



*Protecting Clients. Conserving the Land.*

## Fort Davis Heights

*578± Acres*

*Jeff Davis County, Texas*



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## Location

Located just east of Fort Davis at the end of Compromise Street you find a broad sweeping high grass-land with some of the most spectacular views in the entire Davis Mountains. Chihuahua Creek cuts through this property on the way where you can find most times of the year water creating riparian woodlands filled with wildlife

Fort Davis is very convenient to Marfa and Alpine and the variety of area's amazing amenities including Fort Davis National Historic Site, Davis Mountains State Park, McDonald Observatory, Davis Mountains Preserve and Big Bend National and State Parks.

## Acreage

Approximately 578± Acres in Jeff Davis County



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The logo for KING LAND & WATER. It features a stylized 'K' icon composed of a green triangle on the left and a blue triangle on the right. To the right of the icon, the word 'KING' is written in a large, bold, serif font. Below 'KING', the words 'LAND & WATER' are written in a smaller, all-caps, sans-serif font.

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## Description



This 578± acre ranch was once part of the historic Sproul Ranch and with the growth of Fort Davis, as an escape from the hot Texas Summers with its dry high elevation and great year-long climate, is the perfect site for a private ranch or a great investment for development. Fort Davis Heights is close to town yet bordered by large properties with stunning views of area mountains. Barbara's Point and McCutcheon Canyon is the most dramatic to the north also with fantastic views of Blue Mountain, Scobee Mountain, the Haystacks and many other the Davis mountain peaks. At night star viewing is

second to none in Texas with Jeff Davis County's outdoor light ordinances. Convenience and privacy sum this property up well!

Fort Davis Heights has excellent access and frontage along Compromise Street, Johnson lane, and Highway 17. There is a barn with outbuildings and several historic Adobe ruins. Electricity is located throughout the property and there are many new building sites just waiting for the new owner. Chihuahua Creek, that runs through this property, has several very good sites to impound water. This is the drainage for the treatment plant 2 miles upstream and has dependable clear water, rare in the West Texas Grasslands.

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.



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The logo for KING LAND & WATER features a stylized 'K' icon composed of two overlapping triangles, one green and one blue, to the left of the text 'KING LAND & WATER' in a serif font.

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## Habitat

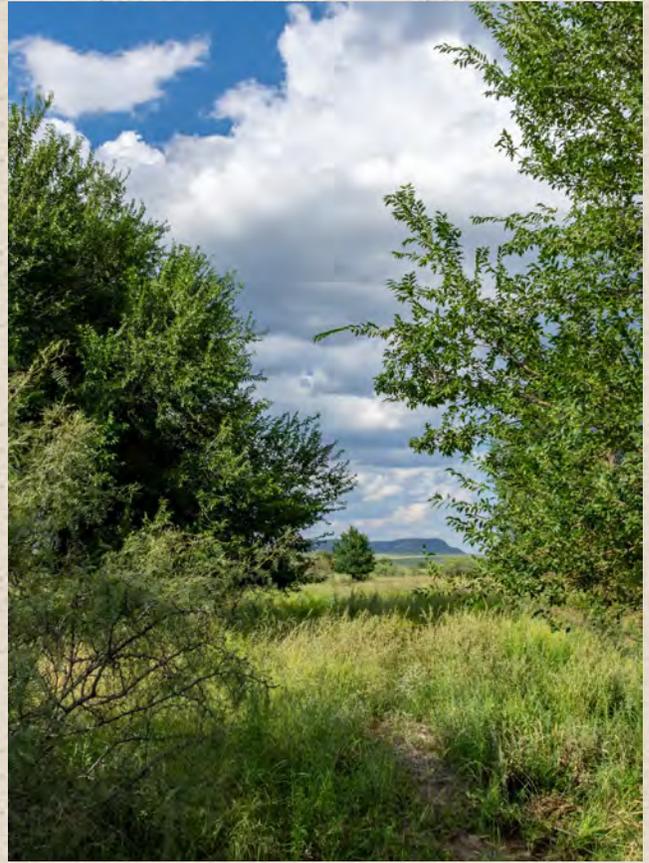
Fort Davis Heights is dominated by natural open grass meadows with native Chihuahuan Desert plants, including cane bluestem, blue gramma, and sideoats gramma with diverse native forbs and shrubs. Riparian areas include huge cottonwood trees as well as desert willows, mesquite, hackberry, and walnut trees.





