



*Protecting Clients. Conserving the Land.*

# 108 Antler Drive

*Limpia Crossing*

2,300±sq ft Home on 142± acres

Jeff Davis County

**PRICE REDUCTION**



**Debbie Murphy, Broker Associate**

**King Land & Water, LLC**

**432.426.2024 Office**

**432.386.7259 Cell**

**[Debbie@KingLandWater.com](mailto:Debbie@KingLandWater.com)**



---

## Location

142± acre property with two bedroom, two-and-a-half-bath 2,300± square foot home provides commanding panoramic views of the Davis Mountains. The southern slopes of McIvor Mountain, with elevation 5,748 feet, encompasses the northern boundary of the property and seasonal Limpia Creek frames the southern boundary. It's rare to find a property of this size and topographic diversity for sale in the Davis Mountains: rock faced mountain tops with roaming aoudad sheep, gorge with rock sentinels and a man-made dam dated 1920, grassland flats with a corral across from a seasonal creek. This gem is located on the northwestern boundary of Limpia Crossing Subdivision and a 1-D-1 Wildlife Appraisal Exemption is in effect.



The property to the north is a large ranch with a conservation easement and the ranch to the east is a remote part of Prude Ranch.

Developed with great care and stewardship by the present owner, the home is surrounded by native plant gardens sowed with seeds harvested from trees and native vegetation found on the property. Gravel pathways navigate through the gardens, to the 2,000±sf barn and workshop or to one of three observatories, two of which are equipped with Ritchey-Chretien telescopes.















## Home Description

The 2,300± square foot two bedroom, two-and-a-half-bath ranch style manufactured home was custom designed with three living areas, sunroom and summer kitchen with Saltillo tiled flooring, oak hardwood plank flooring throughout the living areas, two gas fireplaces with oak surrounds, morning breakfast room looking out to McDonald Observatory in addition to a formal dining area. Additional improvements include a 2,000±sf barn and workshop with attached two-car carport and RV port, two-car garage with attached covered parking, high-fenced native plant garden with pergola and rock waterfall, perimeter fencing of the entire property, three observatories, well and septic.

**Study** with built-in library style bookcases, two built in hutch

**Office** with built-in library style bookcase and built-in hutch, propane gas fireplace with oak surround

**Family Room** with black-out shades and propane gas fireplace with oak surround

**Formal Living Room** with built in storage hutch and access to sunroom

**Formal Dining Room and Morning Breakfast Room**

**Kitchen** with propane gas range, electric grill and cooktop in kitchen island, pantry and plentiful storage

**Summer Kitchen** with Saltillo tile and plentiful seating space with electric cooktop & oven provides access to rear patio and garden

**Sunroom** with Saltillo tile and plentiful seating, provides access to the front and side yards and is accessible from the formal living room

**Sequestered Primary Bedroom and Bath** with garden tub, vanity, and walk-in shower

**Guest Bedroom** with bath en suite: vanity and tub shower enclosure

**Utility Room** with half bath and laundry sink, provides access to the summer kitchen



## Home Description Continued

### Home Features

- White oak hardwood plank flooring in living areas
- Linoleum flooring in kitchen, breakfast room, utility room and bathrooms
- Custom window blinds with top down-bottom up feature
- Energy efficient fixed windows over awning windows
- Central heat and air conditioning
- Metal Roof
- Water well and 550-gallon water storage tank and pressure tank
- Septic system
- High fencing around rear garden; perimeter wire fencing

### Improvements

- Three observatories with electricity, and two observatories with concrete piers and mounts. Observatory #2 includes a 16" Ritchey-Chretien telescope, Observatory #3 includes a 22" Ritchey-Chretien telescope and control room.
- 2,000sf barn and workshop with 220 amp service, concrete floor in barn, roll-up garage doors. Two over-sized carports and one RV port
- Two-car garage with attached three-sided covered parking
- Corral located on lower acreage
- Travel trailer with living area addition, connection to water well on lower acreage
- Man-made dam dated 1920 located in the gorge

































