



Sparkling Diamond Ranch 225 Acres



This gem is a rare find in eastern Edwards county. You will be hard pressed to find as many free ranging exotics anywhere. The accommodations, amenities, equipment, easy access and spectacular hill country views make this ranch a treasure.

Located in far eastern Edwards County

Less than a 40 minute drive to I-H 10; 1 and a half hours to San Antonio

Easy access -- only 1.7 miles of good access road off Hwy41

The terrain is rolling to sloping offering up super hill country views

Completely fenced; with 2/3 of the ranch being low fenced and joining larger neighbors, other 1/3 is high fenced

The ranch has miles upon miles of internal ranch roads allowing access to all parts of the ranch

Seller has done a superb job with the land management, some cedar has been removed allowing palatable browse to regrow attracting the wildlife, but plenty of cover has been left to give the game hiding spots to feel safe and also tolerate the weather

There are three wildlife ponds that collect runoff and one watering trough near the house

The facilities have electricity, strong private water well, and septic

The main house is +/- 1400sqft 3/2 with carport and large covered deck overlooking the glorious canyon views and the large rock pit fire area

The bunkhouse is an additional +/- 890 sqft and is newly remodeled and ready for guests

The equipment barn is 3000sqft on a slab with 21 ft side walls and large pull through doors

The barn contains a 1500sqft upstairs loft with fabulous views ready to be finished out with your own touches

Western Hill Country Realty

www.westernhillcountryrealty.com

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830-683-4435



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The numerous extras include....

2017 Mahindra 5565 4L tractor with less than 105 hours with box blade, finishing bucket, grapple bucket and brush shark attachments

2017 Polaris Ranch 1000XP

Polaris Sportsman 700 4 wheeler

Riding lawn mower

2 new ac units for main house and bunkhouse

16 ft. utility trailer

4 hunting blinds and 5 feeders

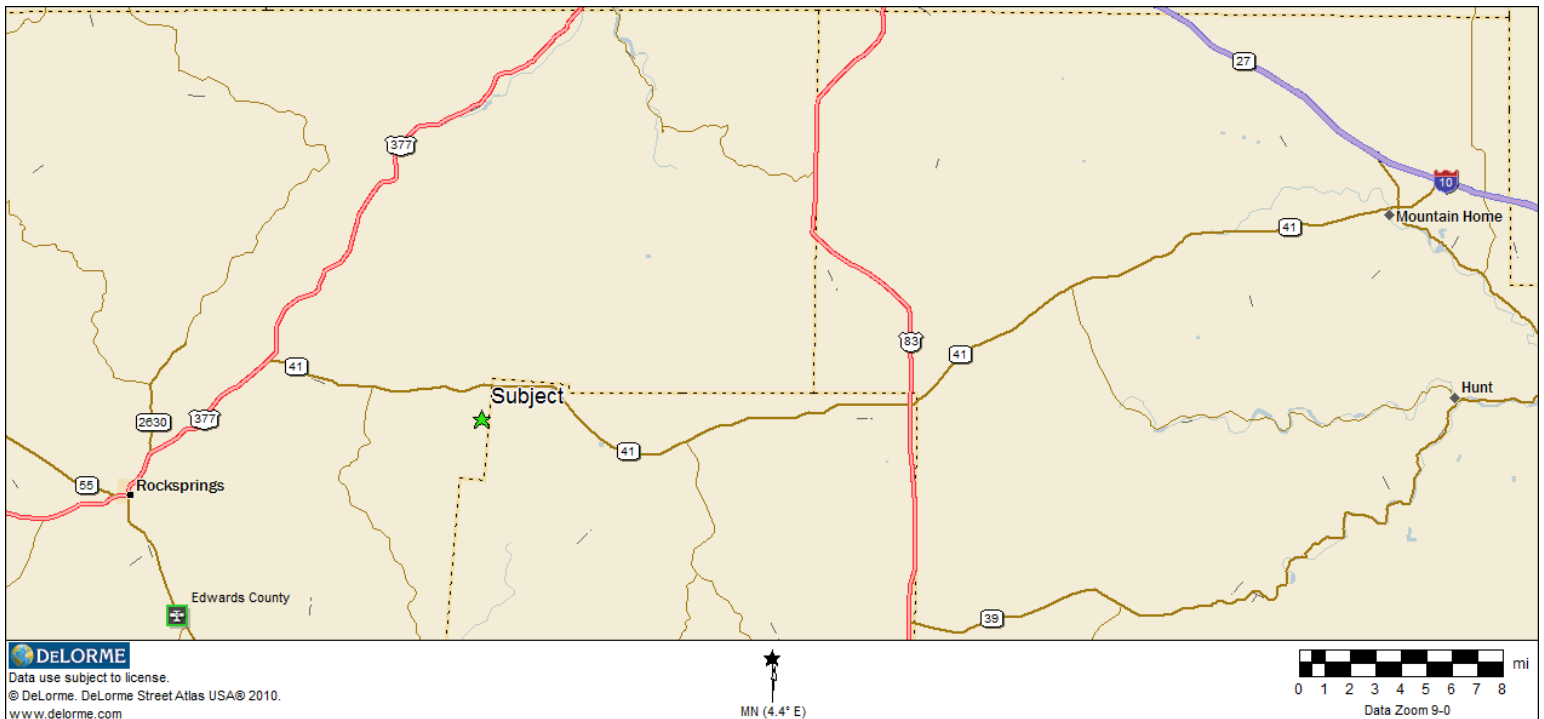
The game includes whitetail, turkey, hogs, axis, fallow, sika, elk, aoudad. This ranch is located in an area where you never know what you might see come walking up to the feeder

