



Shy Ranch 720 Acres



Located about 30 miles south of Rocksprings and 25 miles north of Brackettville
along the southern edge of Edwards county

Good easy access being less than 2 miles off FM674

This property borders the Kickapoo State Park
which is low fenced all along its southern boundary

The terrain is very diverse with big hill tops offering 360 degree panoramic views
to big bottom lands with fertile valleys with good dirt and grassland

Several nice areas for food plots

The vegetation has a good mix of cedar and pinion along the canyons
and areas with live oak thickets

Lots of nice cleared out open areas, as well as good thick cover and sanctuary for the wildlife

Miles and miles of great trail system all through the property leading to over 10 areas
setup with blinds and feeders and great access to all parts of the property

There are 2 big cement pila tanks on opposite sides of the property supplying watering troughs
keeping the wildlife constantly watered all year round

The easy rolling hills and gentle to moderately steep terrain allow for exploring, great hunting,
refreshing hikes, or looking around for old Indian artifacts

There is a small cave on the property

Great variety of wildlife. You never know what might ease through from the state park.
whitetail, axis, aoudad, turkey, hog, occasional elk, fallow, sika

Endless opportunities for hunting

Very nice and neat 1800 sq ft ranch style house fully furnished comfortable as can be.

Completely turnkey with a large covered front porch, covered back porch water,
electricity and septic

