



Protecting Clients. Conserving the Land.

Sky Island

200 acres, Jeff Davis County, Texas



James King, Agent

Office 432 426.2024

Cell 432 386.2821

James@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 109 State Street, Suite 1, Fort Davis, TX 79734
office 432.426.2024 fax 432.224.1110 kinglandwater.com

Sky Island

200 acres

Jeff Davis County, Texas

New Home, near McDonald Observatory

James King, Agent

Office 432 426.2024

James@KingLandWater.com

Location

Sky Island is comprised of 200 acres and one of the most unique "off the grid" homes in the State of Texas. It is located on Highway 118 on the historic Scenic Loop beyond McDonald Observatory high in the Davis Mountains of West Texas. The property is adjacent to the 33,000 acre Nature Conservancy's Davis Mountain Preserve and in proximity to private ranches also with conservation easements totaling 65,000 acres outside the preserve. Sky Island is part of a protected ranch neighborhood with unobstructed views of McDonald Observatory and rugged area mountains nearly to Marathon, 50 miles away.

Acreage

200 acres in Jeff Davis County.

Description

Sky Island is located in the heart of the Davis Mountains, a Mountain Island surrounded by a desert sea with elevations ranging from 6,100 feet to 6,700 feet. The crown jewel of Sky Island is an acclaimed 5,600 square foot, new home built "off the grid" with paved entrance from the Scenic Loop highway. The topography of the property, although very much in the mountains, is gentle slopes which makes the entire tract accessible by almost any vehicle. The fantastic two-story home and 20,000 square foot courtyard and native gardens, are built on the top of a knoll with inspiring views of the mountains to the east and excellent views nearby to the Preserve and neighboring ranches. Rugged canyons surround the property and create a sense of being on a high rim in the mountains. From here the views are stunning and overlook the most spectacular scenery in the entire Davis Mountains, short of the Observatory itself. Historically, the Sky Island property was once part of the adjacent Eppenhauer Ranch, a well-known ranch spanning 30,000 acres and several generations.

Habitat

This Scenic Loop ranch is dominated by mile high grasslands of Cane Bluestem, Blue Gramma, and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, Alligator Juniper, and Pinion Pine, typical vegetation of high elevation desert mountains. Cool nights, warm days and the first of the desert monsoonal rainfalls make the mesa a lush green paradise in the spring and throughout the summer.



Protecting Clients. Conserving the Land.

Wildlife

Wildlife in the Davis Mountains is abundant. Big mule deer, white-tail, elk, and smaller animals and bird species such as javelina, fox, ringtail cat, and the unusual Montezuma quail abound in the mountains. Hummingbirds and migrant songbirds fly through the area on semi-annual migrations and are attracted to the extensive native plant gardens in the courtyard and around the property making this a birding paradise. Native 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 out the door.

Improvements

The centerpiece of Sky Island is the house. Extraordinary is the word that comes to mind. This 5600 sq.ft modern home is a sleek, sophisticated structure and has a mountain view from every window. Beyond that, it is a newly constructed home, (2008-009) strongly influenced by classic Organic architecture style. Some of the home's features include:

- Primarily built of stone, steel, glass and wood with large picture windows throughout the home. Stacked stone walls and bamboo wood floors with stone tiles in kitchen and baths.
- 16 rooms in a two-story open floor plan divided by different step levels and area definition. This minimizes interior vertical walls for an open interior atmosphere that integrates with the natural surroundings. Layout includes two separate offices that can convert into bedrooms making the home a four bed/bath house.
- Second floor Master Bedroom Suite is 800 sq.ft. with skylight and picture windows to east and west. Built-in bookshelves and large walk-in room for closet/dressing room.
- Recessed lighting, throughout home, two sided stone fireplace observation gallery, library, open staircase, decks, dramatic stone entryway, fully equipped modern kitchen and formal dining room.
- Covered porches, outdoor deck from master bedroom, courtyard fountain, two vehicle garage and separate "tractor barn"
- 20, 000 sq.ft. Courtyard covered in flagstones and landscaped with natural grasses with various sitting areas for entertaining taking in the view.
- Paved road from the highway entrance to the house to allow smooth and continuous access to the home by all vehicle types.
- Perimeter Wall over 700 feet long surrounds the house to deter wildlife from entering courtyard and front area.
- Utilities - the Sky Island house is self-sustained and off the electrical and telephone grid.

