



# The Baird Ranch +/-86.98 Acres



This turnkey ranch is a hidden treasure. Located 13 miles west of Barksdale in south Central Edwards County. Large neighbor ranches. County maintained road access. All you need to bring is your gun.

Schedule a showing soon, this listing won't last long.

Private gated entrance off county road (no easements through ranch)

Electricity in place Strong private water well 2 septic systems for each living structure in place

A "like new" 1188sqft 3/2 mobile home **fully furnished**

The home sits high on the hill offering superb hill country views from the 12x20 covered front porch

There is also a large rear deck where you can enjoy the wind through the large pinion pine that provides shade

House is locked down tight via high end metal shutters

In addition, there is a small bunkhouse with kitchen and full bath for additional guests

The metal building is 30x30 with 20x30 enclosed and 10x30 covered porch all on a slab and wired with power

Pond that holds water year-round that is fed by the well

Heavy duty skinning rack with large flood light

Good road system easily leading to blinds and feeders

5 well-constructed box blinds 7 feeders 3 hog traps 2006 Yamaha Rhino 660 conveys

The terrain is gentle rolling with the east side of the ranch being a little more sloping but can still be accessed

Spectacular views from the house and other parts of the ranch

Meticulous attention to cedar control has been done through the years

There is abundant shin oak, pinion pine and live oak making a great natural habitat for the wildlife

The game includes whitetail, turkey, hogs, axis, quail, dove, and several types of rams

Wildlife exempt taxes in place \$499,000 Listing #38

## Western Hill Country Realty

[www.westernhillcountryrealty.com](http://www.westernhillcountryrealty.com)

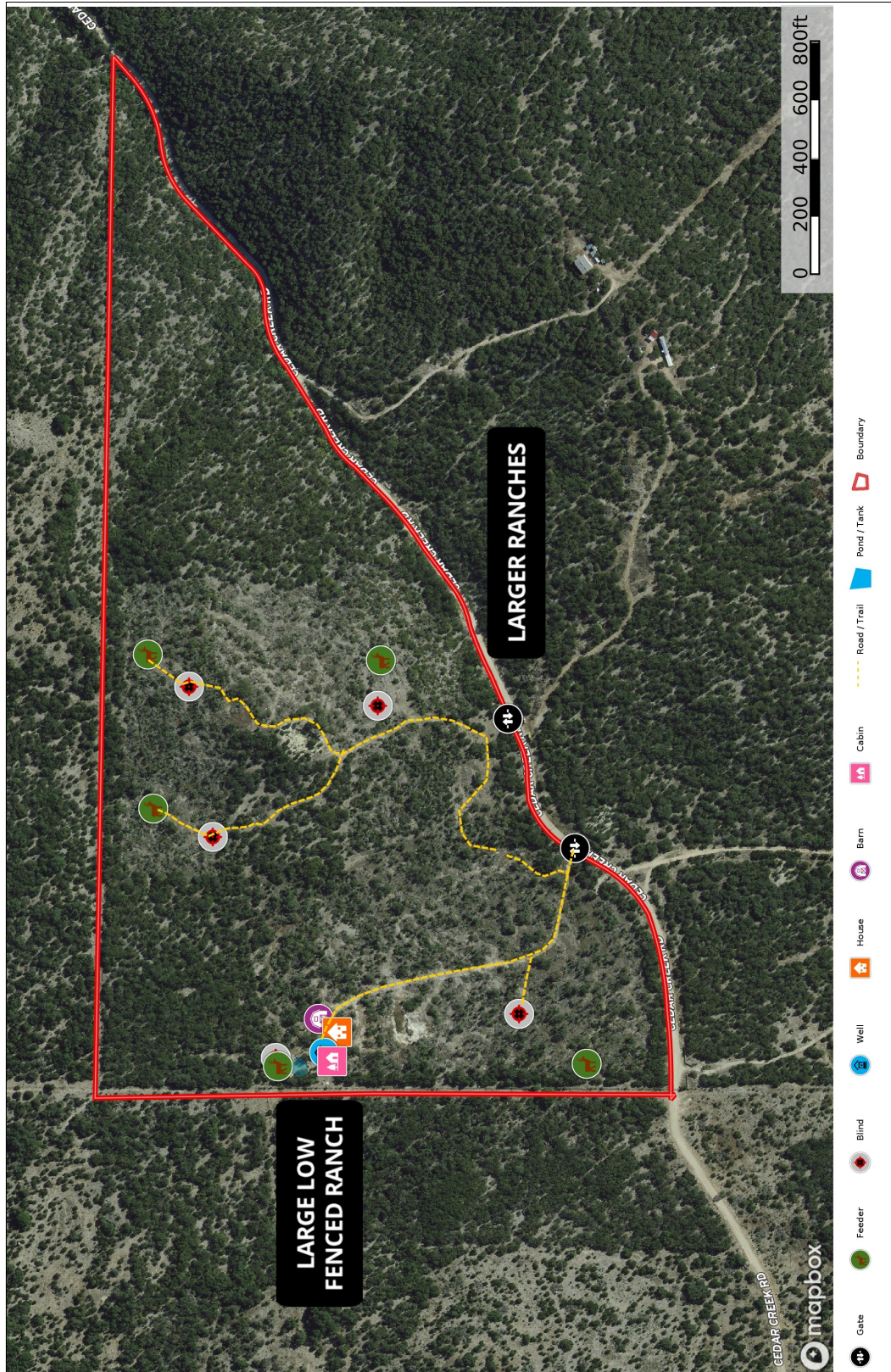
[info@westernhillcountryrealty.com](mailto:info@westernhillcountryrealty.com)

