



Indian Creek Haven 212 Acres



This property is turnkey! Ready to enjoy!

Located in southwestern Edwards county

Easy short drive, less than 30 minutes from Rocksprings

Good access

Strategically sitting high on the hill allowing for tremendous views of the beautiful western hill country for miles and miles is a 30X30 fully furnished 2/1 cabin with a sloped in loft complete with all appliances

very nice, neat, efficient and comfortable

Water/electric/ and septic

20x60 ft barn perfect for parking vehicles, equipment, tools

The terrain is gentle rolling to moderately steep with large valley bottoms

and dry seasonal creek bed running through the property

Great mixture of live oak, shin oak, cedar, and pinion pine providing perfect habitat and vegetation for the wildlife

Seller has cleared out several areas for openings and done a great job of blending the natural habitat

in with all his wildlife management practices including year-round feeding and watering

The selective and conservative approach has created a perfect haven for a wide variety of wildlife

to include elk, axis, aoudad, blackbuck, whitetail, occasional fallow, sika

The property is completely perimeter fenced with a great road system in place leading to several feeding

and watering areas for the wildlife all over the property

2000lb Outback spin cast feeder, 2000lb and 3000lb dually protein and corn regulator feeders, 2000lb dually regulator for elk, 2 600lb spin cast feeders, 4 two bale alfalfa feeders, 1 alfalfa feeder for 1200lb bales

2 Outback 500 gallon water guzzlers

1 nature blind, 2 Ranch king blinds, 1 ground blind, 2 fiberglass stands, several tripod and ladder stands all convey