Electricity is provided by 24 batteries that store energy generated from 30 solar panels. The panels generate 15 to 20 kwh/day and average daily use is 6-8 kWh. An emergency back-up system is through a 17kw propane generator that can charge the batteries.

Wastewater The property is serviced by a septic system designed to separate gray and black water.

Television, Internet and Telephone The house is wired for Internet, but currently doesn't have a connection to the Internet. This can come through either a satellite or a wireless signal from Fort Davis. Television and Telephone are also through satellite and wireless cell service.

Water

Water is provided in two ways to the house. The potable water source is from a well. Water is pumped automatically to a 15,000 gallon sealed metal tank by a generator and furnished to the house by a fully pressurized system so that the water provided in a manner that is indistinguishable to the user as water supplied by a public utility. The second water system is a rain capture system for non-potable water. This water is used for landscaping and is collected by the gutter system of the house and stored in a 10,000 gallon metal tank.

Price

\$4,200,000.00

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

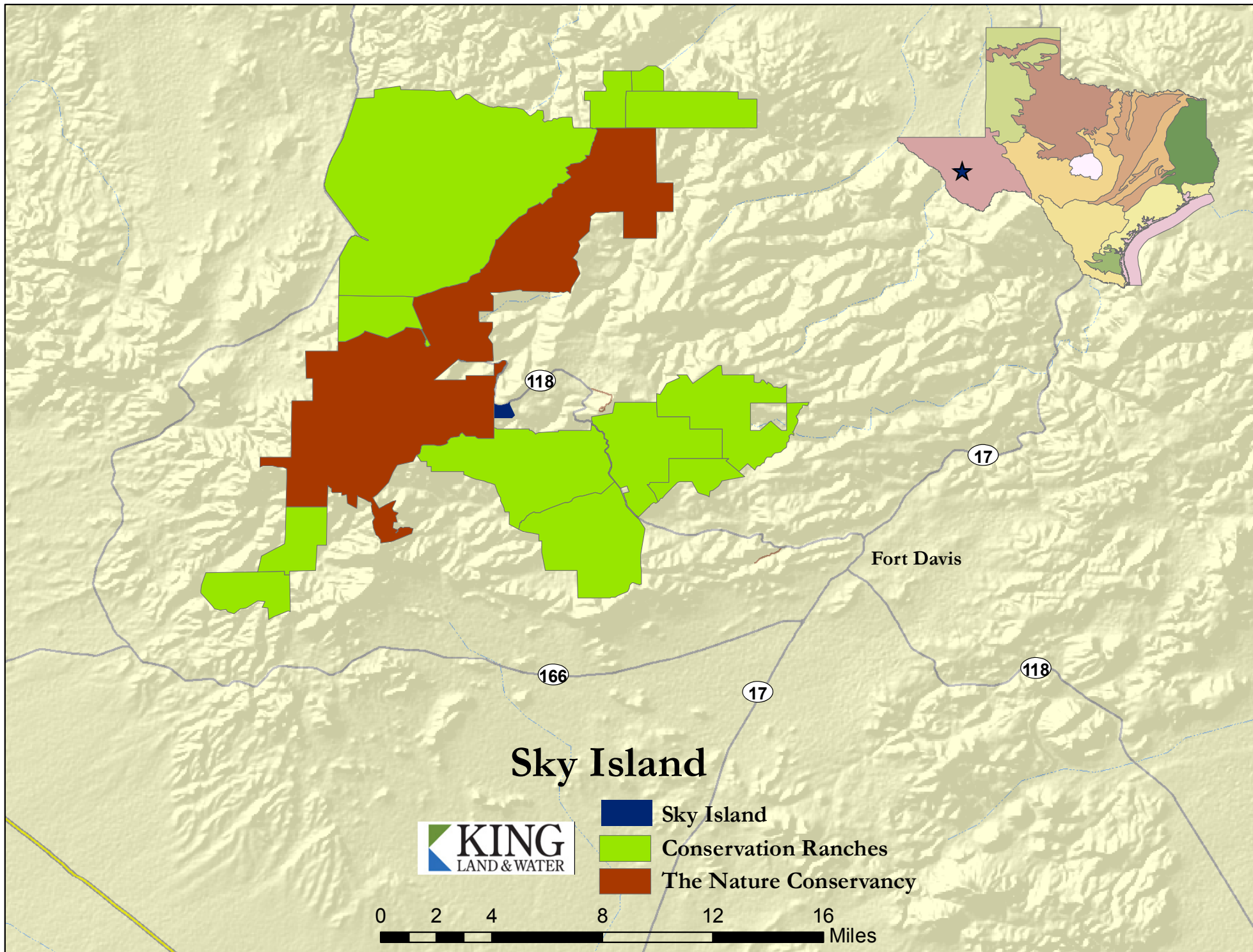
James@KingLandWater.com

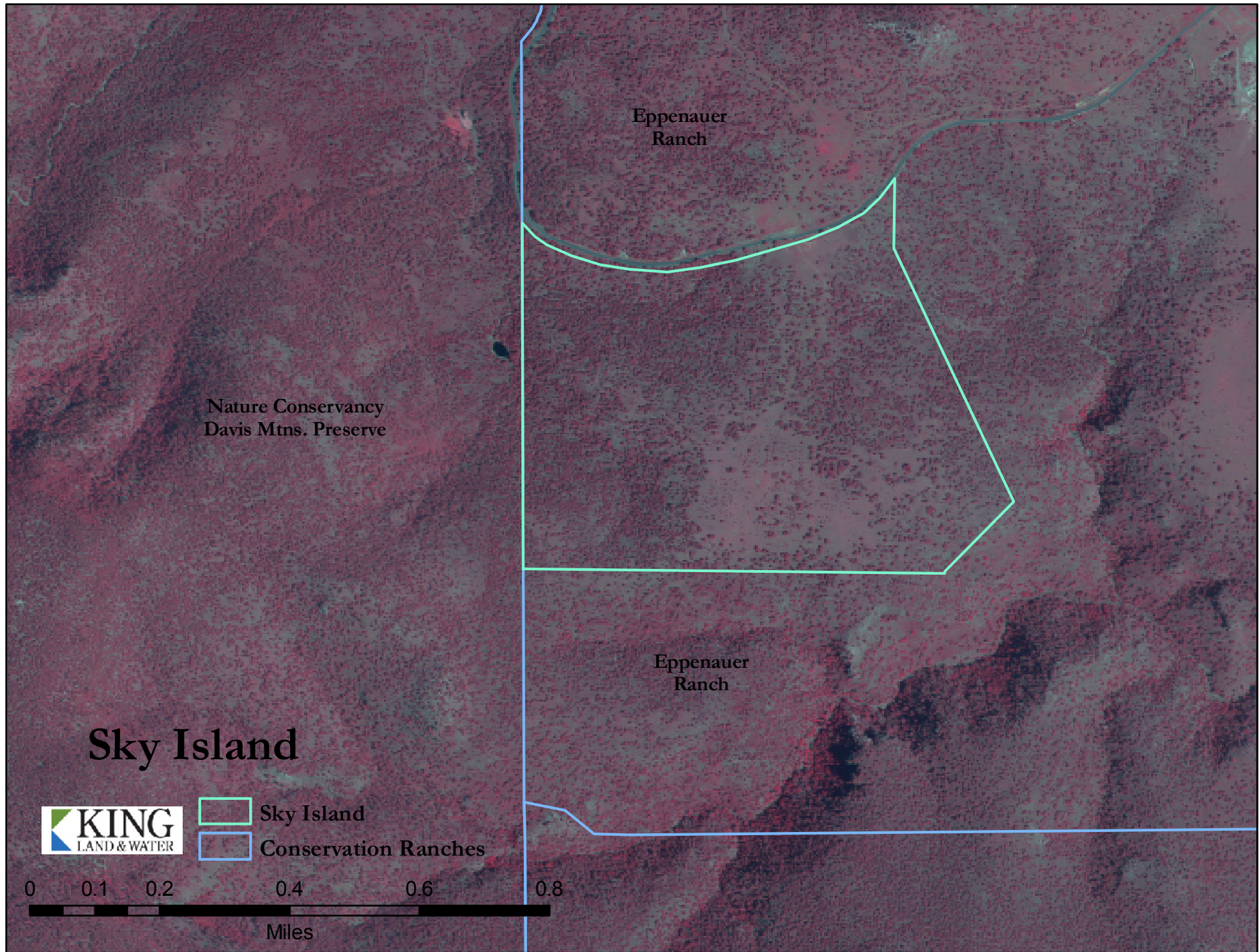
Disclaimer

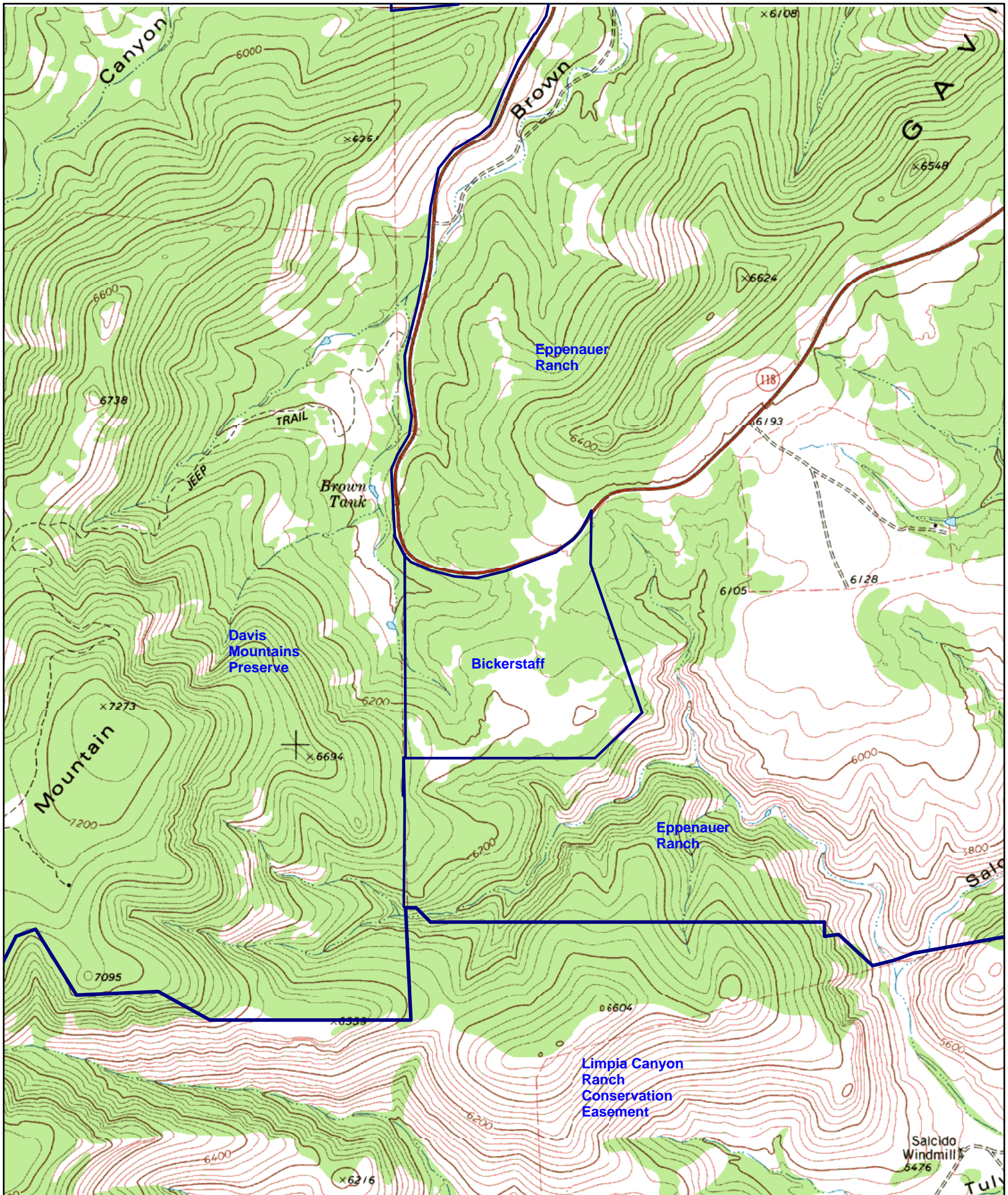
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Protecting Clients. Conserving the Land.







Name: MT LOCKE
Date: 12/17/2008
Scale: 1 inch equals 1667 feet

Location: 030° 40' 20.28" N 104° 04' 26.55" W NAD27
Caption: Bickerstaff Ranch



Exterior Views of House



Interior Views of House



Extensive Courtyards and Patio



Near and Far Surrounding Views