



# KING

## LAND & WATER

*Protecting Clients. Conserving the Land.*

# Kennedy Hope Ranch

39+/- acres, Jeff Davis County



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## Hope Ranch

*Cemetery Road, 39 +/- acres*

*3br/2.5ba Home*

*Jeff Davis County, Texas*

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### Location

Situated on 39 acres on the eastern edge of Fort Davis on paved Cemetery Road, Hope's Ranch offers sweeping vistas of the Davis Mountains, the village of Fort Davis, and the high grasslands nearby. The wrap-around sleeping porch of this pueblo-style adobe put owners at a ring-side seat for watching a resident covey of blue quail and the parading deer, javelinas and other wildlife. Sunsets over the mountains give way to the spectacular display of stars that are the signature of Fort Davis, which is known for its amazing amenities: including Fort Davis National Historic Site, Davis Mountains State Park, the Davis Mountains Preserve, and McDonald Observatory. Fort Davis is just 25 minutes to Marfa, a destination for art, food, music, film and architecture.

### Acreage

39 Acres in Jeff Davis County

### Description

Hope Wilson, the daughter of west Texas pioneers, ranched and farmed for decades from Pecos to Presidio. But when she needed to revive her spirit, she always returned to the Fort Davis and her house in the mountains. Now, that same serenity is available at Hope's Ranch.

Hope Ranch is a 3 Bed Room 2 ½ Bath combination of frame and adobe 2,400 sq/ft house. The home started as a small frame house in the 60's which was added to over the years and has all been well maintained creating a charm like no other house in Ft Davis. The Adobe part of the house was built from bricks made right there on the ranch. Inside, the generous living room features a fireplace, large windows, ranch antiques, and Navajo rugs. The three bedrooms offer first class comfort, including a master suite with a king-sized bed and attached bathroom. The full kitchen has all the necessities of home. One word to describe this home, "Character".

Other improvements include a patio off the master bedroom, a covered carport, storage room with electricity and water, a great water well, landscaping and trees, a dirt tank near the front road, fencing around the property, and 39 acres of grassland hills with excellent views.



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The owner will consider selling all the furnishings based on an acceptable price. These Ranch Style and Antique pieces makes this house ready to go. The House has been operated in the past as a Vacation Rental which was a very popular income producer.

## 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, hummingbirds, Montezuma quail, and blue quail. Migrant songbirds and butterflies fly through the area on semi-annual migrations and are attracted to the extensive native plants and grasslands. 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 the hillside grasslands. Hopes Ranch is at the edge of large ranch country and is the beneficiary of the area's native wildlife. The current owners partnered with the Master Naturalists to erect a hawk nesting platform.

## Water

Hope Ranch has an excellent water well finished out with a pressure pump and connected to electricity.

