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Allen Oaks Ranch

54.04 Acres, Fort Davis



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Allen Oaks Ranch

*54 Acres with Custom 4,300 square foot Home
Adjoins Davis Mountain State Park and Prude Ranch*

Location

Allen Oaks Ranch fronts on Sproul Road ½ mile off of Scenic Loop 118 in the heart of the Davis Mountains and is only five miles from Fort Davis. This grand ranch-style 4 bedroom, 3 bath home with in-ground pool, landscaped outdoor patio, and outbuildings is surrounded by huge heritage Emory Oaks with open meadows and stunning views. The private entrance winds across a tributary of Limpia Creek, past mature oaks, through open fields, and up a hill to the homesite. Private yet so convenient!

Davis Mountain State Park adjoins this ranch on its east boundary, creating many opportunities for wildlife, recreation, and protection from development. Allen Oaks has an agricultural exemption and has allowed light grazing with Prude Ranch horses over the years.

Acreage

54.04 acres near Fort Davis, Texas

Improvement Description

Main House

This custom 4 bedroom/3 bath 4,300 sq/ft home was built in the '70s as a rambling ranch style home with huge rooms, giant closets, custom kitchen, two rock fireplaces, and many built-in amenities. The house was completely remodeled 10 years ago with new Architect Series Pella windows and doors throughout, private outdoor shower, large game/bunk room, outdoor patio, sprinkler system, and many built-in features. There are four hot water heaters, electric base board heaters, and an evaporative cooler system with in-attic air duct system into all the rooms.

Kitchen and Breakfast Area Features

- Remodeled custom shelves, drawers, and storage.
- Formica counter tops
- Ranch style open hanging shelves for dishes
- Countertop cook stove and grill
- Bar sink and cabinets
- Dishwasher (110v)
- Outlets for appliances (above counter)
- Upgraded electrical outlets and plates
- Original custom cabinet hardware
- Saltillo tile throughout



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Bedrooms

Three guest rooms feature two baths with giant closets and big rooms for in-suite sitting areas. Two of the guest rooms share a large full bath and another bath is located across the hallway from the third guest room for convenience. The master bedroom has an extra-large walk-in closet and custom bookshelves and features private access to a wonderful outside shower. The master suite also has outside access to an adjoining wood shop and RV Barn. This bedroom has all the privacy you will ever need but is just a few steps from the living areas of the house.

Living Room and Dining

A native rock-lined wall with huge working fireplace, wood ceiling beams, and Saltillo tile create a warm and wonderful great room. Windows at both ends highlight views of area trees and mountains, as well as the back porch entertaining area and the swimming pool.

Game Room and Bunk Room

Just off the great room is a large game room and bunk room with beautiful rock fireplace, pool table, game table, and large windows looking out onto the property's pastures. This is a kid's dream room and a place for the entire family to have indoor fun.

Laundry, Pantry, and Storage

Off the kitchen is a very large wash and storage room with space for an extra refrigerator or freezer. This is the size of most kitchens and provides for a central place for laundry and cleaning supplies for the entire house.

Patio and Pool

The most pleasant part of being in West Texas is the amazing climate and Allen Oaks takes full advantage with a large covered entertainment patio, lawn, and in-ground swimming pool. A timed sprinkler system and drip system for potted plants provides for lush lawn and beautiful foliage. The swimming pool has a roll-over cover and a heater. There is a 3-car covered parking area, as well. The front porch is also a beautiful outdoor space with views of higher elevations in the Davis Mountains.

Shop and RV Barn

A large shop with built-in gun safe and commercial electric heater is just off the main house. Designed for large shop equipment, it is a perfect place for the woodworking hobbyist and includes a shop sink and water heater. A door inside the shop opens into an extra-large new metal RV Barn with 50 amp service, sewer dump, and water hook-up.

Outbuildings

Several outbuildings complete the compound of improvements, including a greenhouse with electricity and water, a dog run, and tool shed for outdoor garden and ranch tools and mowers. A wellhouse contains a 1500-gallon poly tank with booster pump for added pressure to accommodate the home's water needs. The system is elevated from the house for gravity feed during power outages. It's all there and ready to go for the next owner to enjoy.

