



*Protecting Clients. Conserving the Land.*

## 216 Dolores Mountain Trail

2.4 +/- acres, Jeff Davis County, Texas



**Debbie Murphy, Broker Associate**

Office 432-426-2024

Cell 432-386-7259

[Debbie@KingLandWater.com](mailto: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

[www.KingLandWater.com](http://www.KingLandWater.com)

# 216 Dolores Mountain Trail

*1,000 Sq. Ft.*

*3 bed/ 1.5 bath*

*2.4 +/- acres*

*Jeff Davis County, Texas*

## **Debbie Murphy, Broker Associate**

Office 432.426.2024

Cell 432.386.7259

Debbie@KingLandWater.com

---

## **Location**

This unique 2.4+/- acre property on Dolores Mountain is located just outside of town on Highway 118 overlooking Fort Davis.

## **Acreage**

2.4 +/- Acres in Jeff Davis County

## **Description**

From the front porch experience panoramic views of the Davis and Haystack Mountains, Mitre Peak and the Chihuahuahua Creek grasslands, while watching colors of the landscape change as the sun rises. If you are seeking comfortable country living combined with plenty of privacy, while still being close to Fort Davis, this may be your dream home or vacation destination.

You will enjoy the warmth of this lovely +/-1,000sf three bedrooms and one and a half baths. The home, built in 2018, with wood laminate flooring, pine ceilings and pine wainscoting in the main living area, and bead board walls and English chestnut stained wood cabinets in the kitchen. The open floorplan offers an informal dining area adjacent to the living room and kitchen.

If cooking with gas is your preference, the five burner Samsung range in the kitchen will meet with your approval. A smartly designed pantry with glass door is conveniently situated within easy reach of your cooking workflow. A half bath is accessible right off of the kitchen and dining area. The sequestered master bedroom features a walk-in closet and full bath with tiled tub/shower. Guest bedrooms are comfortably sized. A wood burning stove efficiently serves as the primary heat source, while individual wall units provide ample air conditioning in the summer.

## **About the Property**

The exterior covered patio is perfect for watching the sun rise and the clouds roll in. A separate 170 square foot building is used as a workshop and utility room with LG washer and dryer appliances. A 300 square foot guest apartment has been partially completed including being plumbed for water.

Rock sentinels surround the home site while providing both a dramatic backdrop and privacy. There is plenty of space around the home for a garage, garden and other living areas if desired. The property's acreage extends above the rock wall to a gently sloping area



*Protecting Clients. Conserving the Land.*

---

with varieties of cacti, sotol and other native plants. Views of the Haystack Mountains and Mitre Peak are visible from this vantage point on the property.

If you enjoy being outdoors and splendid mountain views this property is for you! Call Debbie Murphy today at 432-386-7259 for an appointment.

## Price

**REDUCED TO \$185,000 - FROM \$189,500.00**

## Contact

Debbie Murphy, Broker Associate  
King Land & Water, LLC  
432 426.2024 Office  
432 386.7259 Cell  
Debbie@KingLandWater.com

## 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.

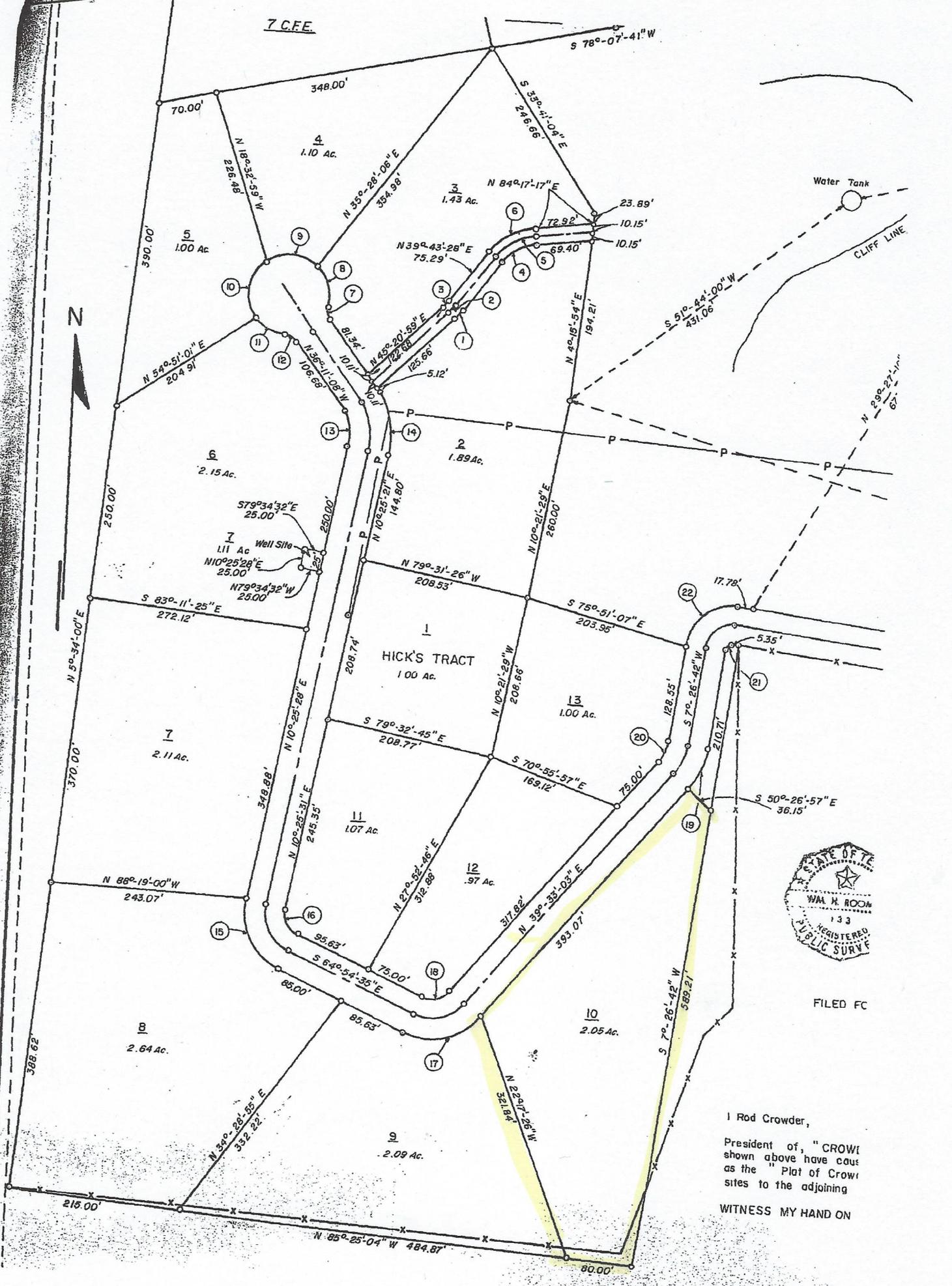


*Protecting Clients. Conserving the Land.*



7 C.F.E.

S 78°-07'-41" W



Water Tank

CLIFF LINE

HICK'S TRACT  
100 Ac.

6  
2.15 Ac.

2  
1.89 Ac.

7  
2.11 Ac.

13  
1.00 Ac.

10  
2.64 Ac.

12  
.97 Ac.

10  
2.05 Ac.

19  
2.09 Ac.



FILED FC

I Rod Crowder,  
President of, "CROWI  
shown above have cause  
as the "Plat of Crowi  
sites to the adjoining  
WITNESS MY HAND ON

ATTEST











