



Elk Pond Ranch



**102.8
Acres**



Located in south central Edwards County 25 minutes due south of Rocksprings

Access off the pavement is via well maintained county road
and a short drive down a similarly maintained easement

Strong private water well, electricity, septic

3/2 custom built 1280 sq ft house with many extras including custom hardwood cabinetry,
granite counter tops, stainless steel appliances, side by side refrigerator, gas cooktop,
built in custom wine cabinet, and walk-in pantry

Split concept with open floor plan; an abundance of windows in the living room to take in the views

Floors are custom 3/4" solid oak with some tile in the bathrooms

Master bedroom has private bath with granite counter tops, shower tub combo and walk-in closet

Utility/mud room comes with washing machine and dryer

+/- 832 sq ft of porches on two sides of the house overlooking the pond and canyon
and stunning views of the surrounding high hilltops

20x30 carport 10x12 storage building 8x8 smokehouse 8x40 connex with doors on both ends Skinning rack

Extra water sources via water collection from all four corners of the house that feed into a large storage tank
that feeds several troughs and overflows into the pond.

Wildlife water is also piped to the property via central water system

High speed fiber optic internet

The abundant game includes whitetail, turkey, hogs, axis, elk, aoudad, and the occasional sika and fallow
(all mounts in house photos were taken from the property)

Located in a well-managed wildlife management area

Wildlife exempt taxes \$925,000 Listing #109

Western Hill Country Realty

www.westernhillcountryrealty.com

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830-683-4435



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car port 1 Storage Well Main House Feeder Blind Road / Trail Primary Road Pond / Tank Boundary

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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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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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Revised

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