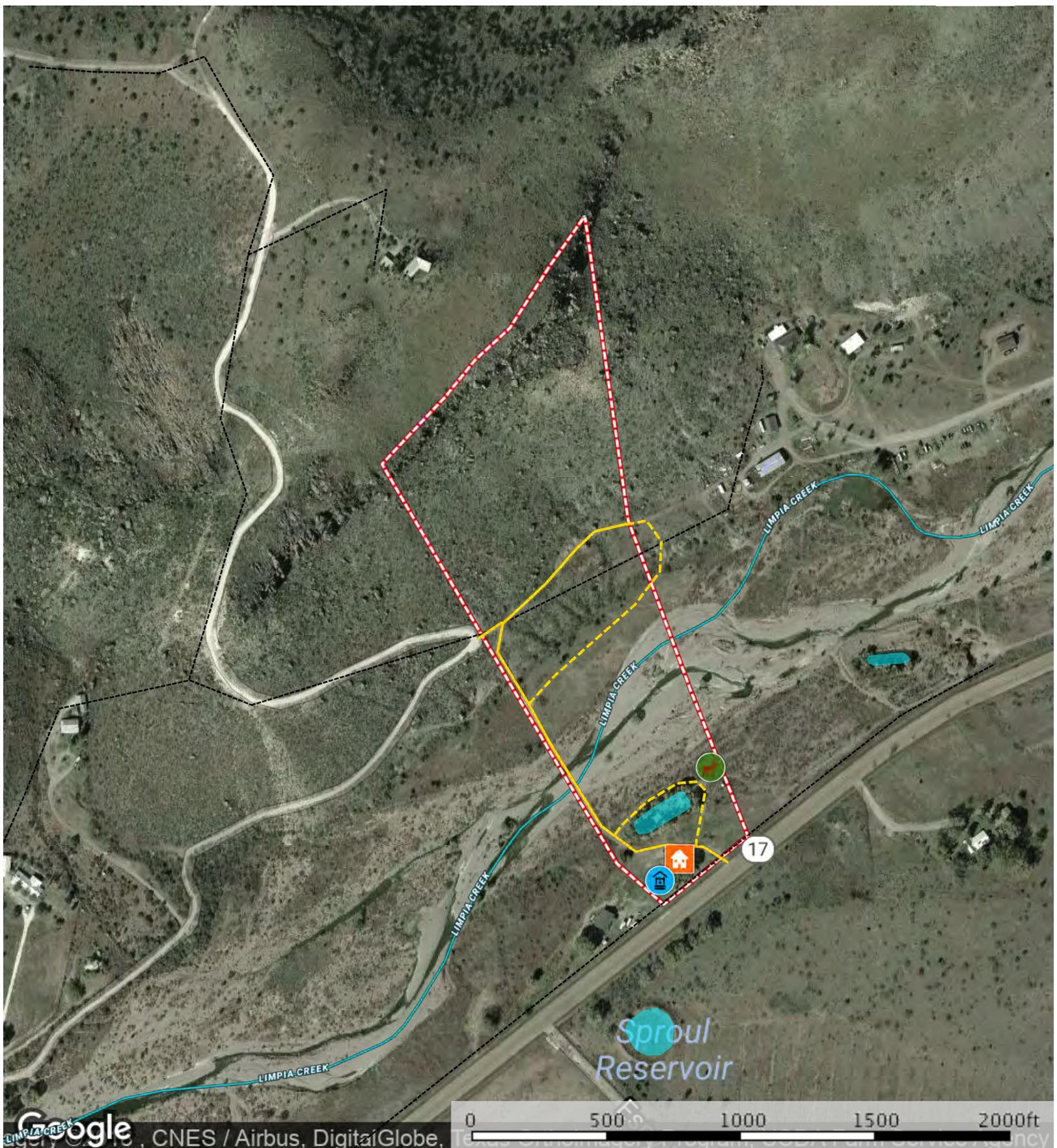
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Disclaimer

