



# High Country Whitetail & Exotics



**149.23**  
**Acres**



Located in central Edwards County, this gentlemen's whitetail and exotic ranch is as turnkey as they come.  
Stocked full of animals and ready to enjoy!

Less than 10 minutes from Rocksprings one mile off pavement via all-weather two-wheel drive road  
The 4/3 2430sqft main lodge is completely furnished including appliances. Spacious bedrooms, huge kitchen, large den, separate living room with plenty of space to entertain a large family or guests.

Spacious front deck and additional side deck to enjoy the sunrises and sunsets

Furnished 720sqft bunk house for extra guests      408sqft foreman's house with large deck

3200sqft insulated metal building on cement slab with roll up doors on each end as well as walk in doors, complete with central air, electric and water

Well-constructed 24x22 well shed with large water storage tanks  
supplying water to the improvements and many troughs

New water well powered by solar that feeds the large pond

At the pond one can find a homemade beach and beach bungalow  
and firepit area to enjoy the views and entertain guests

Covered game cleaning station with walk-in cooler, sinks, hot water, ice machine

Game fencing in like new condition

Scattered throughout the ranch are several metal well-constructed animal loafing sheds  
for protection from the elements

6 quality hunting blinds, numerous corn, protein and hay feeders, turkey feeders      Protein fed year round

Water is piped to numerous watering troughs      Tractor, livestock trailer, motor grader

+/-200 head of high-quality whitetail deer with form certified pedigrees and 200+ inch class genetics

Approximately 30 axis deer, many big bucks      Small herd of fallow, 4 bucks and 8 does

8 blackbuck; 3 bucks and 5 does      12 red stag hinds      4-6 bull elk      Approximately 16 aoudad      1 Dall Sheep

Very gentle sloping terrain allowing access to all of property

Ranch has thick cover in live oaks providing natural browse for wildlife, no cedar

Miles of improved ranch road system      Exempt taxes

\*square footage of structures provided by Edwards County central appraisal district \*animal counts provided by owner

\$1,200,000      Listing #108

## Western Hill Country Realty

[www.westernhillcountryrealty.com](http://www.westernhillcountryrealty.com)

[info@westernhillcountryrealty.com](mailto:info@westernhillcountryrealty.com)

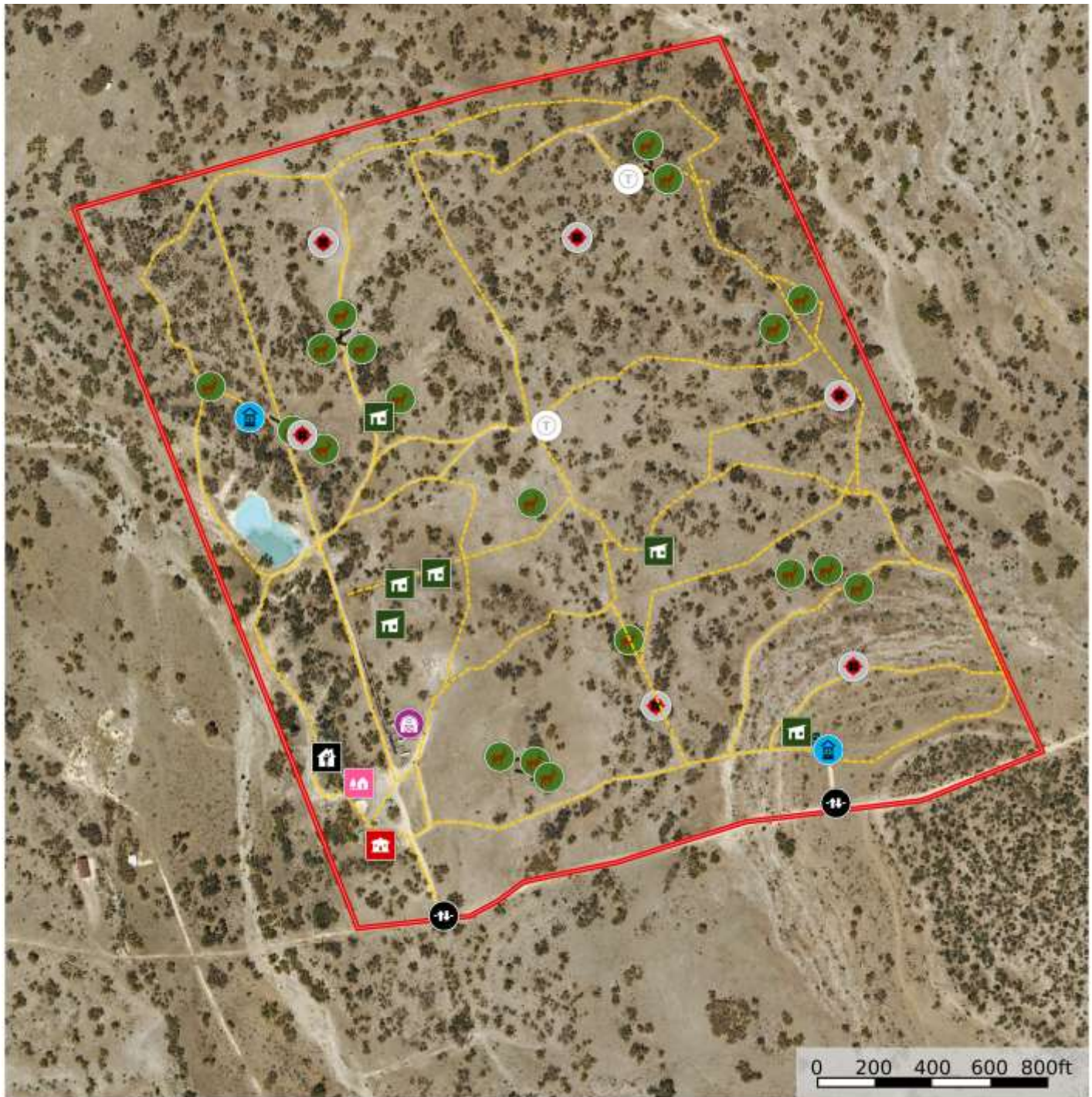
830-683-4435





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- |              |             |          |            |       |                 |      |              |       |        |
|--------------|-------------|----------|------------|-------|-----------------|------|--------------|-------|--------|
| Trough       | Well        | Gate     | Main House | Cabin | Foreman's House | Barn | Shed / Shack | Blind | Feeder |
| Road / Trail | 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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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
<b>John Morgan Davis III</b>	<b>598874</b>	<b>jmdavis@swtexas.net</b>	<b>(830)683-7090</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

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Revised

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