



All Hat Ranch



**48
Acres**

Located east of Rocksprings in Edwards County, just 2 miles off Hwy41 with County Road 230 frontage Gently sloping, 100% useable terrain. Moderate to thick vegetation coverage making an ideal wildlife habitat Custom designed, large roomed 2/2 House that sits on a ridge allowing for 20-mile views 400sqft drive-through garage with opener; +/-1000sqft great room with large stone fireplace Entire western wall is floor to ceiling windows; 2000sqft of air conditioned living space +/-2000sqft of outdoor living space on a wrap-around deck and stone patio with hot tub deck and fire pit.

Deck furniture included.

Ceramic tile floors throughout entire 2000sqft; Hot water recirculating system (instant hot water)

Water softener system; BIBS insulation system and low E-glass

Cathedral beamed ceiling in 40'x25' great room, with large stone fireplace

Designer ceiling fans and upgraded lighting fixtures

Upgraded plumbing fixtures (jetted corner tub and walk-in shower)

Kitchen has custom hickory cabinets, quartz countertops, stainless steel appliances (including wine cooler and under counter ice maker)

All appliances and furnishings convey; Numerous build-ins (bookcases and custom hickory cabinets)

200amp electrical service and 12 gauge wiring throughout (all electric house); Outdoor shower

Separate well house with 400ft private well with great water

32'x25' steel barn with workshop RV pad and hook ups (excellent location for bunk house)

1 feeder, 1 water trough and large water storage tank

Whitetail, turkey, hog, axis and the occasional aoudad, elk, and other free ranging exotics

MAINTENANCE FREE LIVING!! \$595,000 Listing #39

Western Hill Country Realty

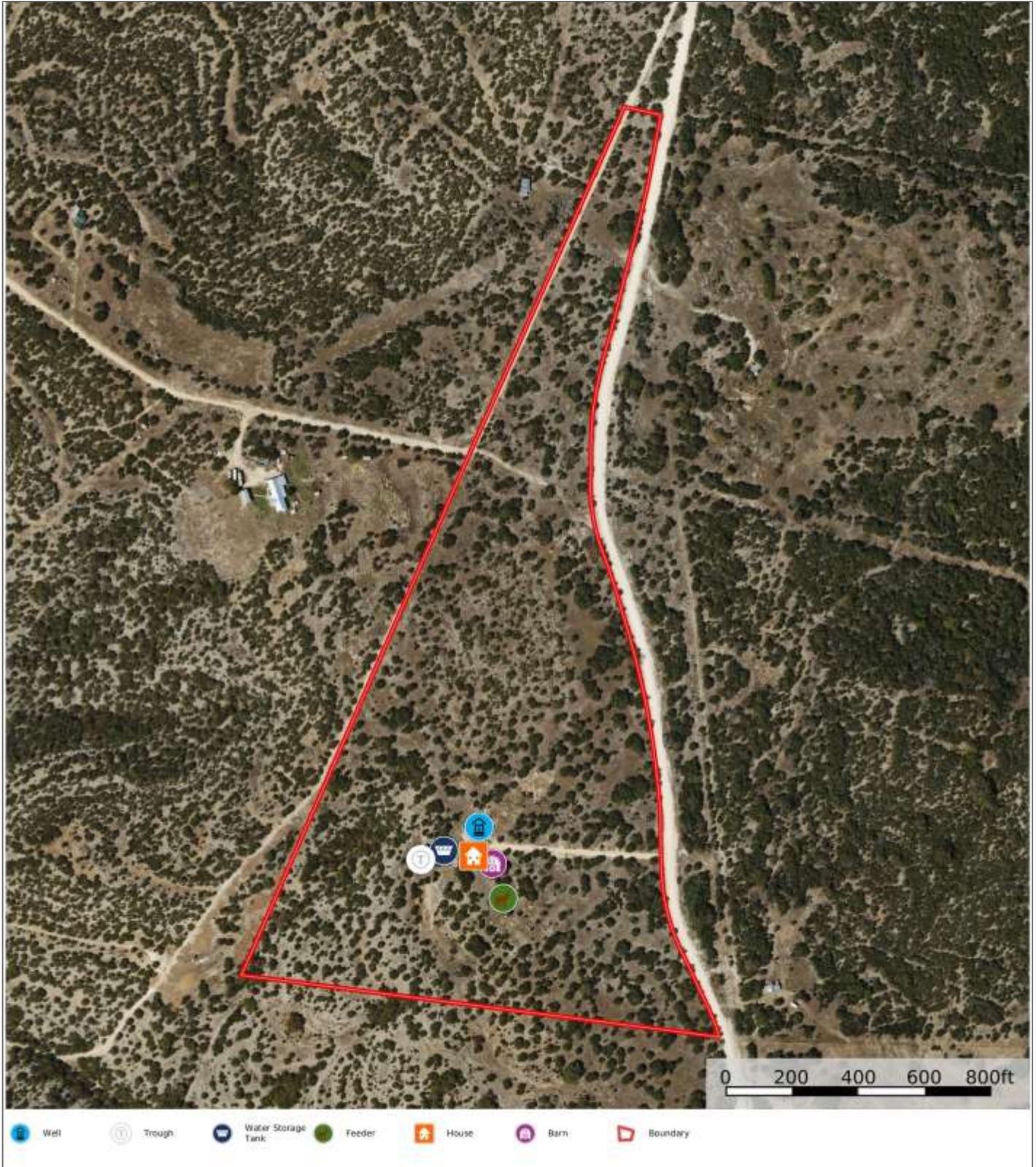
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Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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, 283 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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