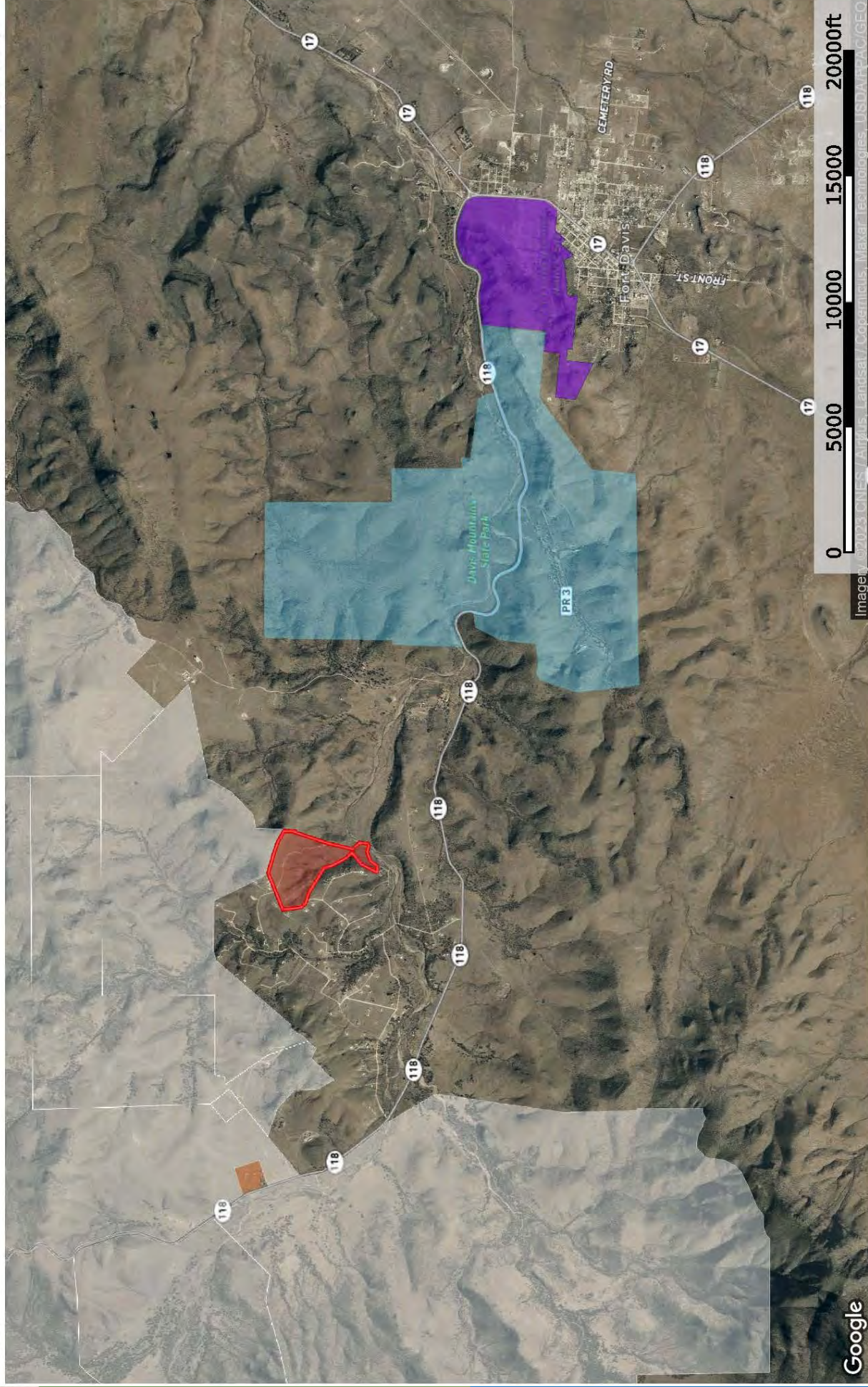








108 Antler Drive  
Texas, AC +/-



- Boundary 1
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

King Land & Water LLC

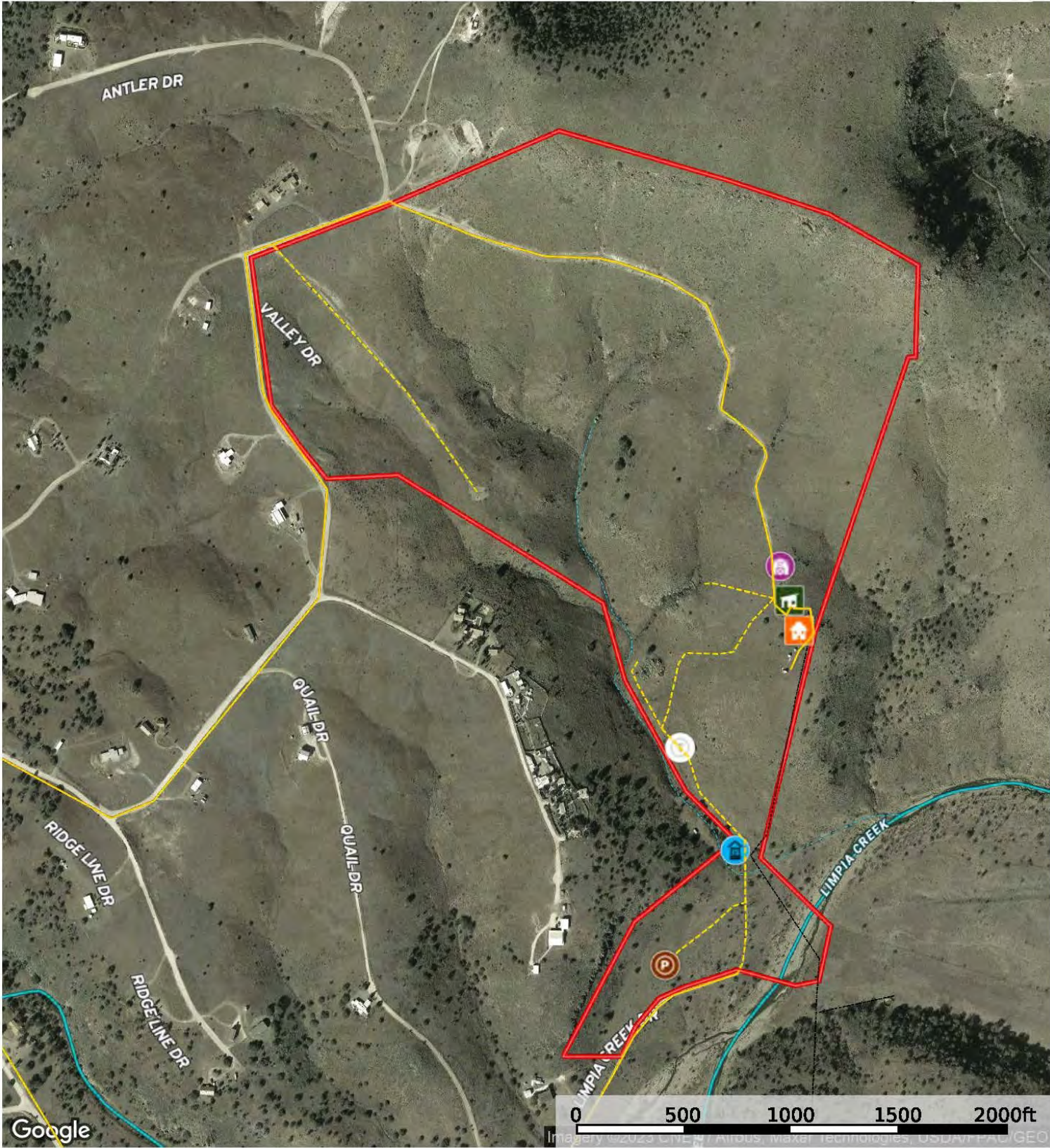
P: (432) 426-2024 / (512)-840-1175

kinglandwater.com

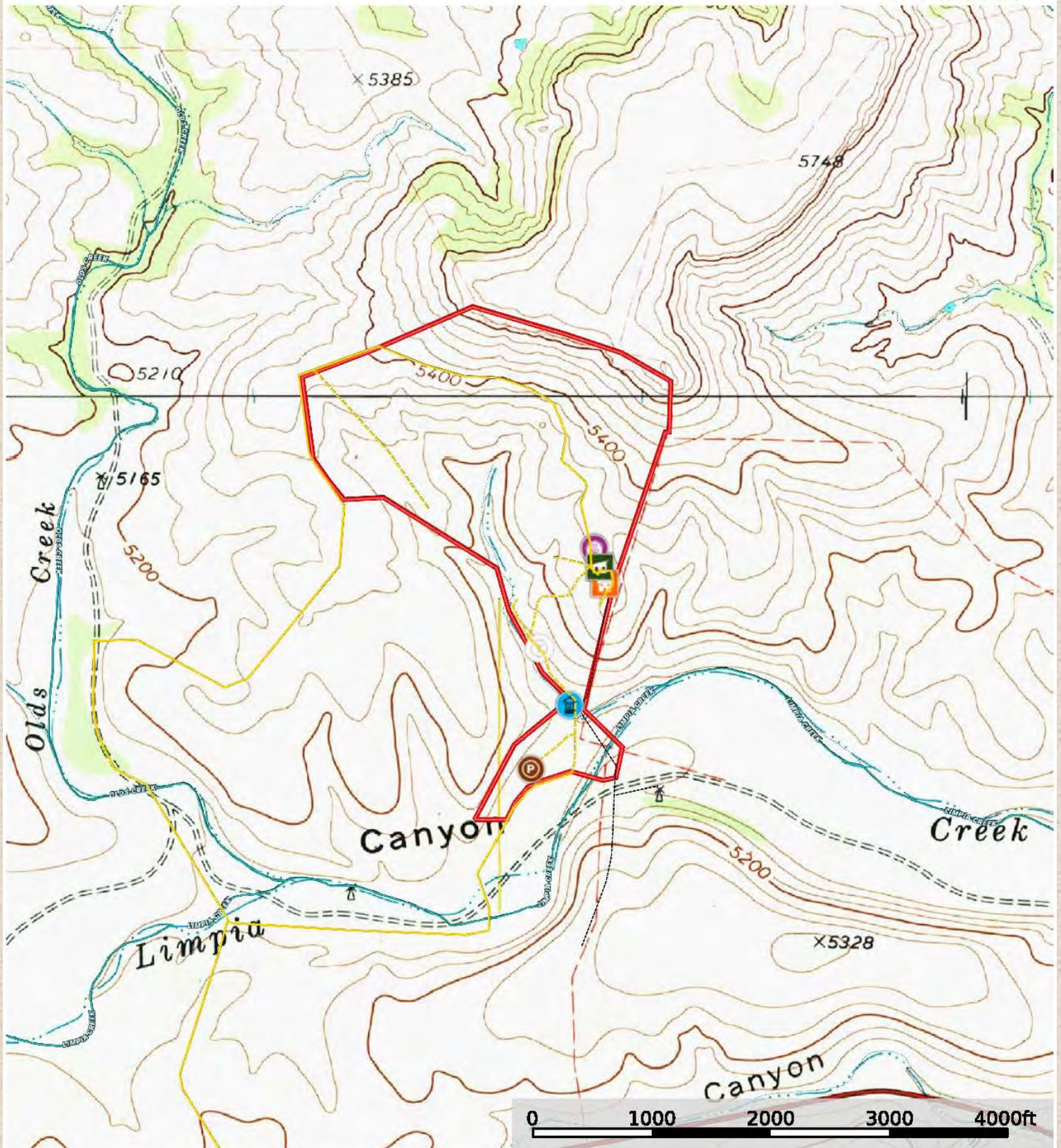


The information contained herein was obtained from sources  
relied upon by King Land & Water LLC. King Land & Water  
LLC makes no warranties or guarantees as to the  
completeness or accuracy thereof.













## Price

**Price Reduced from**  
**\$1,270,000 to \$995,000**

## Contact

**Debbie Murphy, Broker Associate**

King Land & Water, LLC

432 426.2024 Office

432 386.7259 Cell

### 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.

[Information about Broker Services](#)

[Texas Real Estate Commission Consumer Protection Notice](#)

King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

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