2/1 extra guest house with water, electricity and septic

Additional mobile home in fair condition, Dump Truck, skid steer

Wildlife exempt taxes \$1,260,000 Listing #702

Western Hill Country Realty

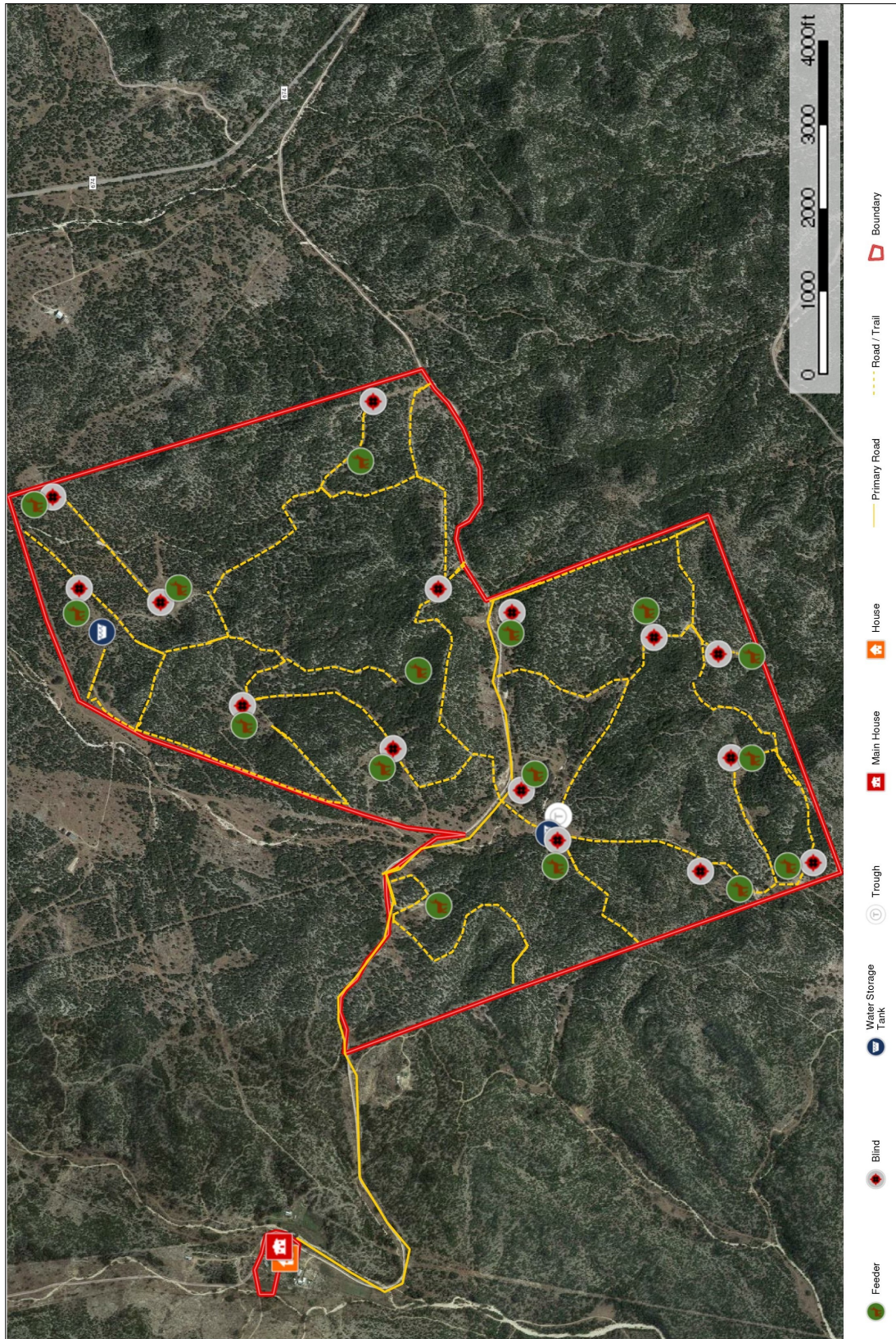
www.westernhillcountryrealty.com

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830-683-4435



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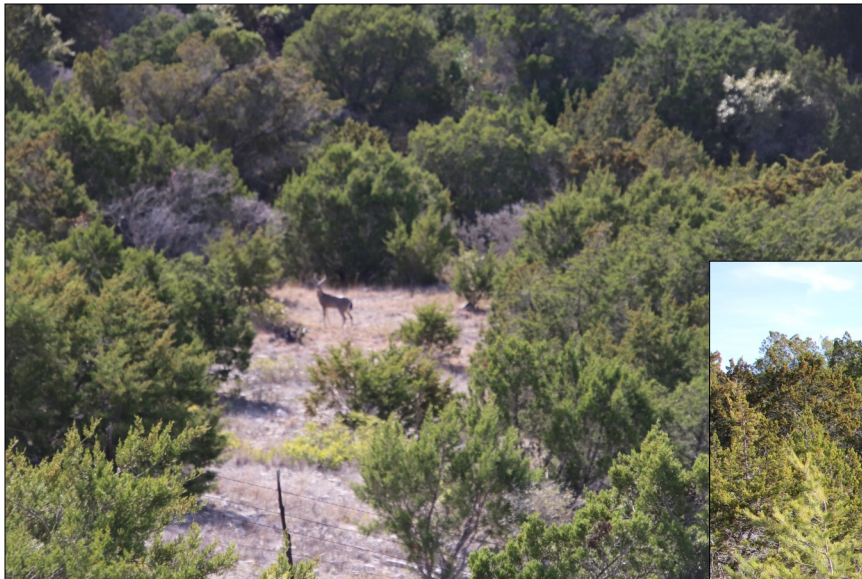
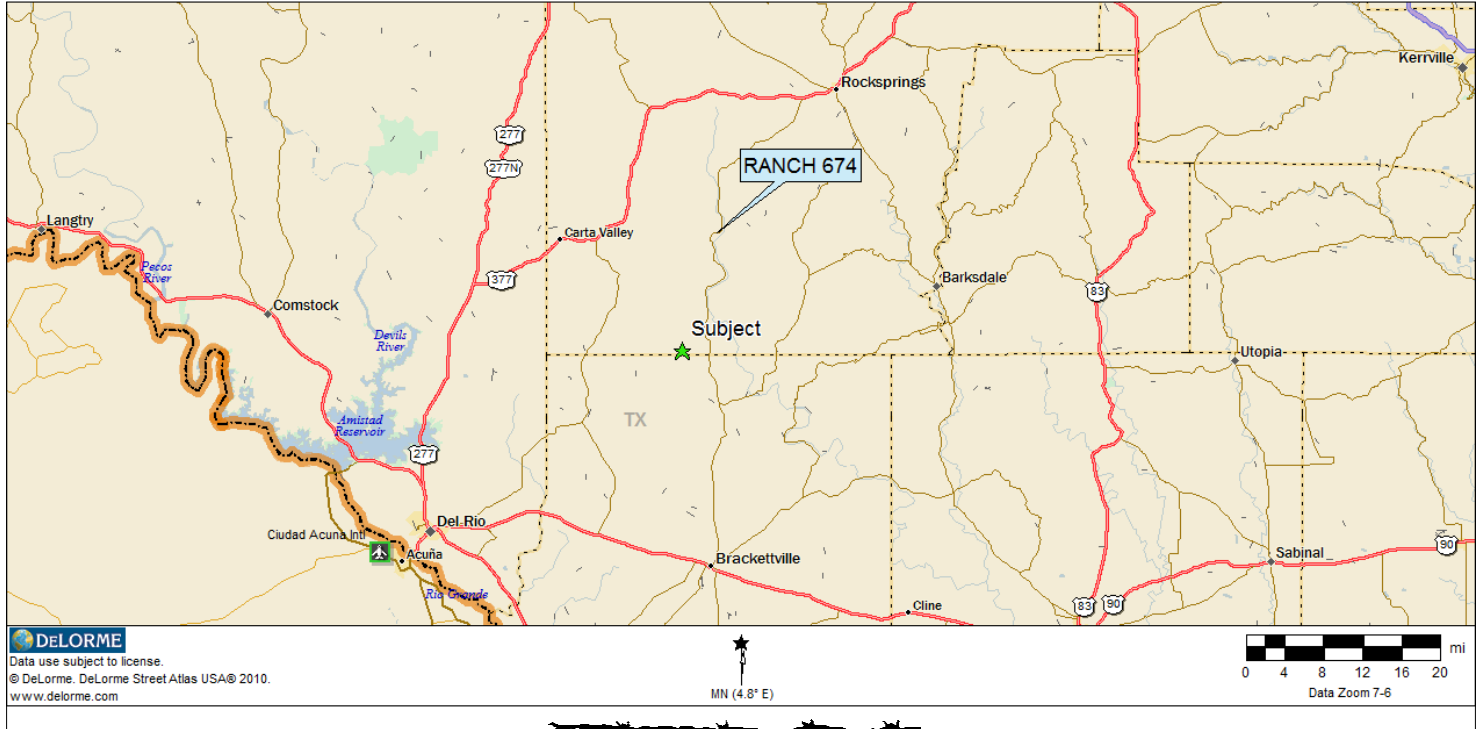
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Information About Brokerage Services

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 confidential 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Western Hill Country Realty, 202 E. Main St. Rocksprings, TX 78860
Glynn Bentley

Information available at www.trec.texas.gov

ABS 1-0 Date

Updated

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