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Adams Limpia Creek Ranch

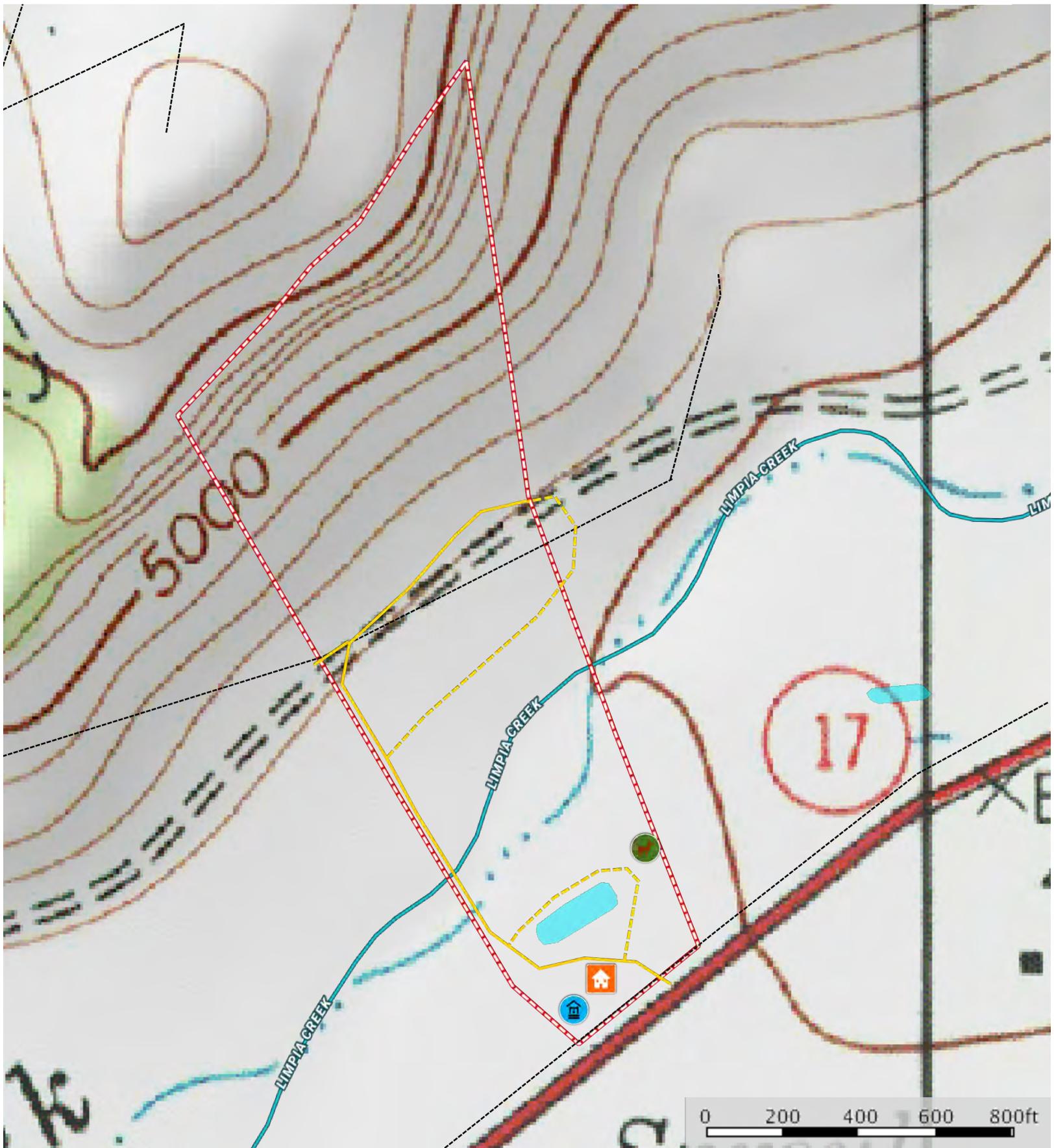
Texas, AC +/-



Well	House	Feeder	Road / Trail	Primary Road	Transmission Line	Boundary	Forest Service	State Land	Fish and Wildlife
National Park	Other	BLM	Stream, Intermittent	River/Creek	Water Body				

Adams Limpia Creek Ranch

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