



Protecting Clients. Conserving the Land.

Sleeping Lion Overlook

(Adjacent to Fort Davis National Historic Site)
41.8 Acres, Jeff Davis County, Texas



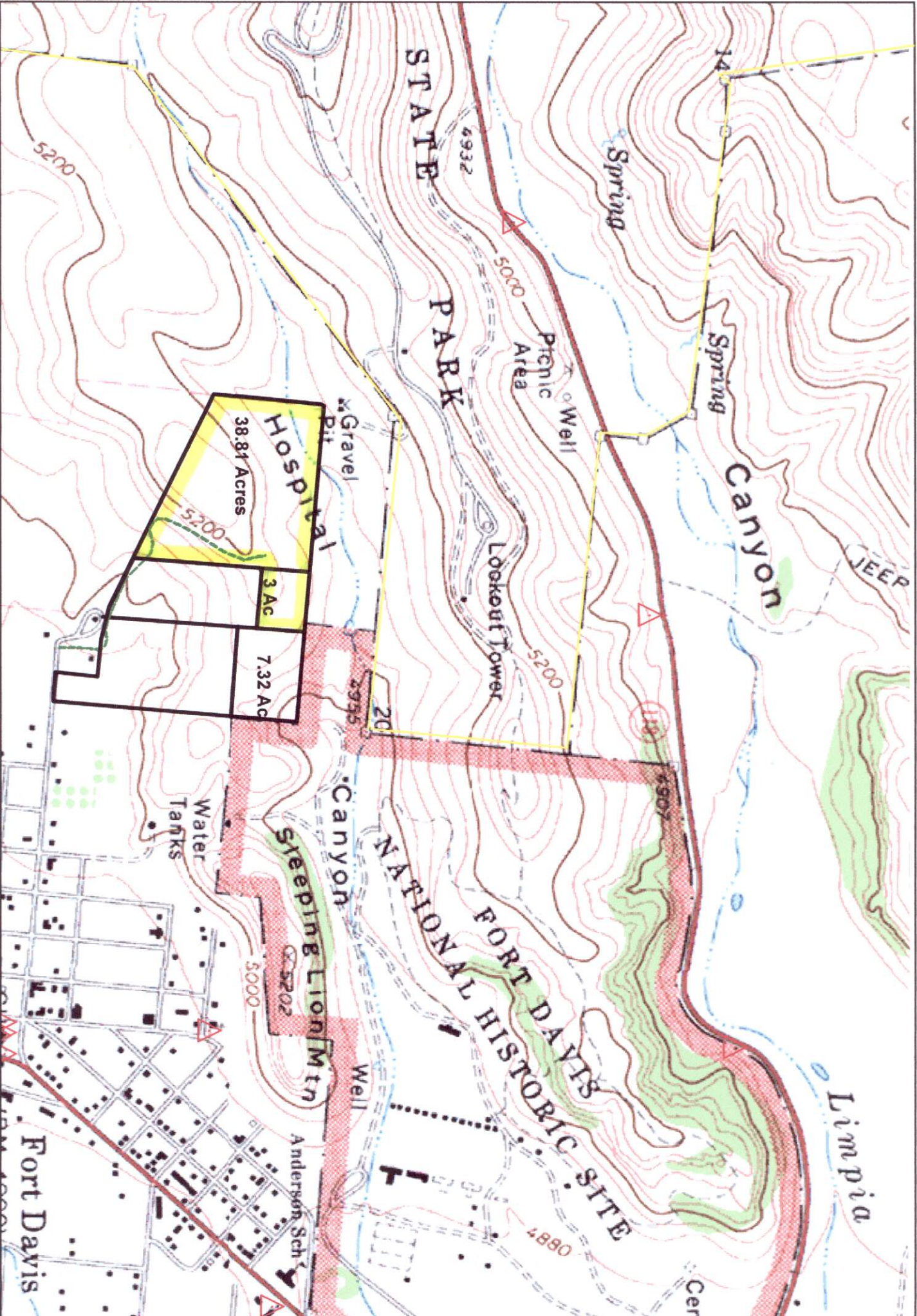
James King, Agent

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



Name: FORT DAVIS
Date: 5/19/2008
Scale: 1 inch equals 1000 feet

Location: 030° 35' 55.67" N 103° 54' 16.50" W NAD27
Caption: Ft Davis NHS

King Land and Water

Sleeping Lion Overlook

41.8 acres

Jeff Davis County, Texas

James King, Agent

Office 432 426.2024

James@KingLandWater.com

Location

This exclusive and private 41.8 acre property is located in Fort Davis, Texas at the end of Court Street and is adjacent to Fort Davis National Historic Site. The property views the Davis Mountains, Davis Mountain State Park and The Indian Lodge(<http://www.cpa.state.tx.us/specialrpt/parks/Davis.html>) Other nearby towns and attractions include Marfa, (18 minutes) Alpine, (22 minutes) and McDonald Observatory (15 minutes).

Acreage

41.8 Acre property is the western portion of the area's primary landmark – Sleeping Lion Mountain.

Description

The property has deeded access via a caliche road that climbs to the top of the mountain where there are spectacular 360 degrees views of the Davis Mountains, Davis Mountain State Park, Fort Davis National Historic Site, the town of Fort Davis and sweeping views of the distant Marfa Grasslands. The property is unimproved however there are many excellent building sites on the gentle slopes and flats near the top of the mountain.

Habitat

Chihuahuan Desert Grasslands, Yucca, Bear Grass and Emory Oaks with large outcrop of Ft Davis igneous rocks.

Wildlife

Exceptional habitat for Mule Deer, Javelina, Fox, migrating songbirds, and raptors.

Improvements

A new, well-built caliche road enters the property from the easement road providing easy access to the top of the mountain where there are several incredible building sites.

Water and Electricity

Immediately accessible water and electricity are not on the property at this time. However, a new owner can drill a well or tap into the nearby rural water system; electricity and cable TV systems are also accessible.

Comments

There is nothing like this property on the market today and won't be. It offers proximity to town, and elevated view that overlooks the town and the fort. Privacy, exclusivity, protected views and access to nearby water, electricity, and cable TV systems. It's an outback-stargazer's dream with civilization comfortably at hand.

Price

\$695,000.00

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.



Gate at the beginning of the property with the road leading to the ridge.



View of property from near the end of Court Street in Fort Davis.