

HIDDEN ROCK RANCH

±92 Acres | Gillespie County



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

A picturesque sanctuary just outside of Fredericksburg with a stunning 3-bedroom ranch-style home overlooking a private spring-fed lake. This remarkable property also features two additional rental homes, is fully high fenced and boasts a thriving wildlife population. Offering easy access, breathtaking views, and abundant opportunities, this remarkable property is a dream come true, whether you seek a permanent residence, an idyllic retirement haven, or a profitable investment.



LOCATION

34.3 miles from I-10 in Kerrville up FM 783 to Harper. Continue up FM 783 North to Doss Spring Creek Rd on the right. Go approximately 2.3 miles on Doss Spring Creek Rd then turn left onto Hideaway Ridge Lane. The property is .8 miles down the road on the left. 50 minutes to Kerrville, 30 minutes to Fredericksburg, 1 hour 40 minutes to San Antonio, 2 hours 10 minutes to Austin.



IMPROVEMENTS

Gorgeous 3 bed 3 bath 2,853 sq ft ranch style home sitting on a bluff overlooking a private spring fed, deep lake. Additionally, this property offers two charming rental properties, including a cozy 2-bedroom, 2-bathroom log home, and an inviting 3-bedroom, 1.5-bathroom two-story home. There is also a high fence garden/orchard in very productive blackland dirt and a long-range shooting range. The property is completely high fenced. There are three outbuildings for equipment or livestock protection. Water is piped throughout the property. There is a good caliche road system throughout the ranch. There are numerous ATV roads through the two big draws that run through the ranch. This is truly a great place to live or retire with good rental income and 20 mile views off the back porch.



EQUIPMENT TO BE CONVEYED

The following equipment may be available with the sale of the property: tractor/shredder, skid steer and numerous attachments, dump truck, John Deere lawn mower.

WATER

One good water well provides water to the improvements. Beneath the main house is a gorgeous spring fed lake.