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LAND & WATER

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## Wildlife

Wildlife in the Davis Mountains are abundant. There is an unusually large herd of whitetail deer on this property as well as desert mule deer and other high desert animals like; raccoons, coyote, javelina, fox, and ringtail cat. This property also has a high diversity of grassland birds and songbirds that use the open meadows and riparian vegetation corridors. Hummingbirds are abundant during spring and fall migrations.

## Water

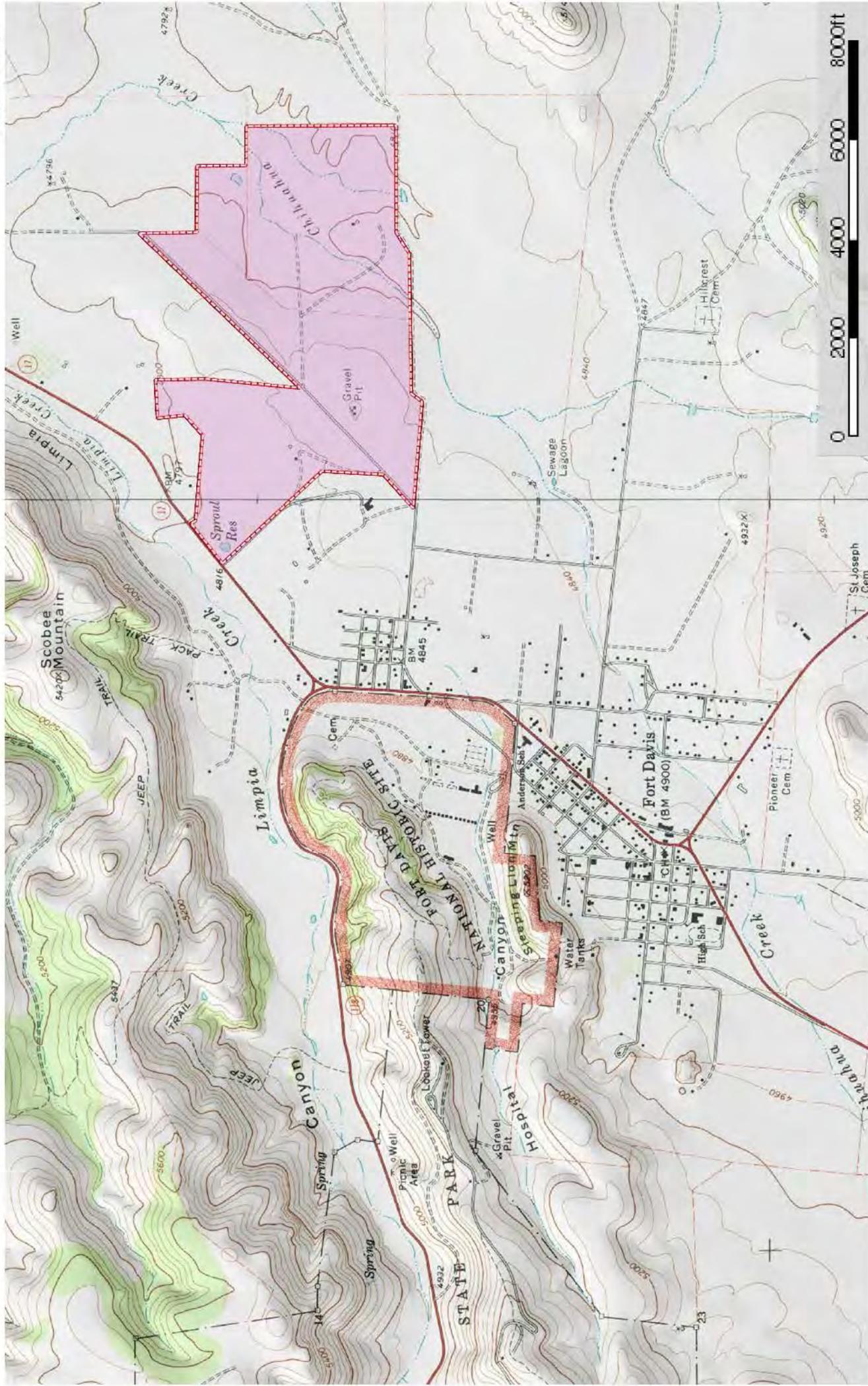
There is a well at the barn and an old windmill on the east end of the property. Water is readily available for additional wells with good groundwater. Chihuahu Creek keeps water in pools most of the year.