## Price

\$689,000.00

## Contact

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## Disclaimer

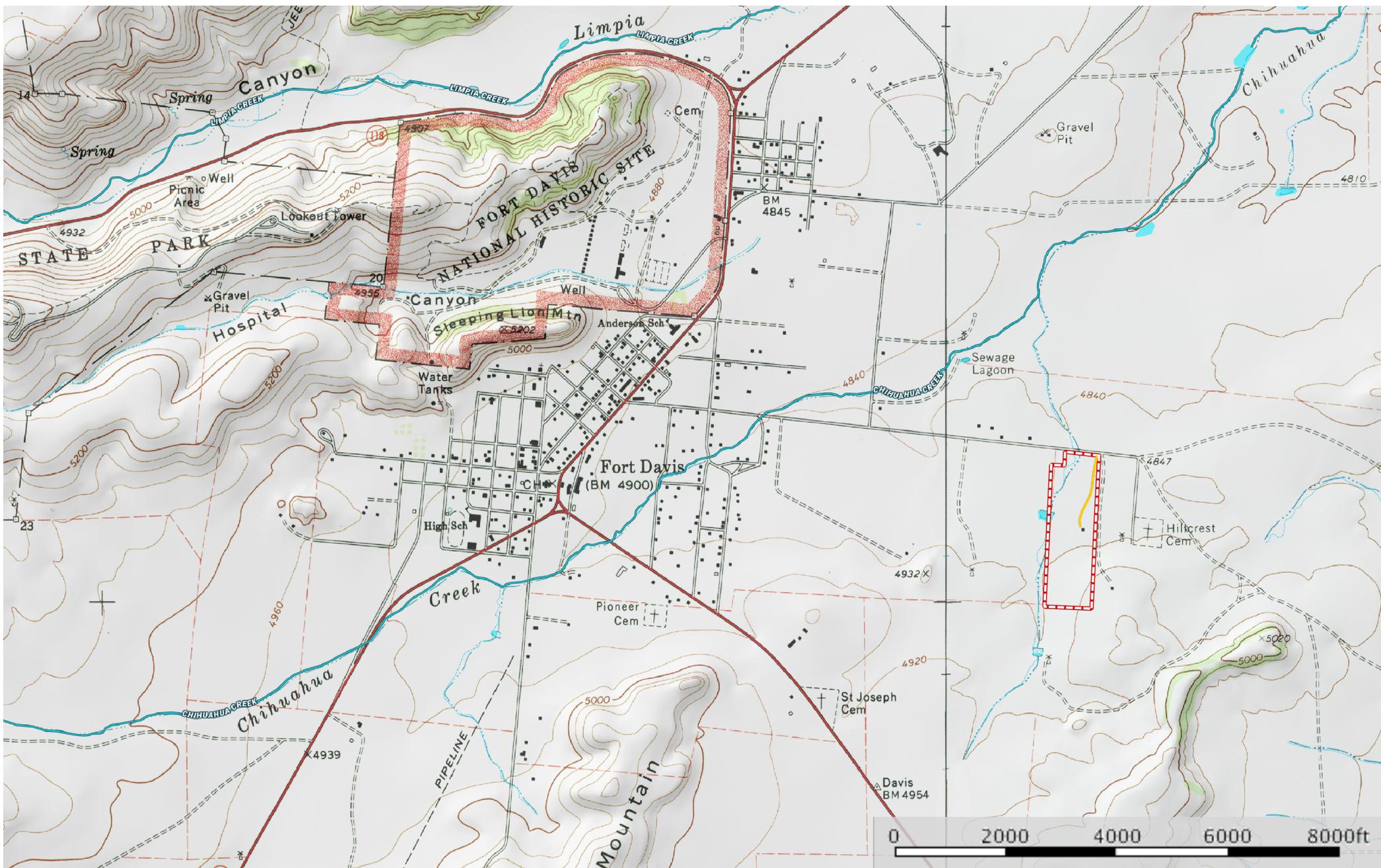
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# Hopes Ranch