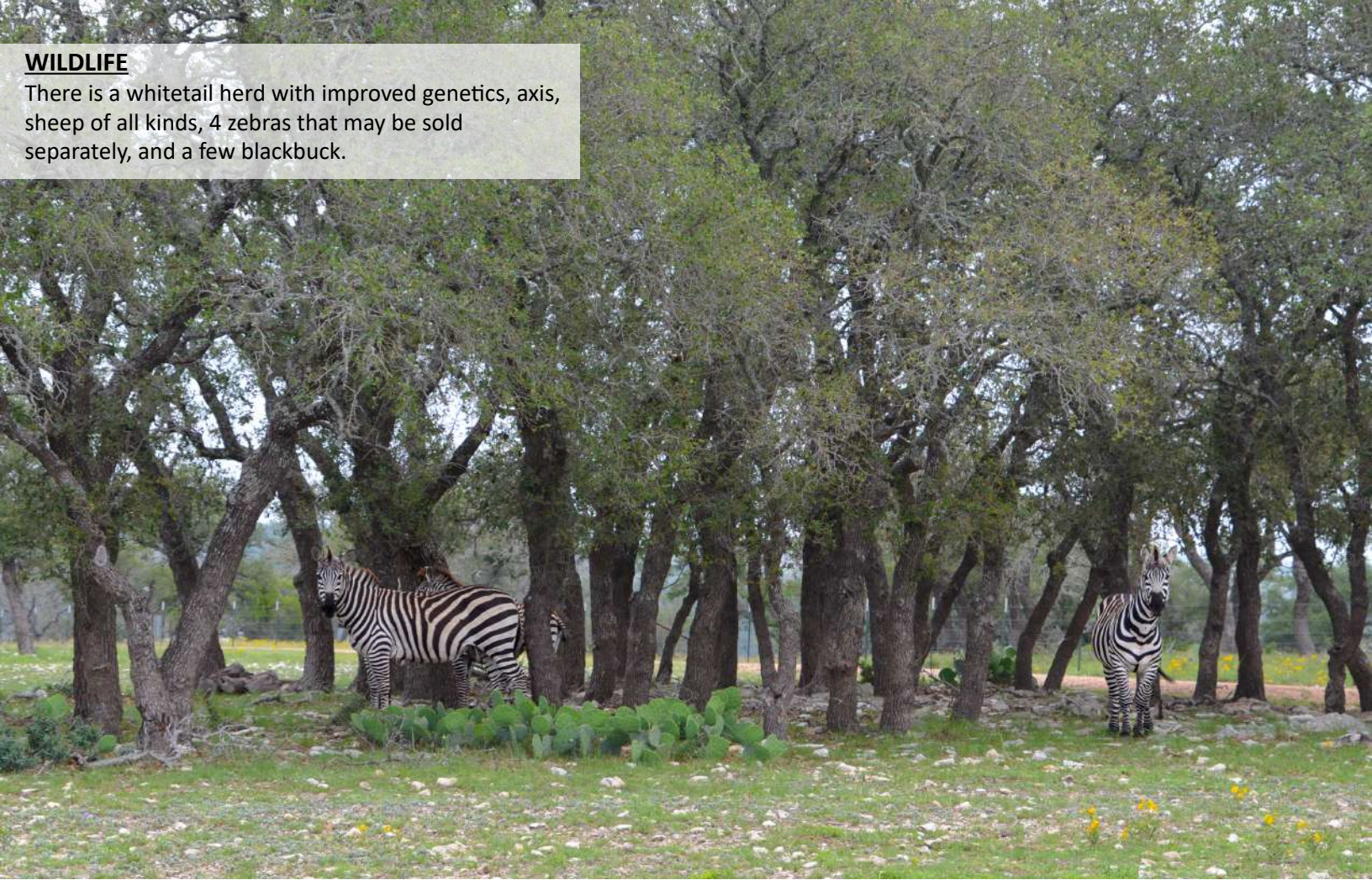


TERRAIN/HABITAT

About half of the property is open land with scattered trees. The remainder consists of two deep, rocky canyons draining through the entire ranch with large cedar elms lining a perfectly built rocky lined lake with a boat ramp. The upland has been cleared of all cedar and is cross fenced for pasture rotation.

WILDLIFE

There is a whitetail herd with improved genetics, axis, sheep of all kinds, 4 zebras that may be sold separately, and a few blackbuck.



