



Protecting Clients. Conserving the Land.

1100 North State Street

9.24 acres, Jeff Davis County, Texas



Debbie Murphy, Broker Associate

Office 432-426-2024

Cell 432-386-7259

Debbie@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

The Stone House
*1100 North State Street
7.62 acres/4br/2.5ba Home
Jeff Davis County, Texas*

Debbie Murphy, Broker Associate
King Land & Water, LLC
432 426.2024 office
432 386-7259 cell phone
Debbie@KingLandWater.com

Location

Located on the northern edge of Fort Davis across from the Fort Davis National Historic Site.

Acreage

7.62 Acres in Jeff Davis County

Description

From dining and living areas, to bedrooms, kitchens and bathrooms, the room sizes are generous. This majestic 3800sf four-bedroom, two and a half bath, adobe home sits on 7.62 acres. With views of nearby Sleeping Lion and Granado Mountain (also known as Barry Scobee Mountain) the location provides numerous possibilities from elegant living and entertaining, to commercial or residential development.

The northern wing of the home features a den with a floor to ceiling rock fireplace and adjoins the dining room via a grand double door entry. The floor plan, designed with entertaining in mind, situates the dining room with easy access to the kitchen or the over-sized living area via a second set of double doors. The large kitchen has a breakfast nook and ample storage as is or plenty of space to accommodate your personal re-design. The utility room adjacent to the kitchen has washer/dryer connections, pantry, sink and access to the back yard. A half bath is located off the hallway leading to the living area.

Natural light is abundant in the 640 square foot living area making it a blank canvas for your remodeling efforts. Family room, media room, music room, library or game room. Two bedrooms, with space-saving built-ins, are accessible directly off of the living area and would make a perfect mother-in-law suite or guest bedroom with connecting study.

The master bedroom and fourth bedroom are located in the southern wing of the home. The master bedroom features built-in storage in the room itself and in both closets. The master bath has ample storage, a double dressing table, large vanity counter and a tub shower. The

fourth bedroom located at the end of the hallway overlooks the rear acreage and was designed with a full bath en suite. Several storage closets, some with built-ins, are located in the hallway of the southern wing.

If you are seeking a special country retreat, remodel this luxuriously styled home to suit your personal tastes. This wonderful adobe includes separate garage and carport, well and septic. Access to the public water supply and natural gas is also available.

Alternatively, consider the possibilities for commercial development. This property is one of the largest remaining undeveloped tracts with highway frontage within the town of Fort Davis.

Price

\$500,000

Contact

Debbie Murphy, Broker Associate
King Land & Water, LLC
432 426.2024
432 386-7259 cell
Debbie@KingLandWater.com

Disclaimer

This property 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.











