



Gold Rock Ranch 272 Acres



If you are looking for the perfect property for the family to enjoy, entertain guests or clients this immediate income producer will be hard to match!

Located 10 miles south of Rocksprings and less than 5 miles from the county airport

Good easy access with county road frontage

Perimeter game fenced in 2 pastures

Nestled high on the hilltop overlooking the gentle rolling valleys of southern Edwards county sits a custom built completely furnished 3/2 home with open kitchen living area, large sun room and bar, screened outdoor kitchen, hidden gun safe, and patio with fire pit. Central heat and air.

Fenced in yard with covered cleaning station on concrete slab, walk in cooler and storage building

Very nice 1750 sq ft metal barn on concrete slab

Additional cabin for guests with its own well, extra Connex bunkhouse as well

3 private water wells

Polaris Razor, Kawasaki Mule, holding tanks

The terrain is beautiful gentle rolling hill country. Very minimal cedar with the majority of the property covered with large oak tree bottoms and oak motts

Large pond kept full year-round for the wildlife

Good trail system all over the property leading to more than 8 watering troughs

Owner has practiced intense management and cleared several areas through the years

Large wet weather creek running across the property

Two 5 acre traps on the property and one 5 acre holding trap

Several corn and protein feeders strategically placed all over the ranch as the wildlife are very healthy and never go hungry on this property

Blinds in place

25 to 30 whitetail with top of the line genetics producing 165- 200 class typicals and over 200 class nontypicals

+/- 100 Axis deer 30 to 40 Blackbuck 8 fallow 4 elk 3 Oryx

This property is a must see to appreciate! Western Hill Country Realty is ready to take you anytime you are in the area and ready. \$1,600,000 listing #209

Western Hill Country Realty

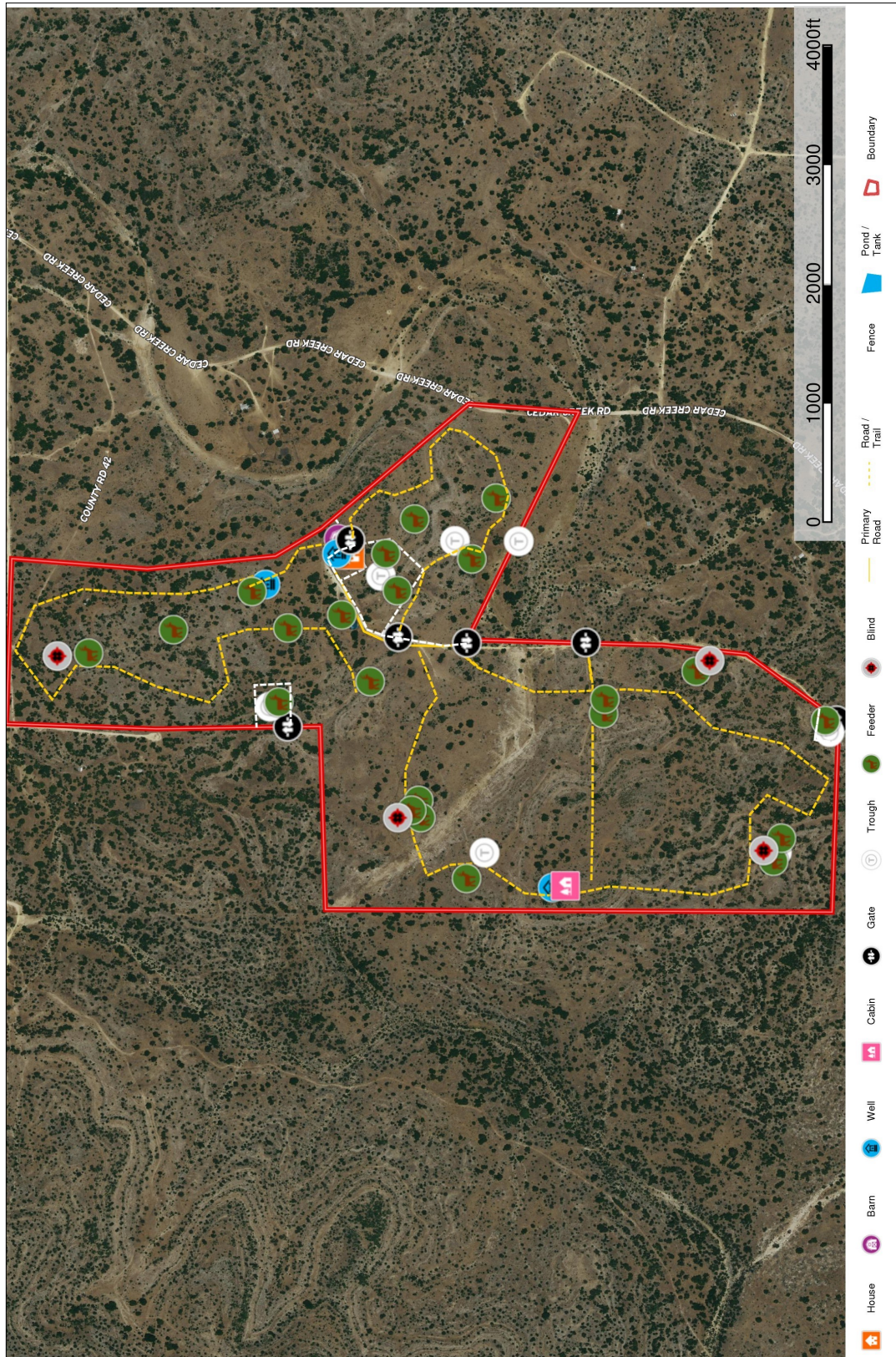
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Information About Brokerage Services

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

Information available at www.trec.texas.gov

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IABS 1-0 Date

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