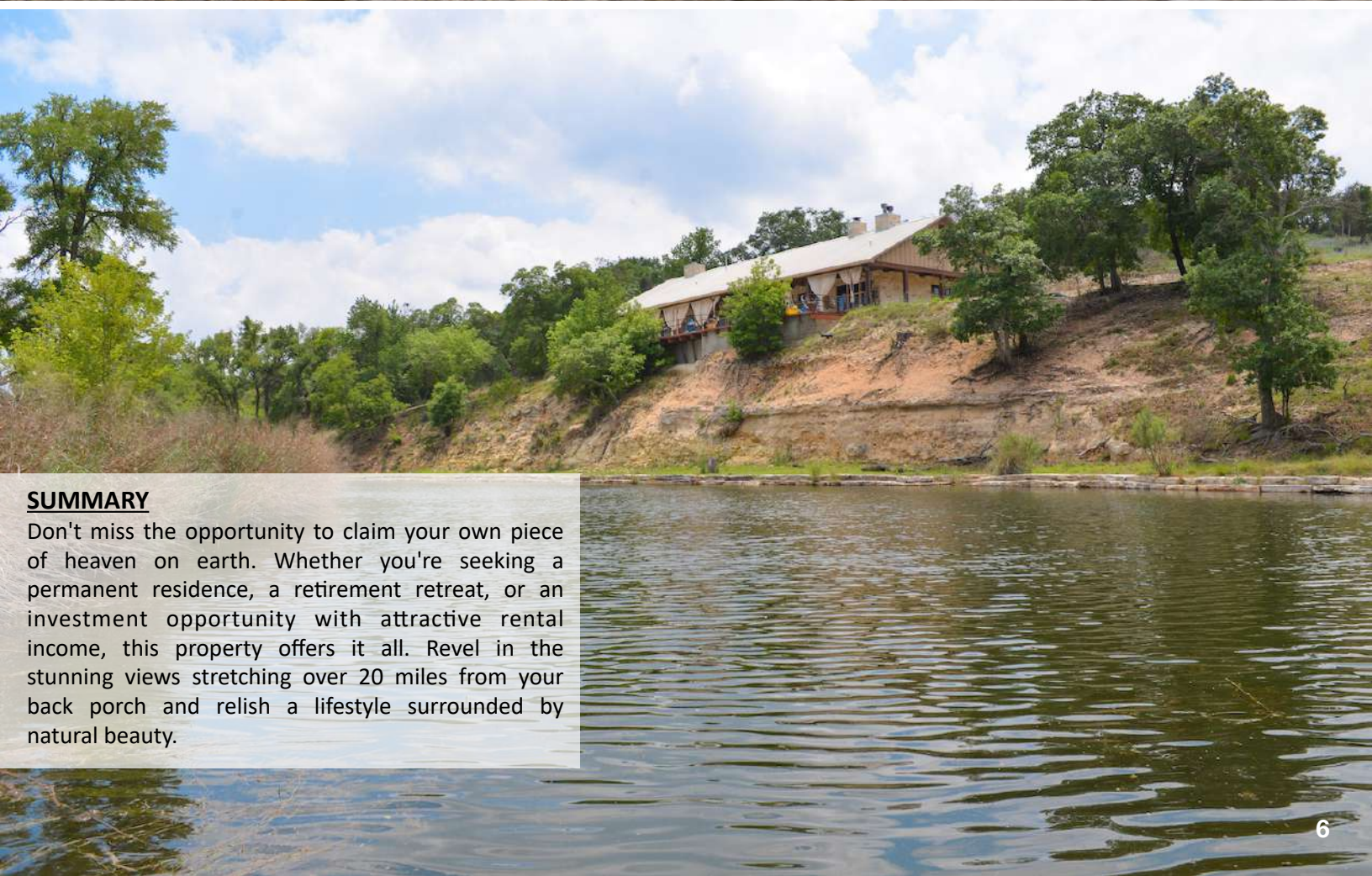
EASEMENTS

Access to the property is via a private road shared by a small number of owners, ensuring a tranquil and exclusive environment for you to enjoy.





MINERALS
Unknown



SUMMARY

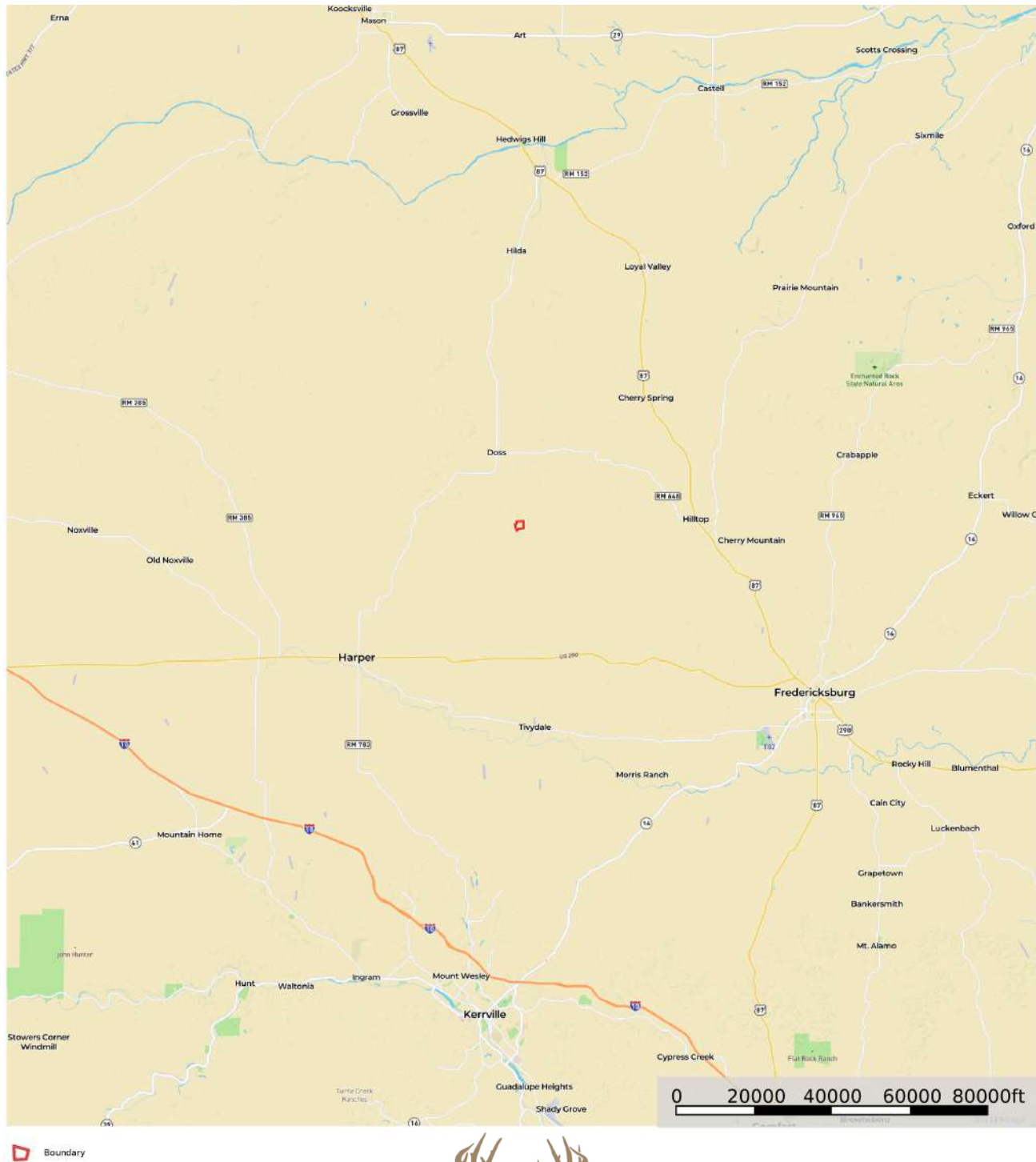
Don't miss the opportunity to claim your own piece of heaven on earth. Whether you're seeking a permanent residence, a retirement retreat, or an investment opportunity with attractive rental income, this property offers it all. Revel in the stunning views stretching over 20 miles from your back porch and relish a lifestyle surrounded by natural beauty.

DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



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 Boundary

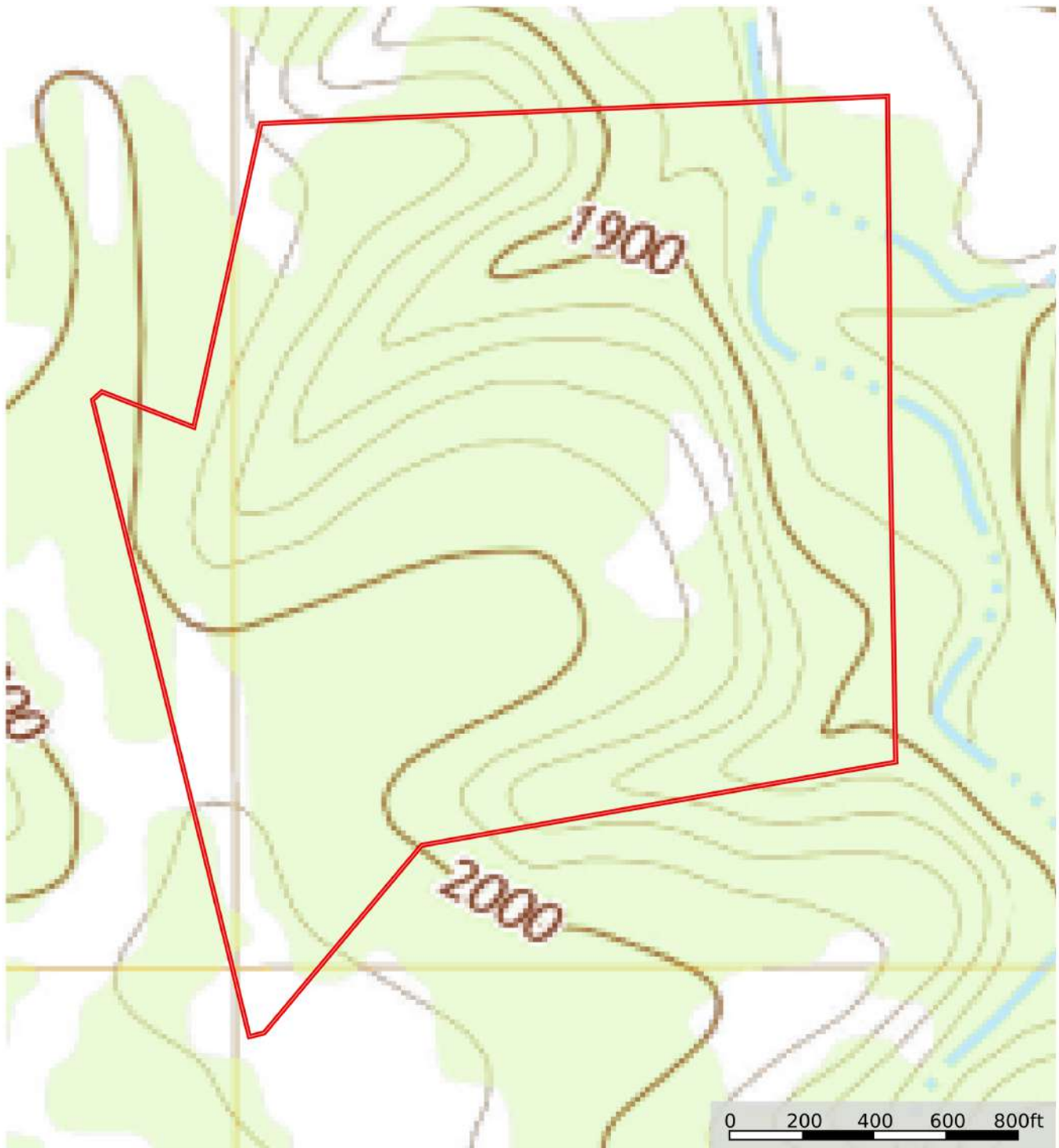
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Information About Brokerage Services

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.

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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