



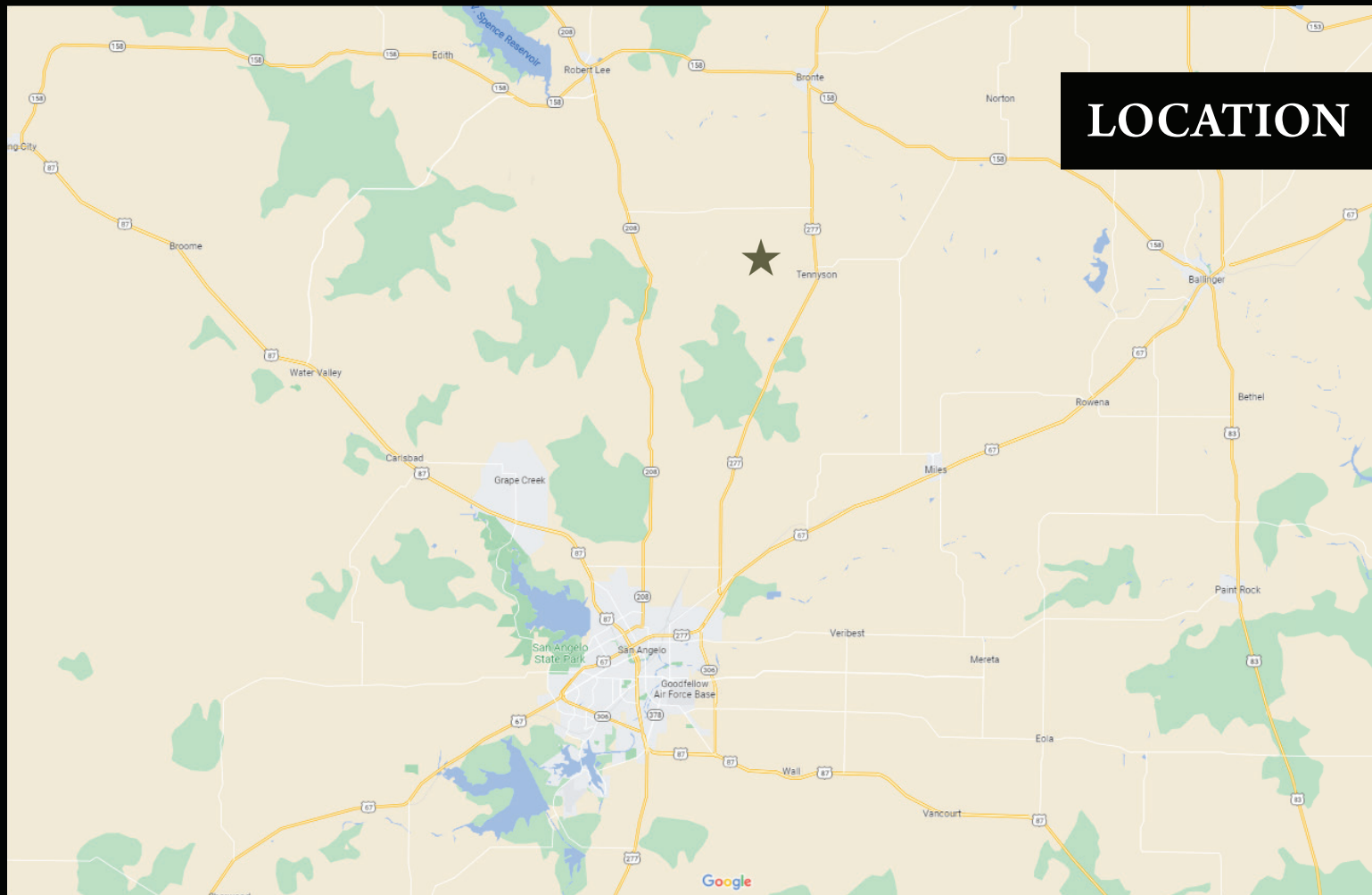
VISTA VALLEY RANCH

Coke County, Bronte, Texas

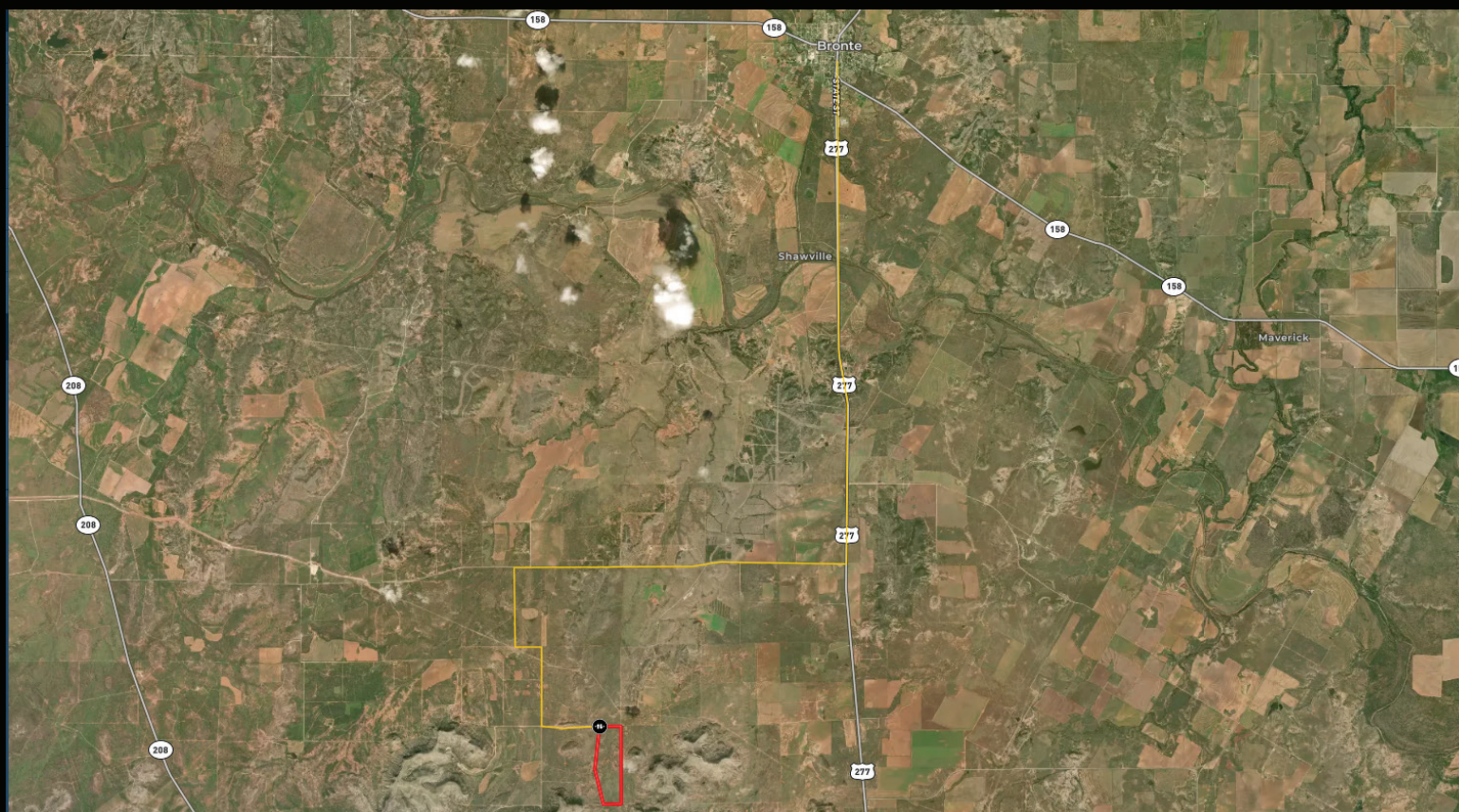
185.5+- Acres

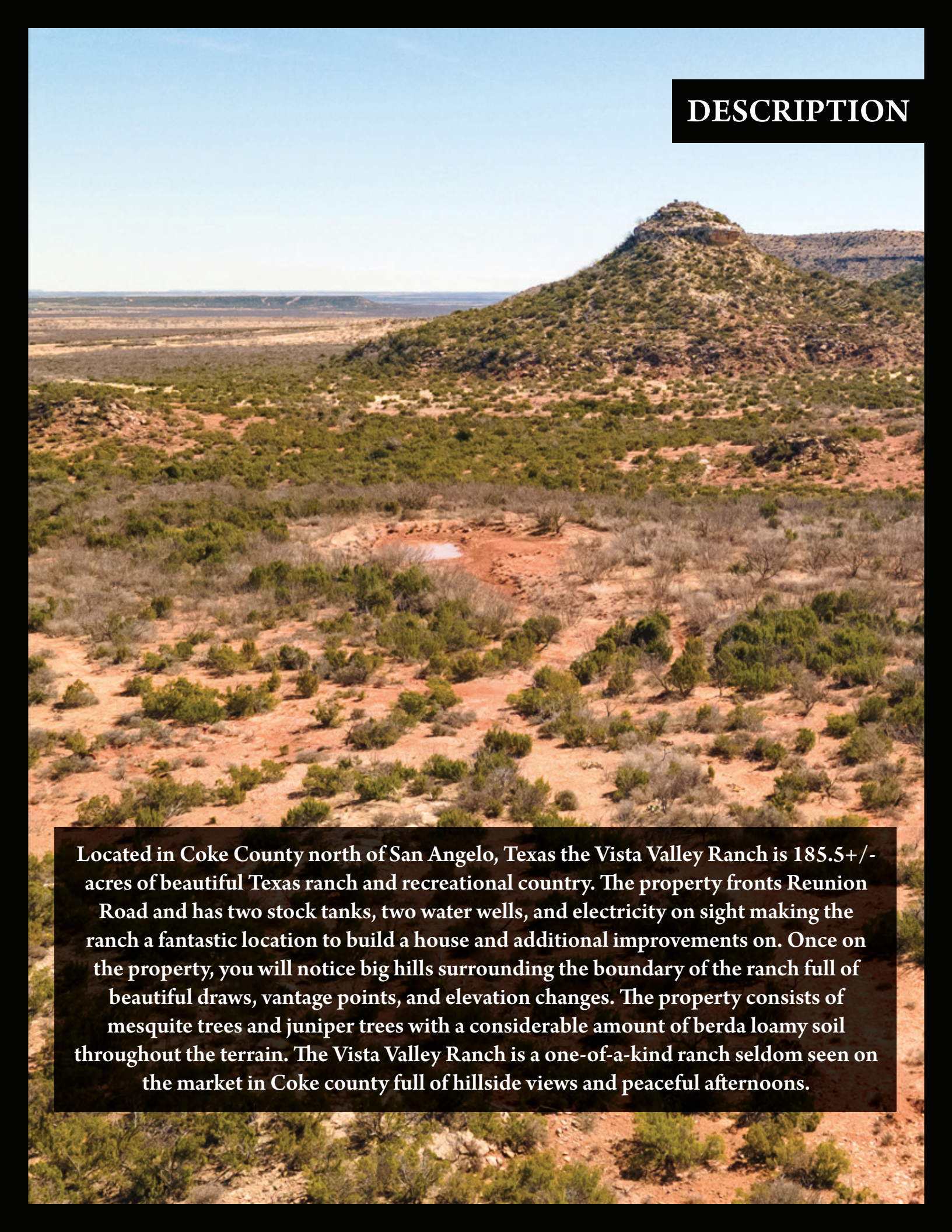
RANCH MAP





Driving Directions: Starting from Bronte TX head South on HWY 277 for 6 miles and turn right onto FM 2662. Stay on FM 2662 for 4.2 miles and then turn left onto Greenland Road for 2.3 miles. Turn left onto Reunion Road for .7 miles and the Vista Valley Ranch gate is on your right.





DESCRIPTION

Located in Coke County north of San Angelo, Texas the Vista Valley Ranch is 185.5+/- acres of beautiful Texas ranch and recreational country. The property fronts Reunion Road and has two stock tanks, two water wells, and electricity on sight making the ranch a fantastic location to build a house and additional improvements on. Once on the property, you will notice big hills surrounding the boundary of the ranch full of beautiful draws, vantage points, and elevation changes. The property consists of mesquite trees and juniper trees with a considerable amount of berda loamy soil throughout the terrain. The Vista Valley Ranch is a one-of-a-kind ranch seldom seen on the market in Coke county full of hillside views and peaceful afternoons.

RANCH PHOTOS



BUYER'S BROKER TERMS: Buyers brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed fee participation. If this condition is not met, fee participation will be at the sole discretion of the management of the Company. If a Buyer Prospect makes initial contact with our Company and then later brings in other Broker, after the fact, the other Broker shall not be entitled to fee participation and the Buyer shall be responsible for paying the other Brokers fee, if any.

DISCLAIMER: The Information provided herein is deemed accurate, but subject to errors, omissions, price changes, prior sale, or withdrawal. Ranchland Real Estate and Broker Agents licensed by Ranchland Real Estate does not guarantee or is anyway responsible for the accuracy or completeness of information, and provides said information without warranties of any kind. Please verify all facts.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Ranchland Real Estate	547921	info@ranchlandrealestate.com	866-216-4114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trey Bonner	541849	trey@ranchlandrealestate.com	713-444-4114
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date