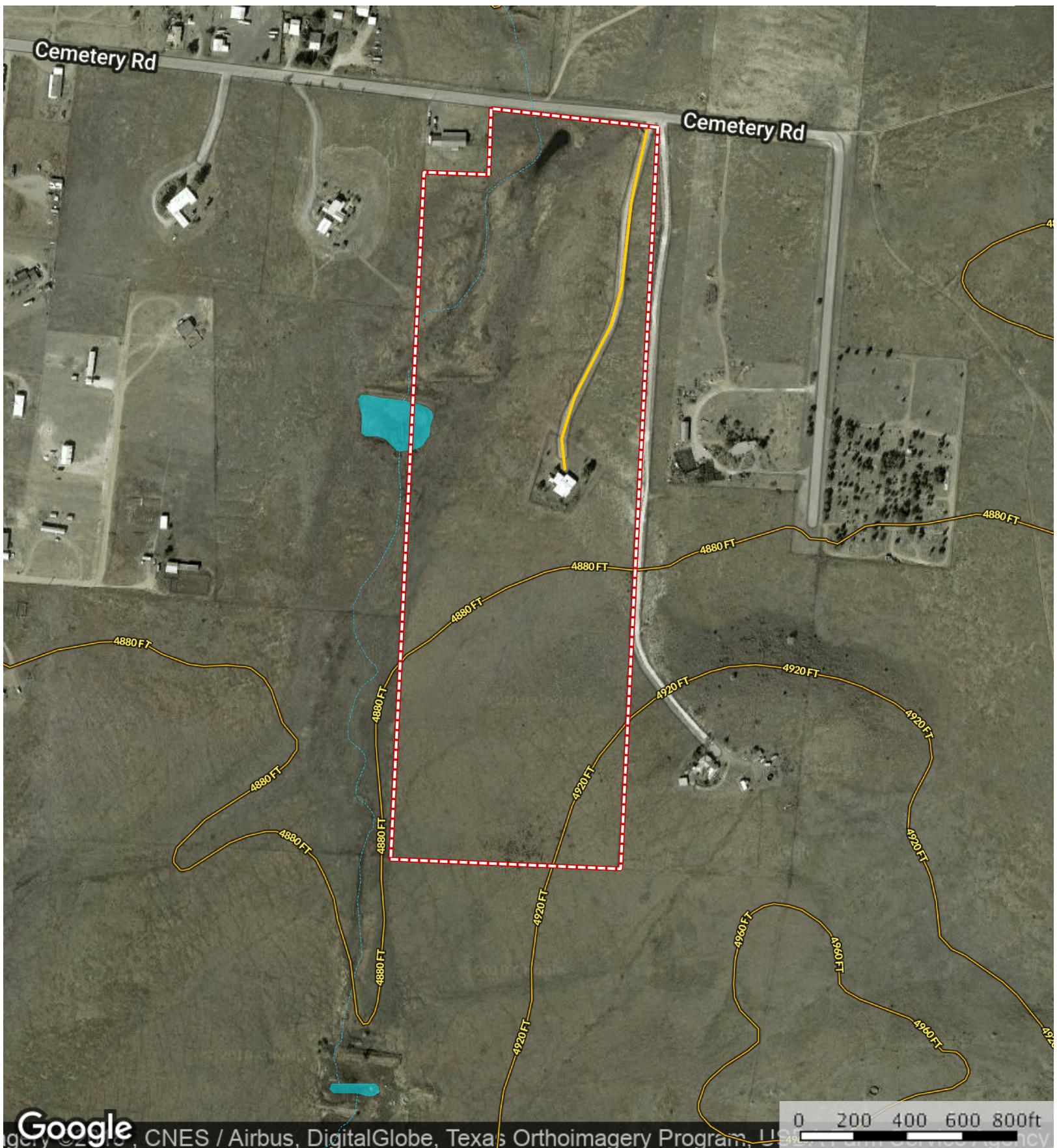
Texas, AC +/-



- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

# Hopes Ranch

Texas, AC +/-



Google | 0 200 400 600 800ft | King Land & Water LLC, CNES / Airbus, DigitalGlobe, Texas Orthoimagery Program, USGS, etc.

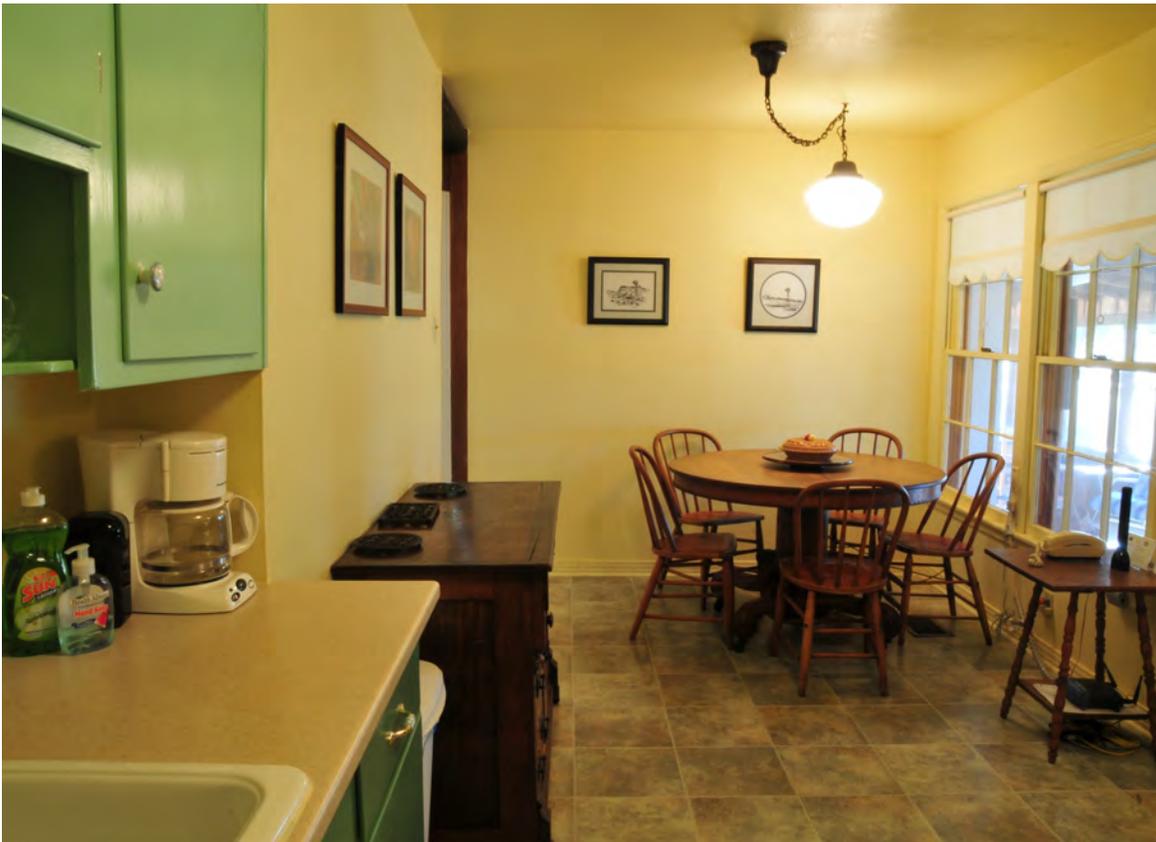
Primary Road | Boundary | Stream, Intermittent | River/Creek | Water Body





















## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date