



Rancho Fe 272 Acres



This little hill country gem is perfect for the whole family to enjoy!

Located 10 miles south of Rocksprings in Edwards County

Less than 5 miles from the county airport with great easy access with county road frontage

Tons of options and opportunity with this property as an immediate income producer,
or to simply entertain clients, guests, and friends

Perimeter game fenced

Sitting high on the hilltop over looking the gentle valleys of southern Edwards county sits a freshly painted and updated like new 3/2 custom built 1800 sq ft home completely furnished with open living and kitchen area, large sun room and bar, screened outdoor kitchen, large hidden gun safe, patio and fire pit, central heat and air Very large yard fenced in with covered cleaning station on concrete slab, walk in cooler, and large storage building Large 1700 sq ft metal barn on concrete slab with roll up doors providing ample room for feed, vehicles and ATVs 2 room cabin with loft for guests with its own well and septic Additional nice and neat Connex bunk house

3 private water wells Tractor and ATV included

The terrain is very nice and gentle rolling with abundant live oaks and live oak thickets

Minimal cedar on the property Large dry creek running through the property

2 nice ponds kept full year-round for the wildlife

Great trail system allowing easy access all throughout the property

10 new blinds in place

Several corn and protein feeders placed all over the ranch kept full year round

Great 160 to 200 class genetic whitetail both typical and non-typical

100 plus whitetail 150 plus axis 50 plus black bucks 10 Elk 6 Catalina 20 Turkey 4 Oryx

You will want to take the time to look at this one!

\$2,100,000 Listing #222

Western Hill Country Realty

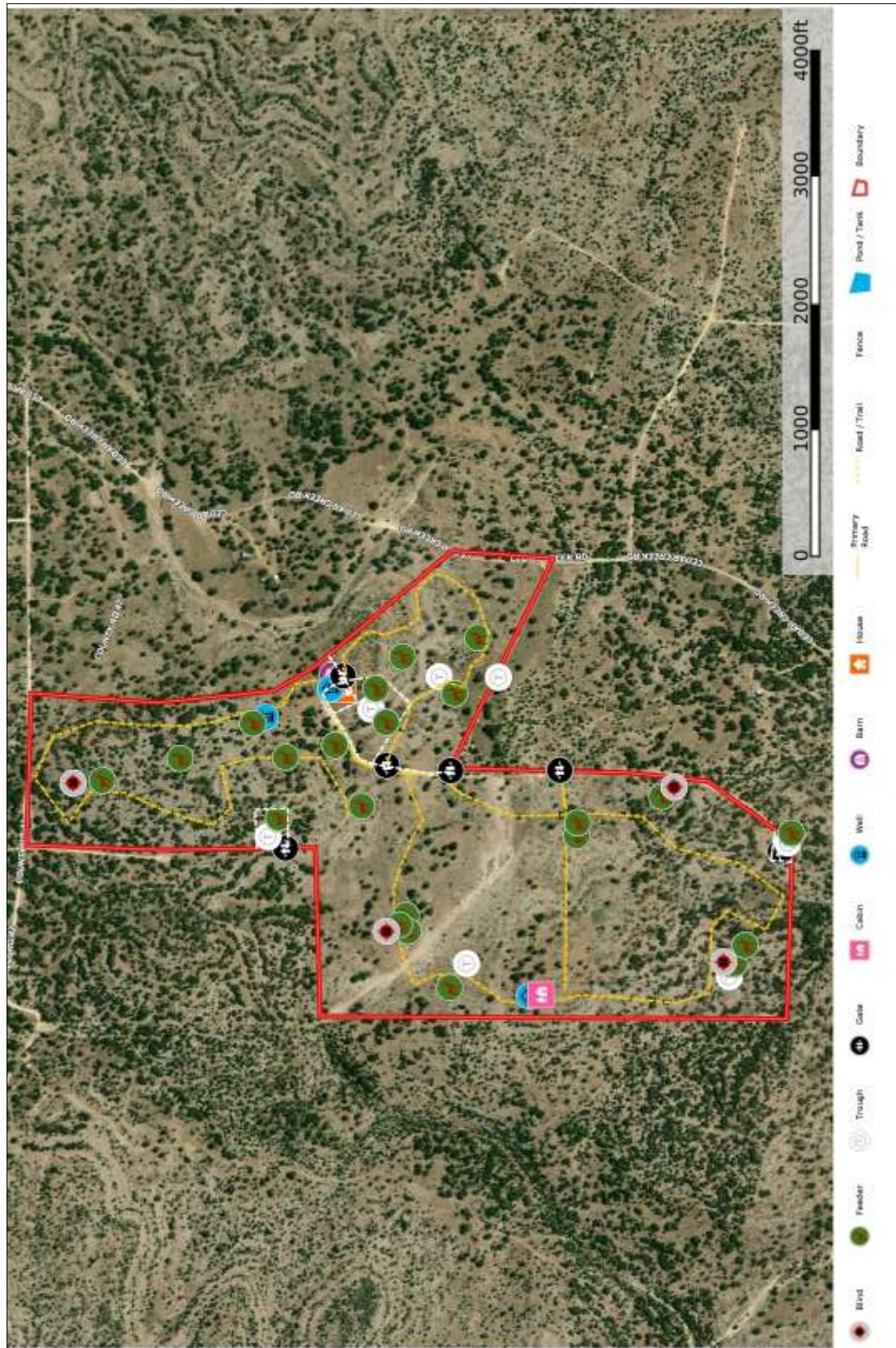
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Information About Brokerage Services

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	9005992	whcr@swtexas.net	(830)683-4435
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Glynn Hendley	532099	whcr@swtexas.net	(830)683-4435
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Morgan Davis III	598874	jmdavis@swtexas.net	(830)683-7090
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, 201 E. Main St., Rocksprings TX 76866
Glynn Hendley

Information available at www.trec.texas.gov
IABS 1-0 Date

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Revised

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