



# Fault Line Ranch 340 Acres



This jewel of a ranch is one of a kind! It boasts first class accommodations, highway frontage, and the quality and quantity of wildlife are second to none. The attention to detail must be seen to be appreciated.

Located in southwestern Edwards County, 35 minutes from Rocksprings, 40 minutes to Brackettville

+/- 5100 feet of highway frontage on RR 2523 with private gated access

NOT PART OF A SUBDIVISION (stand-alone ranch)

Ranch is completely fenced

The terrain varies from level flats in the canyon to hilltop views that rise +/- 220 feet over the canyon floor

Thick native vegetation. Dry creek beds are lined with a variety of oaks

Property is covered in huge pinion pine trees

The “newly constructed” +/- 3050 sq ft (under roof) 2/2 lodge was built using unique rockwork,

has vaulted ceilings, a spacious living room, large kitchen with high end granite countertops,

huge master and master bath, tons of storage in utility/pantry

Constructed with hurricane grade doors and windows.

The main highlight of this lodge is, of course, the spacious porches in the front and rear

that offer up breathtaking views of the ranch

Furnishing and appliances all convey with sale

Private water well, septic, electricity all in place

+/- 625 sqft carport

2 additional bunkhouses for extra guests complete with full baths

8x40 sea container with metal cover for cleaning game

Miles upon miles of improved ranch roads allowing access to many parts of the ranch

The ranch is well watered with three water stations scattered throughout the ranch

8 feeders, 4 quality box stands and several other bow stands

The wildlife has been intensely managed for the past 10 years

The game includes whitetail, turkey, hogs, aoudad, and axis

(all game pictures posted are recent and are absolutely from the ranch)

Wildlife Exempt Taxes \$1,440,000 Listing #340

## Western Hill Country Realty

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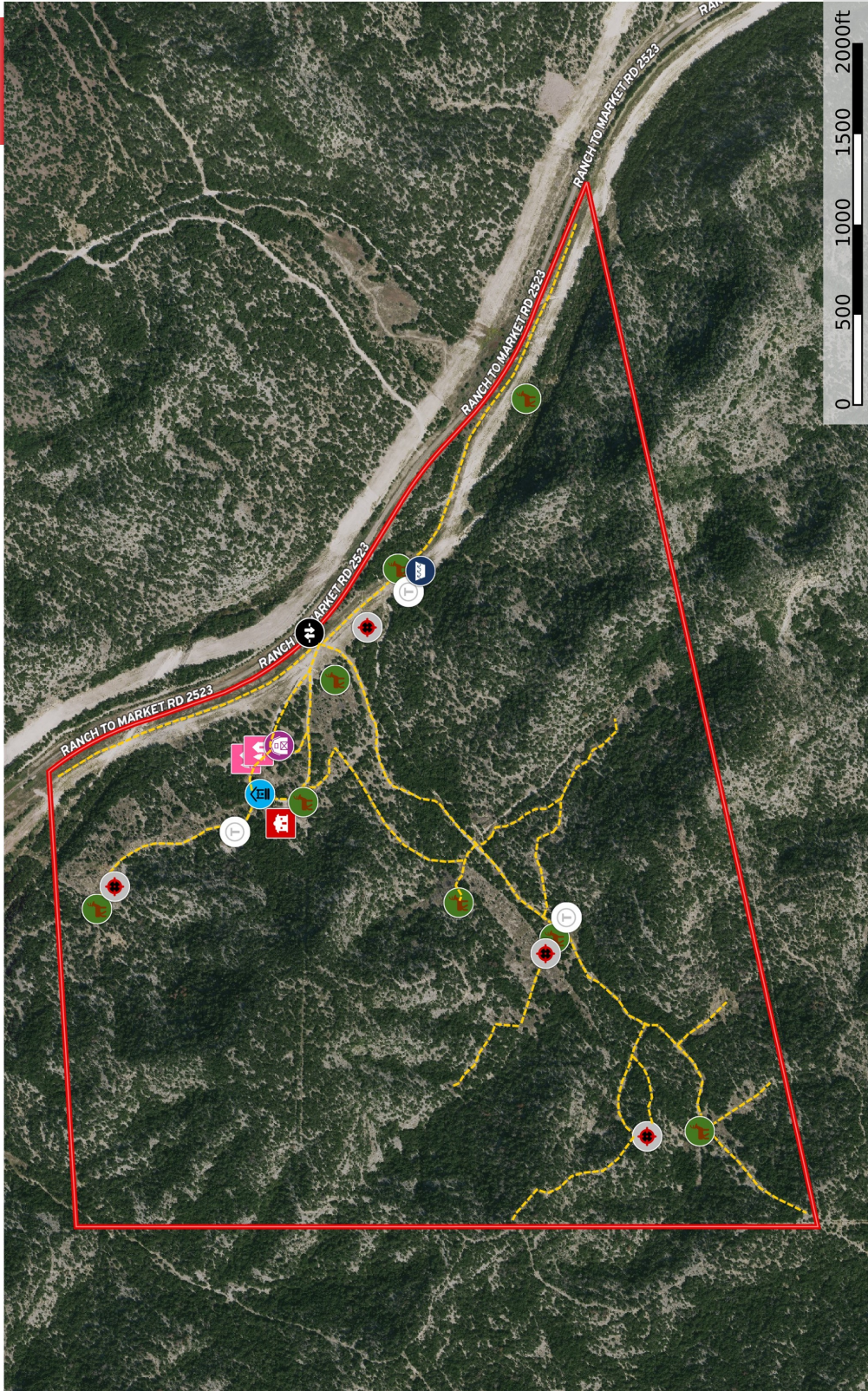




