



Black Mountain Ranch



**1251
Acres**



Located on the southwestern edge of Edwards County and the northern edge of Kinney County
Good access off Hwy674

Very near the western prong of the Nueces River, not far from Kickapoo State Park

Completely low fenced surrounded by huge neighboring ranches

Very nice, neat and comfortable 1400 sq ft, 3/2 house strategically situated overlooking the pristine southwest

High ceiling with loft, metal roof, covered wrap around porch perfect for relaxing
in the early morning and late afternoons enjoying the comfortable breezes and peaceful sunsets and sunrises

All furniture and appliances will convey Own private water well, licensed septic

Set up for all the comforts and enjoyment of being off grid Electricity also available on the property

Like new 7kw solar system with 14 kw Kohler backup generator

2 additional 440 sq ft cabins for family and guests Covered barn/garage for vehicles and/or tools

This hill country treasure offers diverse landscape featuring level fertile lowlands adorned with large live oaks
and oak motts, as well as rolling to moderately steep hilltops densely populated

with pinon, cedar, mountain laurel, persimmon, and agarita

Huge seasonal Cave Creek bed sweeping through the property feeding into the west prong of the Nueces
with large rock outcroppings, caves, several Indian mounds, and areas with ancient Indian artifacts

Several acres of clearing, opening up the habitat for the wildlife

Miles and miles of great road system all throughout the property

The wildlife is fed and watered year round with 9 watering troughs spread throughout the property
8 blinds and 9 feeders

Good area for a variety of wildlife. You never know what you might see --

aoudad, whitetail, axis, elk, stag, Corsican, mouflon, hogs, dove, quail

No restrictions, not in a subdivision Wildlife exempt taxes

Property offers something for everyone, whether you are a hunter, outdoor adventure enthusiast,
looking for retirement, or just a great investment for a weekend place to escape it all and relax

Wanna getaway for a while? Come see this one!

\$2.6 million listing #1251

Western Hill Country Realty

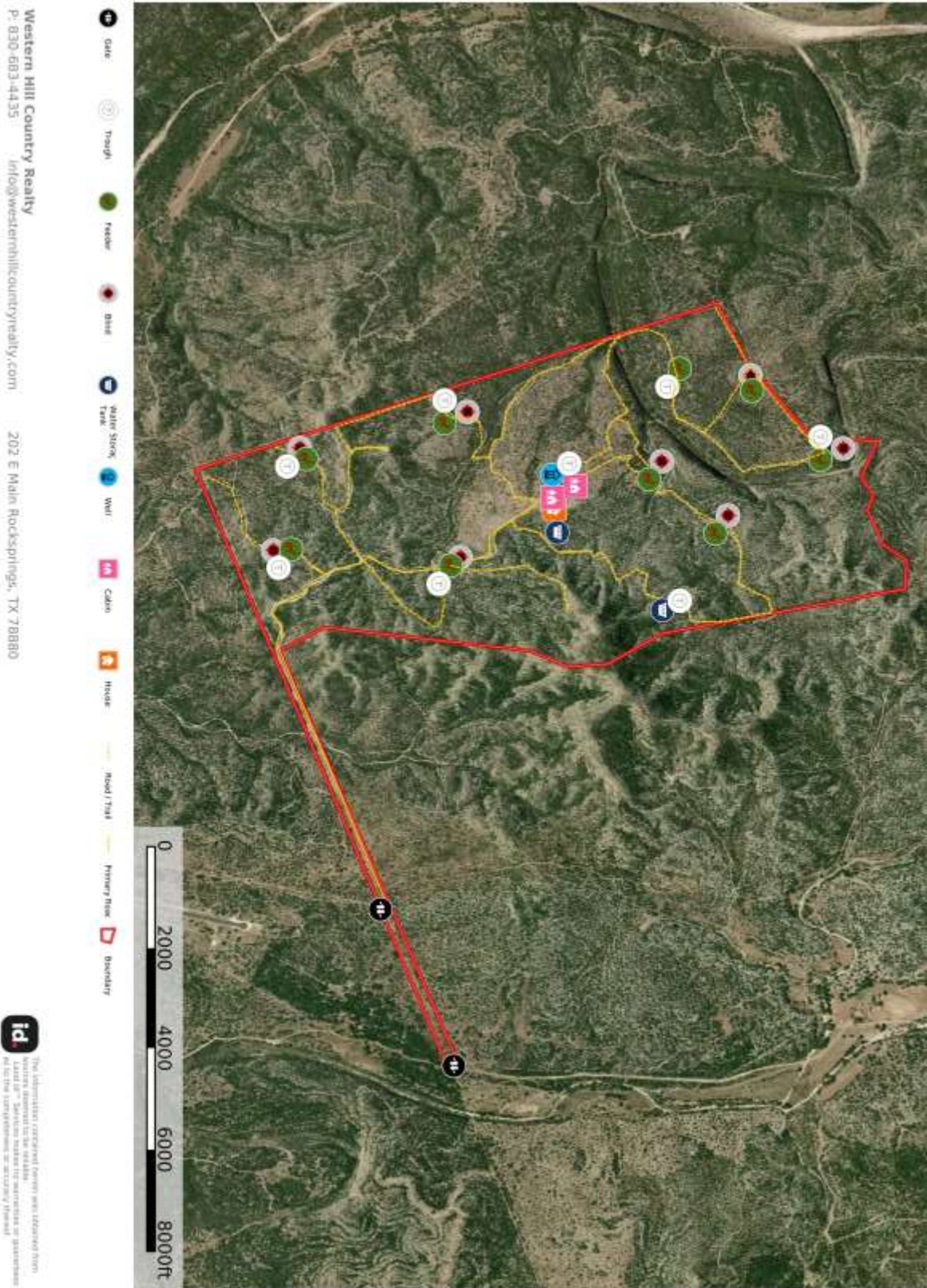
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Information About Brokerage Services

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
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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, 201 E. Main St., Rocksprings TX 76866
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Information available at www.trec.texas.gov
IABS 1-0 Date

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Revised

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