Ranch Description

The 54 acres that surrounds the improvements is a combination of beautiful open meadows, large oaks, hills

with rock outcrops and native grasses, trees, and shrubs. There is a water trough for livestock and wildlife outside the headquarters fence. Native Whitetail and Mule Deer abound as well as a great diversity of song birds, hummingbirds and raptors. With the common boundary with Davis Mountains State Park and the undeveloped acreage of Prude Ranch, Allen Oaks Ranch is part of an extensive block of native habitat. There are trails and small roads around the property for hiking, birding, or riding horses.

Price

Was \$850,000 **New! Reduced to \$775,000**

Contact

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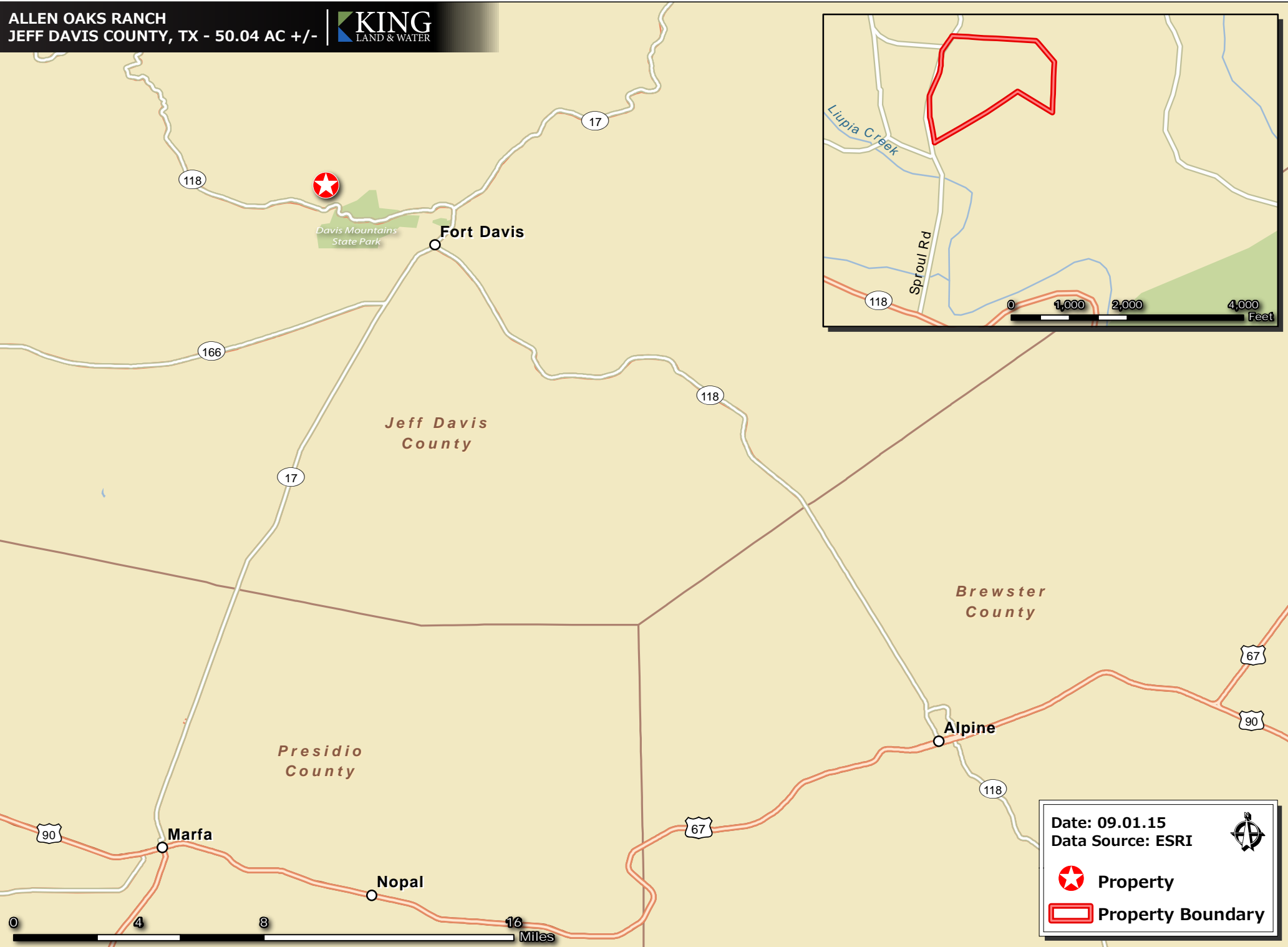
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Disclaimer

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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Date: 09.01.15
Data Source: ESRI