Well managed and lightly hunted through the years

Wildlife exempt taxes

The ranch is ready for a large family to enjoy the Texas Hill country for hunting and recreation or ready for the retirement life

\$1,395,000 Listing #211



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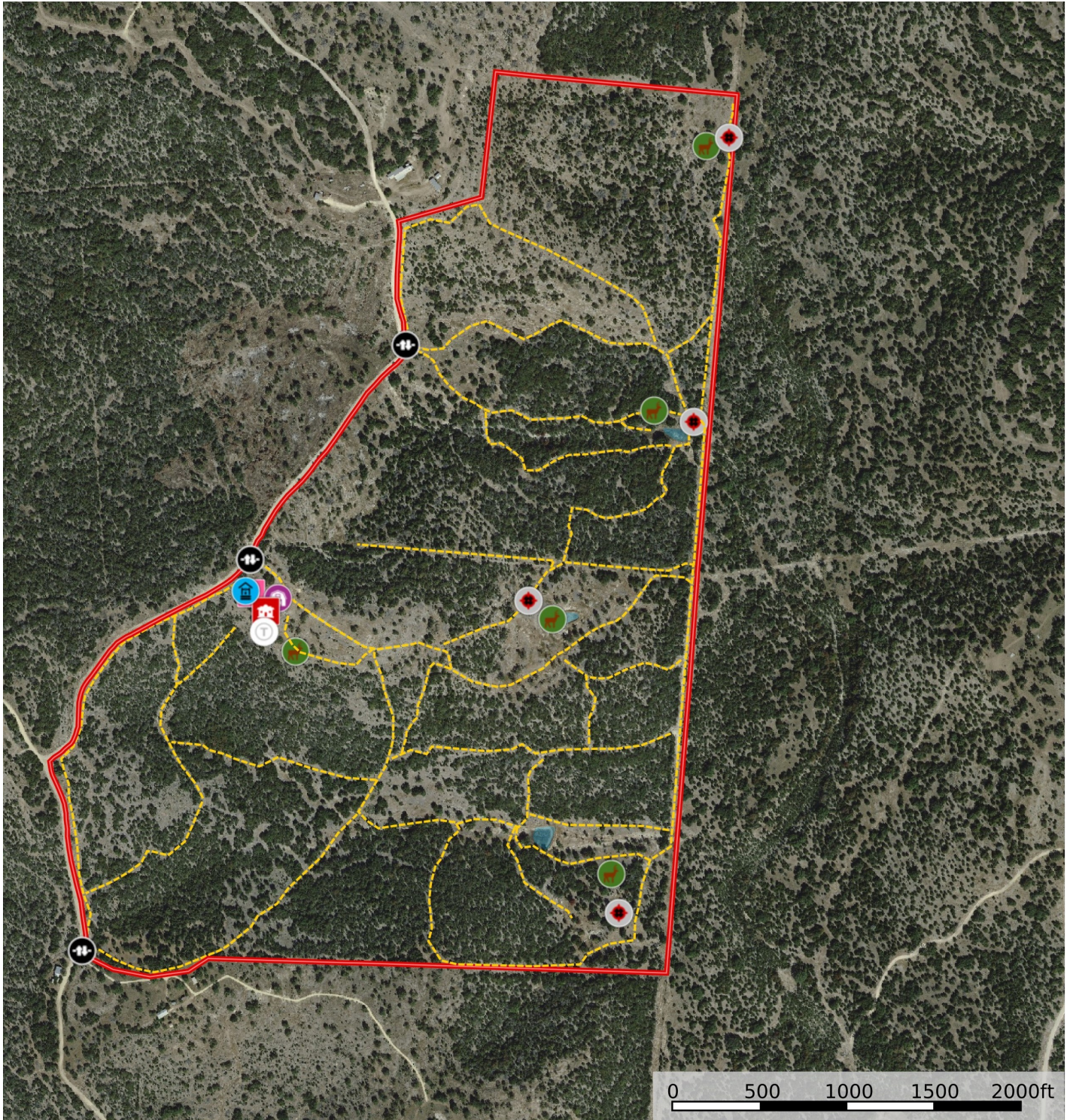
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- Cabin
- Barn
- Main House
- Well
- Feeder
- Gate
- Blind
- Trough
- Pond / Tank
- Boundary
- Road / Trail

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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

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Information available at www.trec.texas.gov

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Updated

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