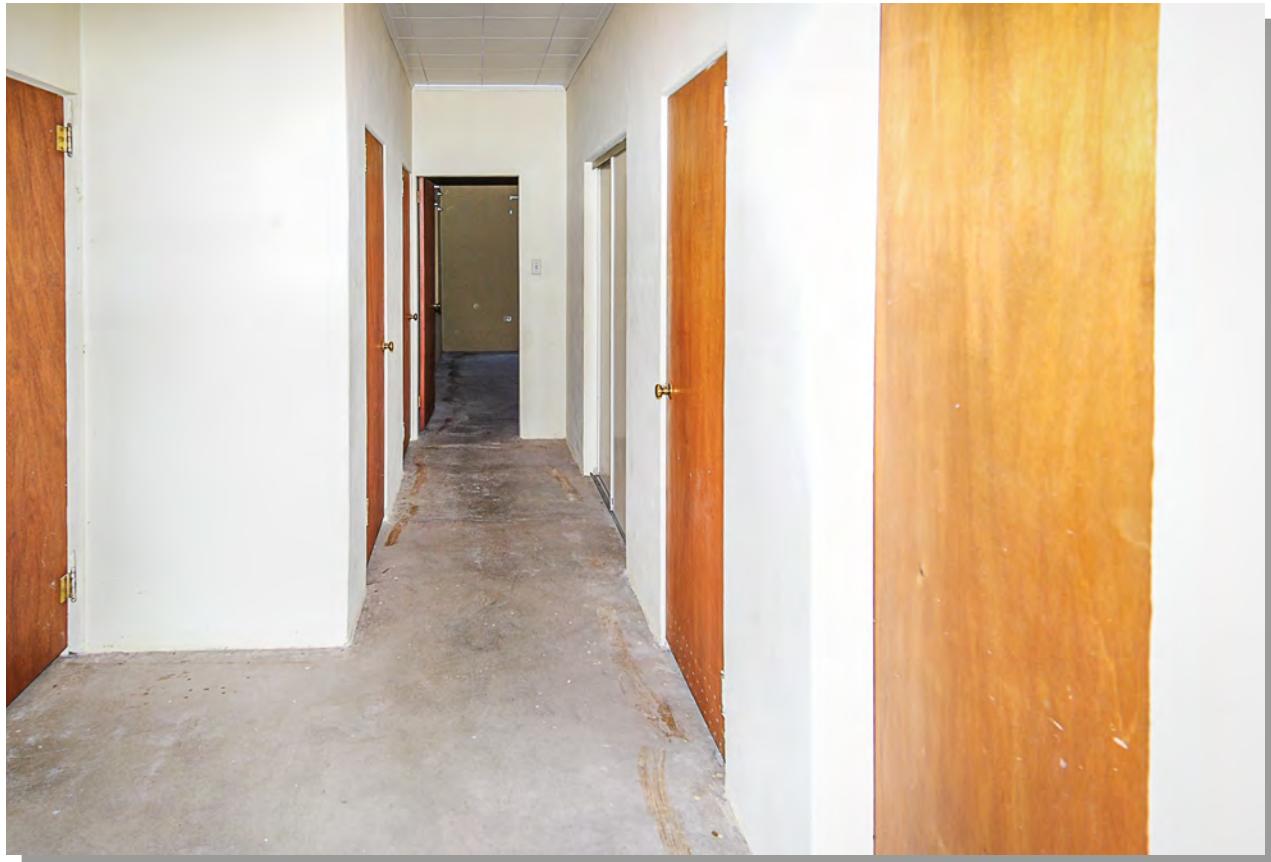


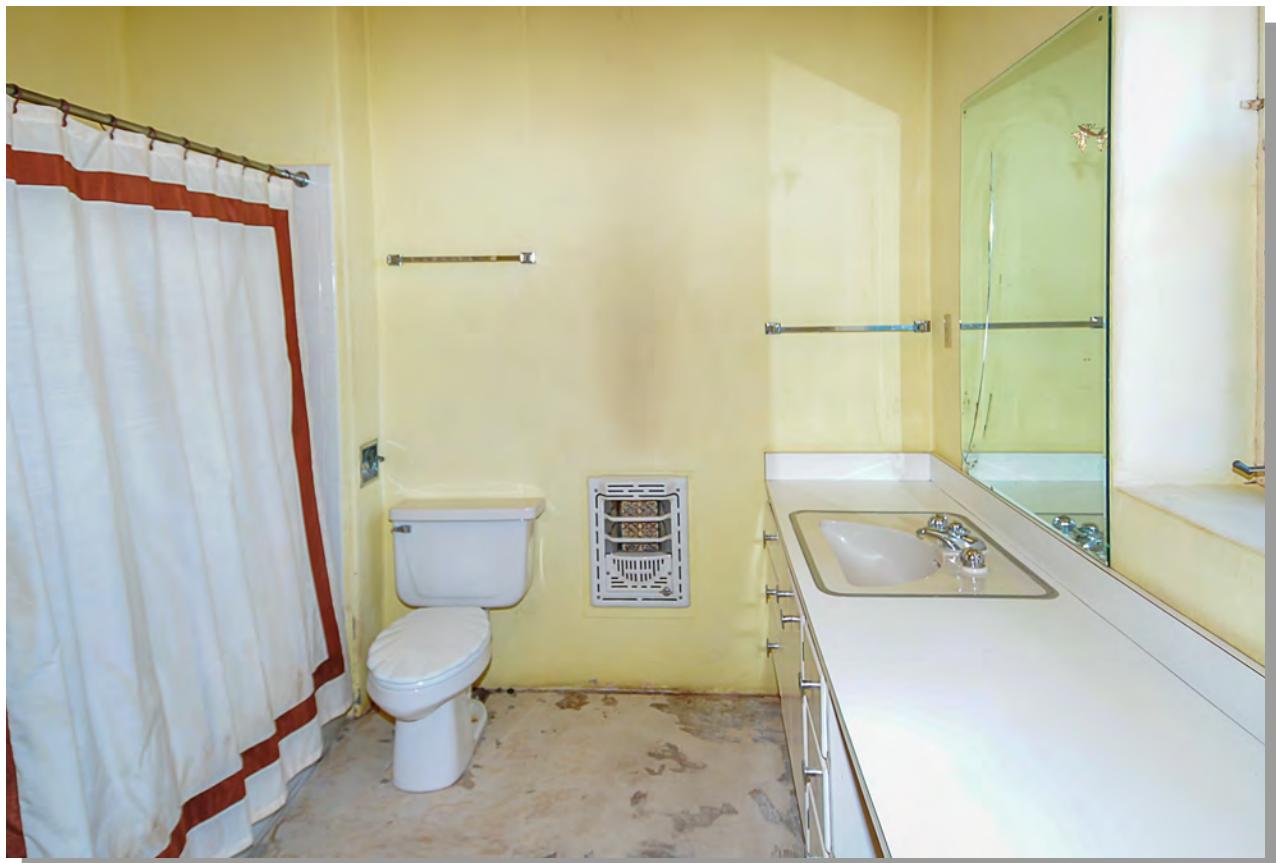






















Information About Brokerage Services

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 confidential 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.

King Land & Water LLC	576133	tammy@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	576133	tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
Tammy King	576133	tammy@kinglandwater.com	(432)426-2024
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Deborah Johnson Murphy	612046	debbie@kinglandwater.com	(432)386-7259
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

King Land & Water, 600 N. State Street Fort Davis TX 79734

Deborah Murphy

Information available at www.trec.texas.gov

IABS 1-0 Date

KLW 901 W Court

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 4324262024

Fax: 4322241110