 Property

 Property Boundary

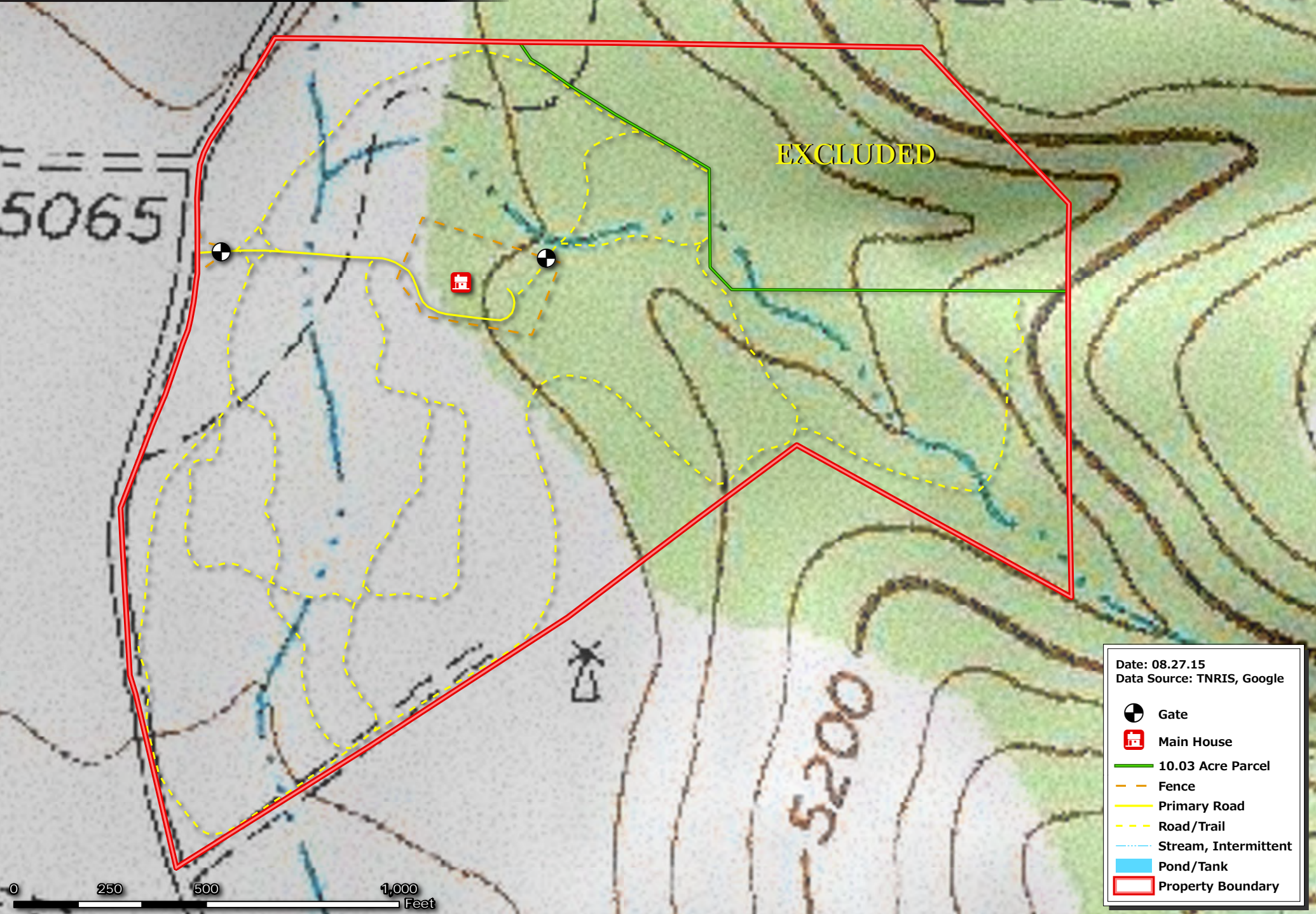


EXCLUDED

Date: 08.27.15
Data Source: TNRIS, Google

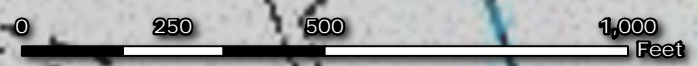
- Gate
- Main House
- 10.03 Acre Parcel
- Fence
- Primary Road
- Road/Trail
- Stream, Intermittent
- Pond/Tank
- Property Boundary

0 250 500 1,000 Feet



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