1500, 1000, and 2 500 gallon water tanks 7500 Kubota tractor

Wildlife exempt taxes \$650,000 Listing #215

Western Hill Country Realty

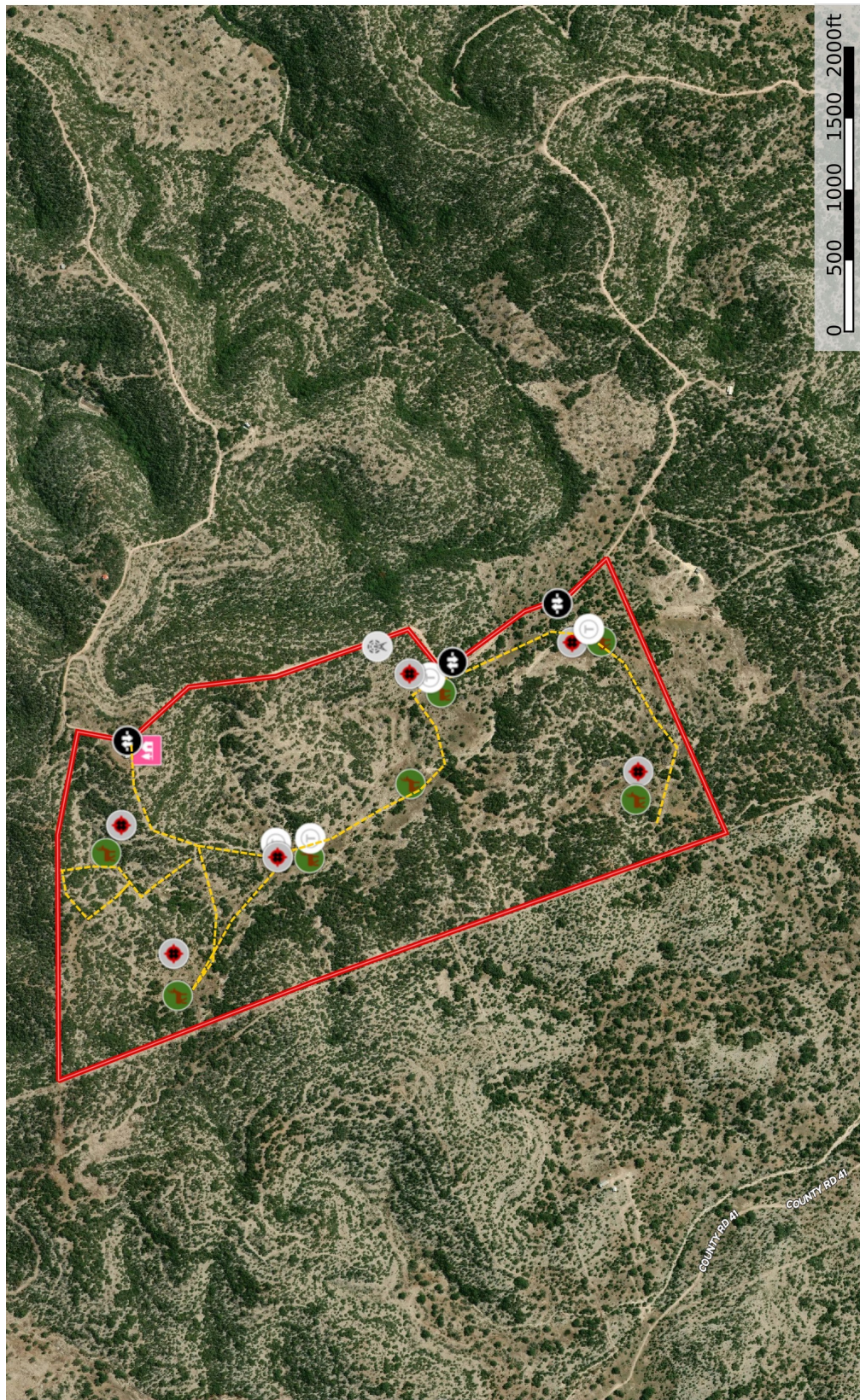
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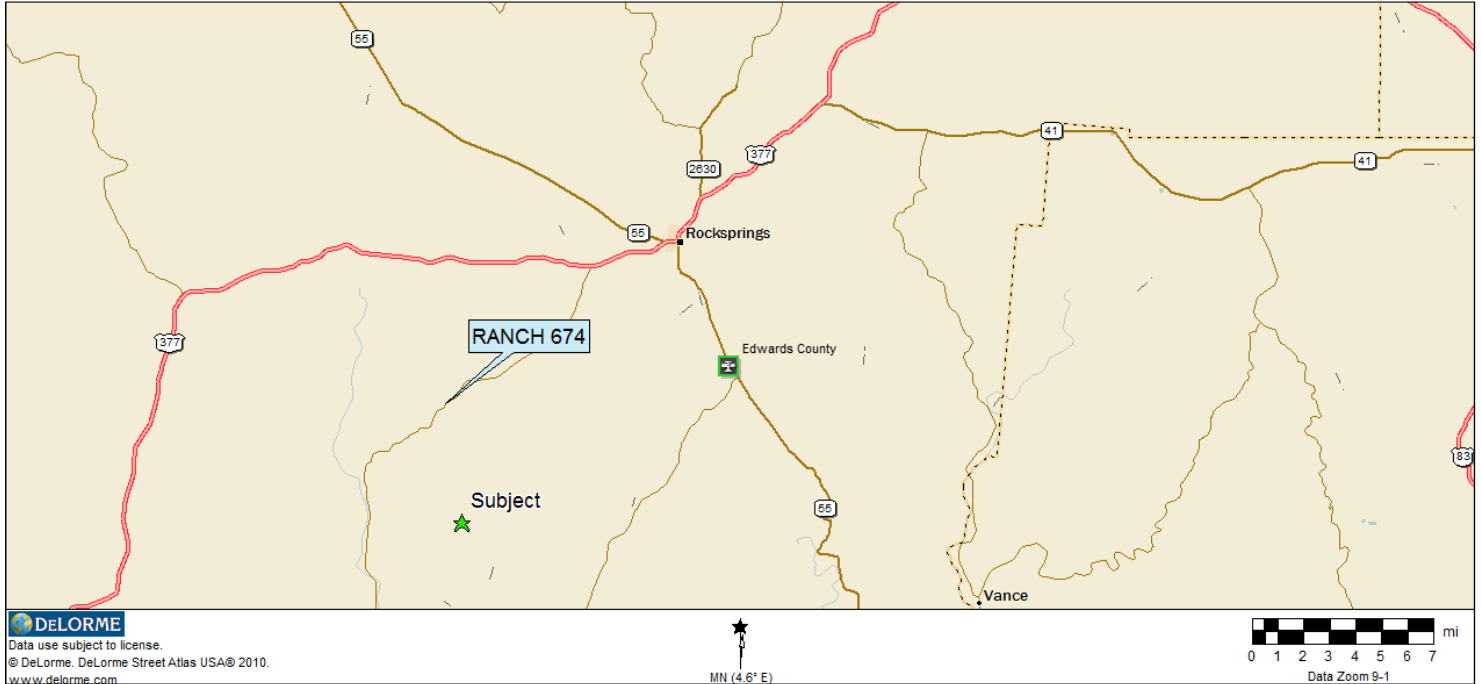
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Information About Brokerage Services

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, 282 E. Main St. Rockport, TX 78066
Glynn Bradley

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 8344834435 Fax: 8344833791

Updated

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Ct. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com