



Protecting Clients. Conserving the Land.

Maya's Creek Crossing

Hwy 17 N 14.98 acres \$185,000

Fort Davis, Texas



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Hwy 17 N 14.98 acres

Jeff Davis County, Texas

Tammy King, Broker
King Land & Water, LLC
432 426.2024
Tammy@KingLandWater.com

Location

Located on Limpia Creek, the property is only five miles north of town, fronting on Highway 17 between Fort Davis and Balmorhea, one of the most remarkable scenic drives in the Davis Mountains. It is rare that a small property comes available along both sides of Limpia Creek this close to Fort Davis and its amazing amenities: including Fort Davis National Historic Site, Davis Mountains State Park, and McDonald Observatory.

Acreage

14.98 Acres in Jeff Davis County

Description

Entering this Davis Mountains jewel from Highway 17, you have amazing views of area mountains and the Cottonwood Gallery Forest along Limpia Creek that runs through the property. Maya's Creek Crossing has a new water well, small barn, and dirt tank with several building sites that make this a world apart, yet so close to town. There are several pastures with new fencing that would make this the perfect horse property, ready for a new home and outbuilding with room for nature at its best.

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.

Habitat

Maya's Crossing is dominated by the riparian areas along Limpia Creek shaded with cottonwood and willow trees. On both sides of the creek there are natural open meadows in the uplands with native Chihuahuan Desert plants, including cane bluestem, blue gramma, and sideoats gramma with diverse native forbs and shrubs. Cool nights, warm days and the first of the desert monsoonal rainfalls make the valley a lush green paradise in the spring and throughout the summer.

Wildlife

Wildlife in the Davis Mountains is abundant. Mule deer, white-tail, and smaller animals and bird species such as wild turkey, raccoons, javelina, fox, ringtail cat, blue quail and the unusual Montezuma quail abound. Hummingbirds, migrant songbirds and butterflies fly through the area on semi-annual migrations and are attracted to the extensive native plants along the creek.

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 along the clear waters and banks of Limpia Creek

Water

Maya's Creek Crossing has a water well that was drilled and finished out with a pressure pump and connected to electricity. Additionally the largest watershed of the Davis Mountains, Limpia Creek winds through a large portion of Maya's Crossing.

Price

\$185,000.

Contact

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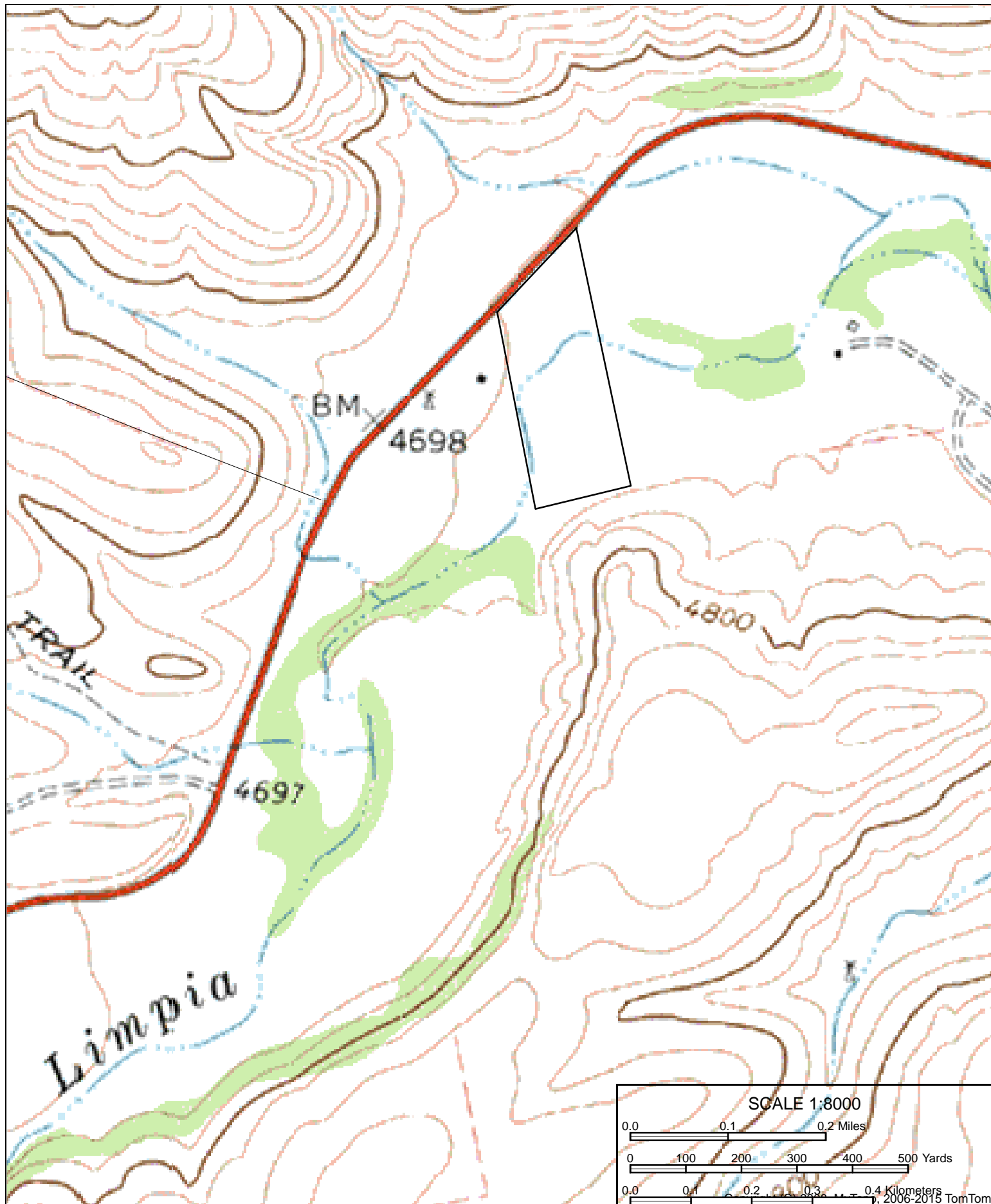
Disclaimer

This property 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.



Maya's Creek Crossing
Texas, 0.0 AC +/-





Crossing Ranch
14,98 Acres
Scale: 1 inch = 666 ft.

Location: 030° 38' 34.9124" N, 103° 50' 27.0892" W











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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date