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**Fault Line Ranch**  
Edwards County, Texas, 340 AC +/-



The information contained herein was obtained from a public source. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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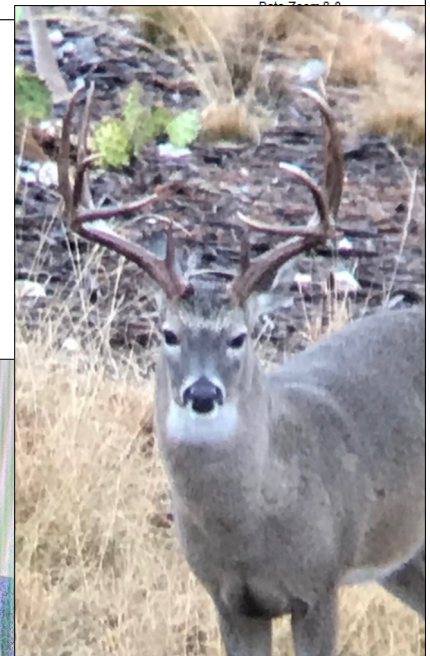
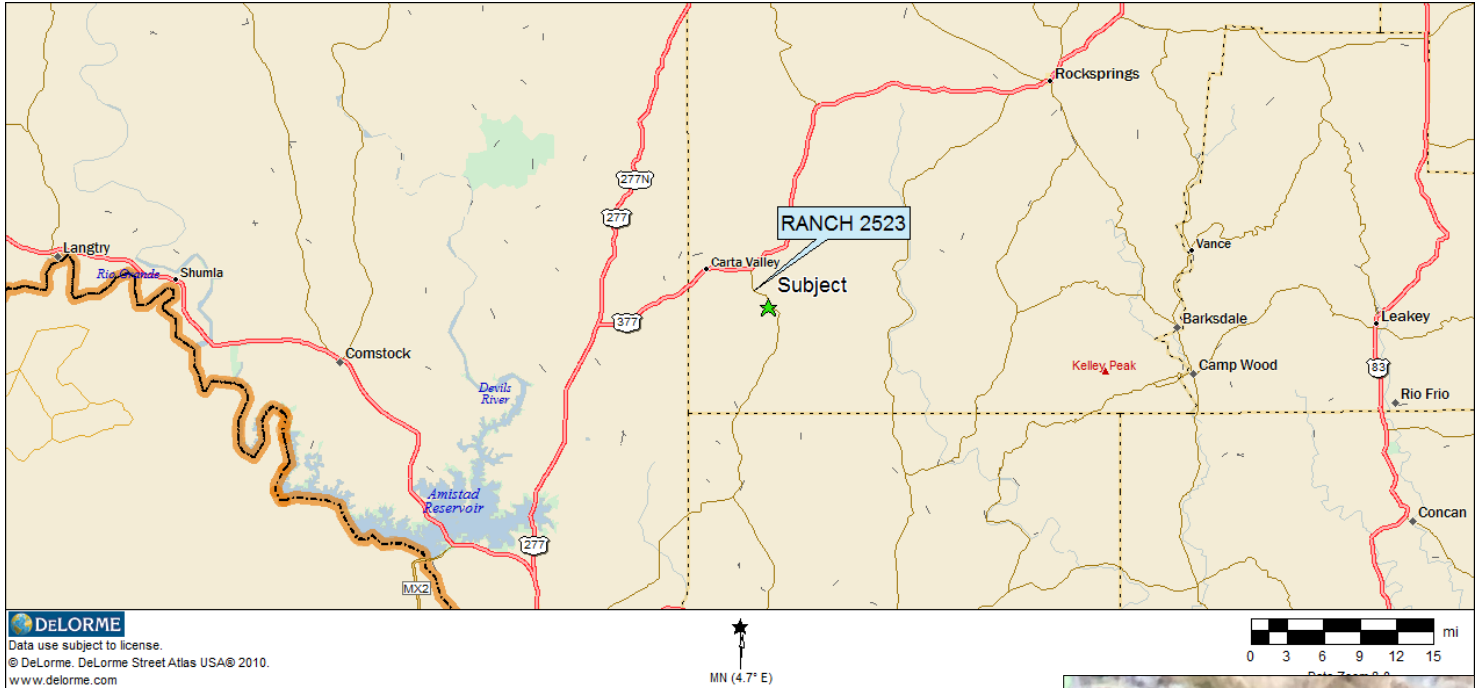
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## Information About Brokerage Services

*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.

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Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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