830-683-4435





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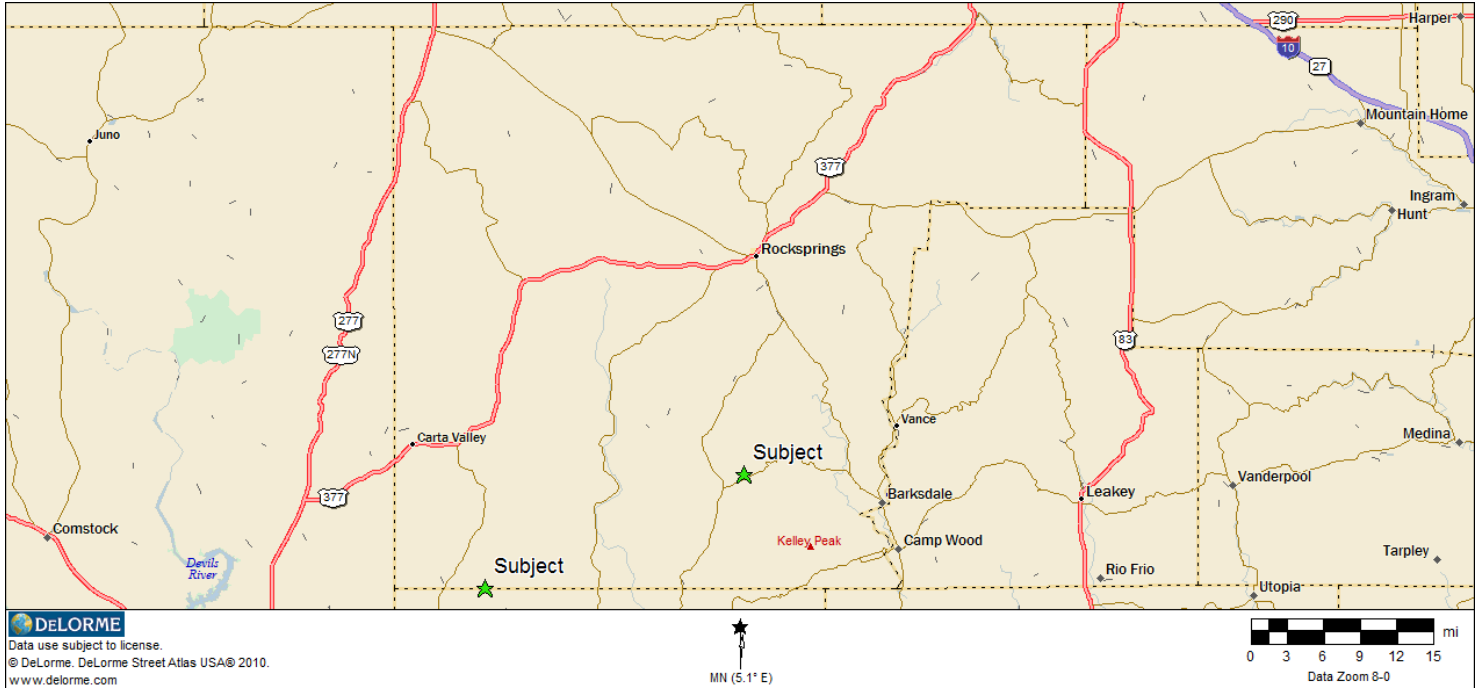
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## Information About Brokerage Services

*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.

#### Western Hill Country Realty

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

9005992

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

#### Glynn Hendley

Designated Broker of Firm

532099

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

#### Glynn Hendley

Licensed Supervisor of Sales Agent/  
Associate

532099

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

#### John Morgan Davis III

Sales Agent/Associate's Name

598874

License No.

jmdavis@swtexas.net

Email

(830)683-7090

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Western Hill Country Realty, 201 E. Main St. Rocksprings TX 78866

Glynn Hendley

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

IABS 1-0 Date

Phone: 8306834435

Fax: 8306837301

Belvin

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

[www.lwtx.com](http://www.lwtx.com)