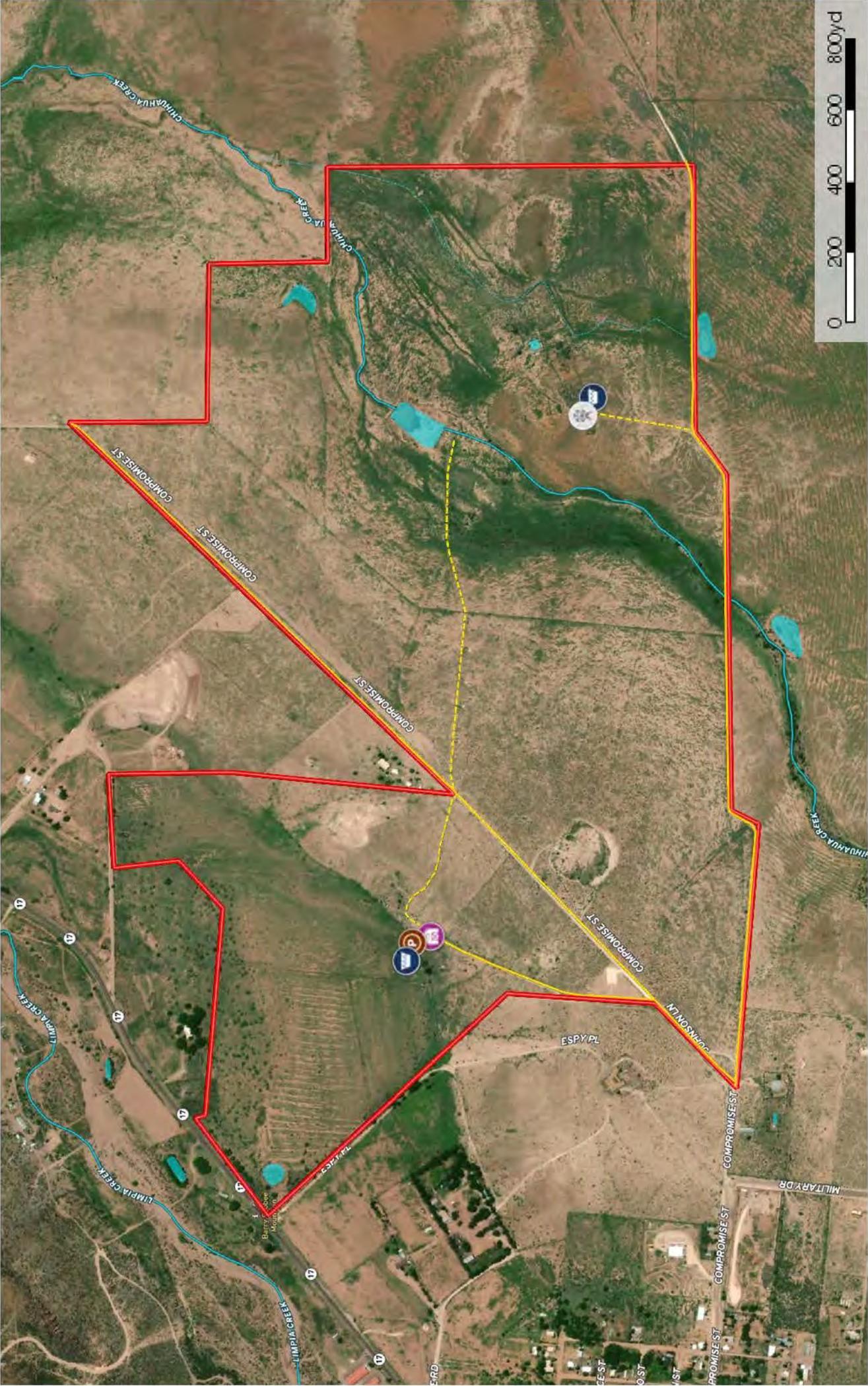
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 Boundary

