



Gillwood Ranch +/-735 Acres



If you're looking for a remote get-away for peace and quiet and tranquility this is the place for you! The 360 degree 30 mile views from the headquarters are unparalleled. Located at the end of the road with huge neighbors this is as private as it gets. The hunting is excellent in this area.

Located in south central Edwards County

Completely fenced with 60% being 4 ft with 40% game fenced

The terrain offers up spectacular views, but is gentle rolling useable terrain

Vegetation is moderately to heavy covered with abundant live oak, shin oak, Spanish oak and other native hill country species including juniper

Owners have cut miles and miles of good internal trails throughout the ranch

Two story sturdy cement lodge requires little maintenance. It is built on a slab. 4 bedrooms, 1 large bunk room, large living room and kitchen and laundry room. Can sleep up to 15 guests. All the comforts of home including central heat and air, completely furnished with appliances including ice maker, washing machine and dryer. Water well and septic system.

The views from the wooden deck won't go unnoticed!

610sqft of porches overlooking the ranch are perfect for barbequing, hanging out, and relaxing
8x20 sea container for storage along with several other outbuildings

Some blinds and feeders convey with sale

Excellent hunting includes whitetail, turkey, hogs, axis, aoudad and the occasional mouflon and elk

Reduced Price! \$999,999 Listing #703

Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

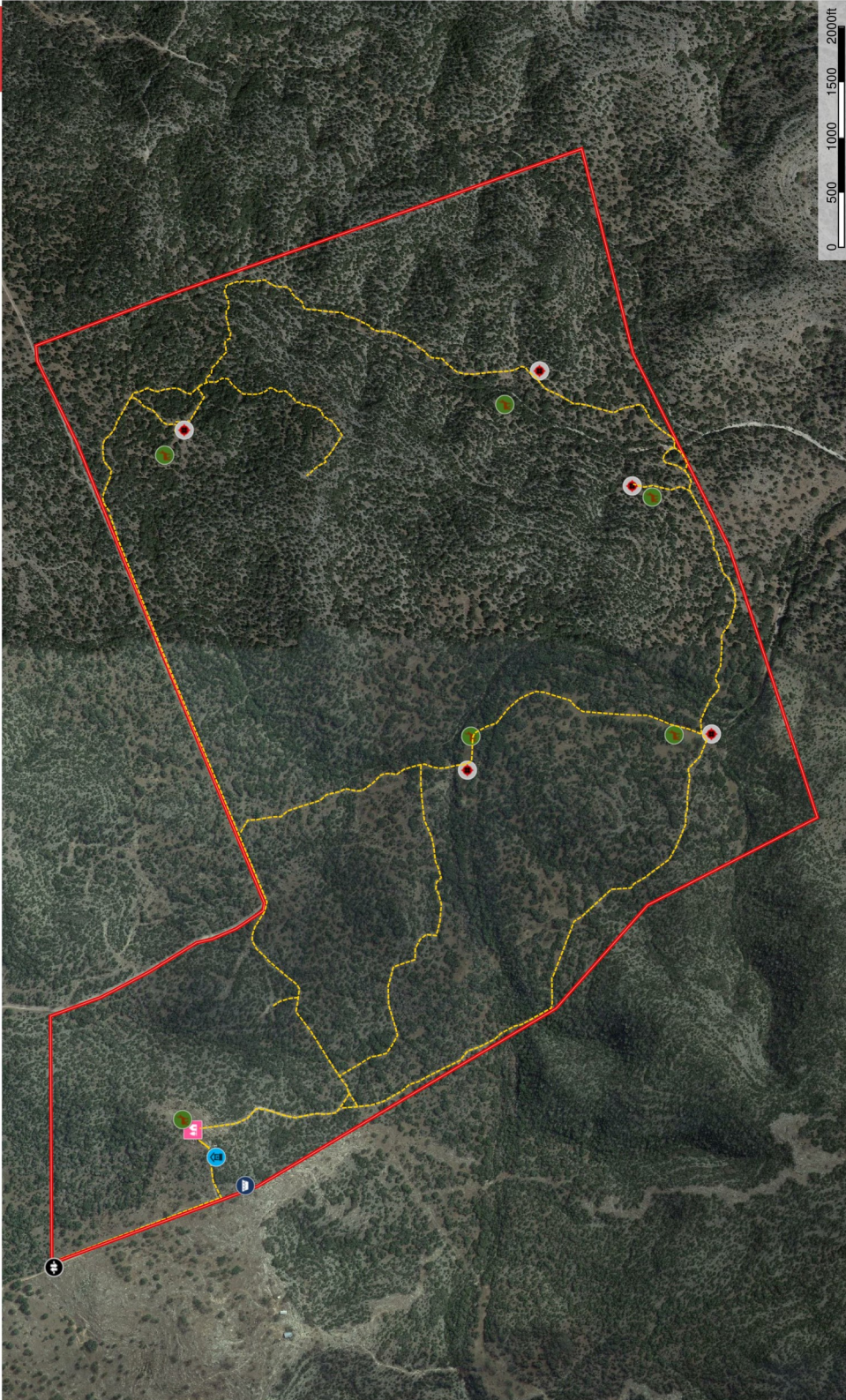
830-683-4435



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Gillwood Ranch
Edwards County, Texas, 736 AC +/-



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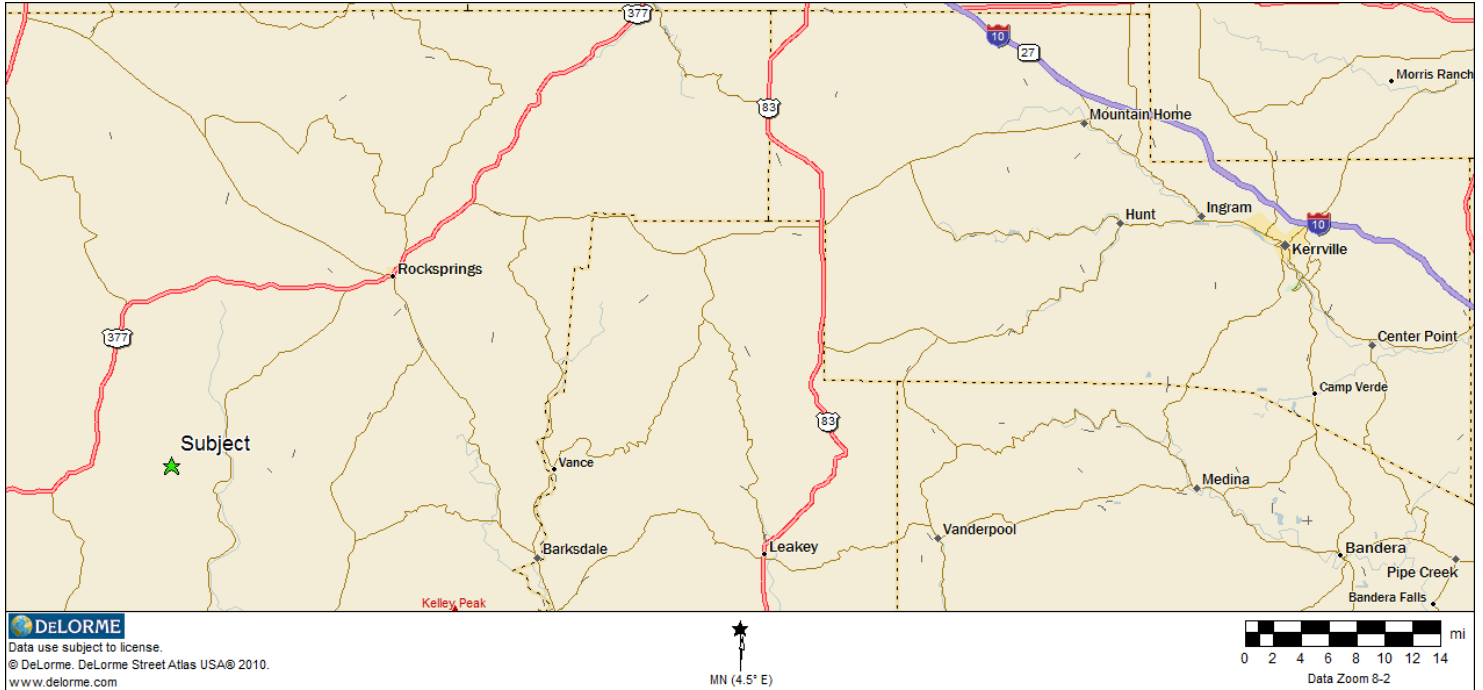
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Information About Brokerage Services

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

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Information available at www.trec.texas.gov

ABS 1-0 Date

Updated

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