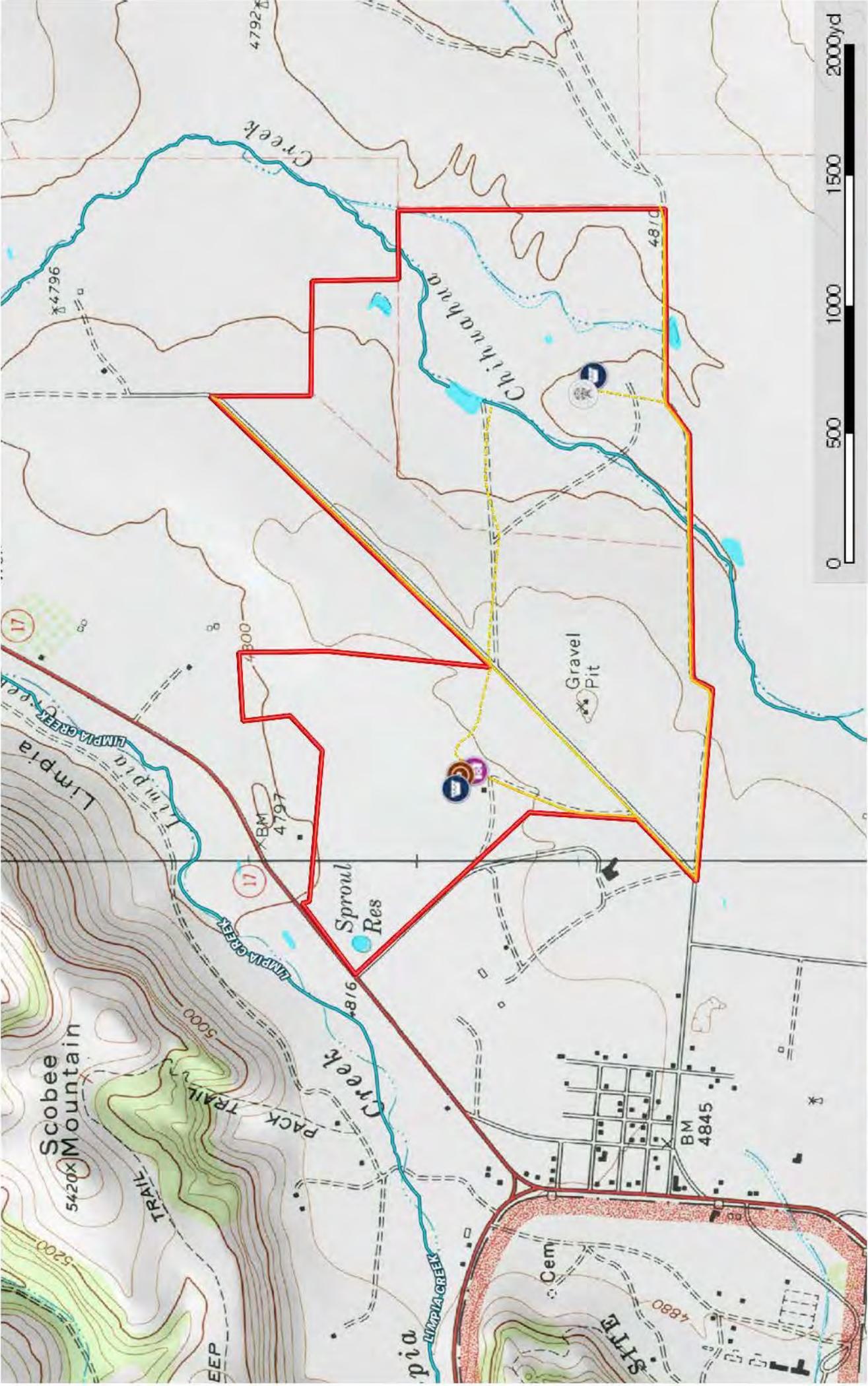




Windmill   
 Water Storage Tank   
 Pens   
 Barn   
 Primary Road   
 Road / Trail   
 Boundary   
 Stream, Intermittent   
 River/Creek   
 Water Body

0 200 400 600 800yd

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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## Price

\$3,350 per acre / \$1,936,300

## 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.

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