



Comanche Bluff Ranch



**+/-109.9
Acres**



Far northern Real County Hwy frontage on Hwy 41 just west of the Hwy 83 intersection
 20 minutes off I-H 10; Less than 40 minutes from Kerrville, Less than an hour to Fredericksburg and less than an hour and 20 minutes from San Antonio; other nearby attraction is the town of Leakey and the crystal clear water of the Frio River just 25 minutes to the South
 Private entrance gate off the highway Completely fenced (2 sides low; 2 sides high) Gentle rolling to level making the land 100% useable
 The land is characterized by minimal rock and rich, fertile topsoil, formed over centuries by alluvial deposits from Paint Creek, which winds through the property. Over time, Paint Creek has carved its path through the hillside, creating breathtaking rock outcroppings that lead up to the majestic Comanche Bluff. A swing under the oaks atop the bluff allows for stunning hill country views.
 Indian artifacts have been found all along the dry creek
 LARGE live oak trees throughout the property with thick vegetation in the southeastern and eastern sides for the wildlife to seek cover
 STRONG private water well supplies water to concrete cistern, pumphouse and water distribution to barn, house, trough, and tank/pond.
 Lined pond on timer from well for wildlife Electricity in place Top of the line septic system
 Rustic Style 1480sf home featuring a 460sf back porch overlooking Dry Paint Creek and the pastureland covered in large live oaks.
 The house is covered with stone on all 4 sides with a welcoming entry porch on the front side. Standing seam metal roof, 2 bedrooms boasting handmade cedar beds (1 Queen downstairs & 2 Queen beds + 1 Twin bunkbed in loft), 2 bath, rock fireplace, 3 TVs, mud room and a generous primary walk-in closet. Kitchen includes all stainless-steel appliances, a large Island with seating for 8, and ample cabinet space. Living Room is furnished with a full couch and loveseat, each featuring 2 recliners, as well as a swivel rocker recliner, large coffee table, cowhide floor covering and axis hide. Stacked washer/dryer in laundry closet.
 Fire pit off the back porch for evening enjoyment
 Barn is 500sf wired with power, containing heavy duty workbench and shelving plus plenty of room for tractor, trailer, and 4 wheelers
 8ftx20ft "one trip" sea container that seals up tight for storing feed +/- 1 1/2 acre food plot/field near center of property
 3 blinds; 2 corn feeders, one protein feeder, Heavy duty skinning rack, Custom made shooting bench and range
 A 2015 Mahindra 6530 Tractor with many attachments A 2013 Ranger Crew 500 and a 10ft Big Tex utility trailer
 5 4-wheelers: Polaris 2023 450cc (like new), Kawasaki 2018 300cc, Polaris outlaw 2016 110cc, Kawasaki 2015 90cc, Kawasaki 2015 300cc
 All equipment has been well maintained and stored in barn
 The free-ranging wildlife includes whitetail, turkey, and Prolific herds of axis
 Comanche Bluff Ranch produced the #1 Axis in Texas in 2013 and the #170 ranked Axis in the world in 2019
 Resident animals include 14 blackbuck (5 bucks, 7 does, 2 fawns) and 4 Black Hawaiian/ moufflon Rams
 Ag exempt taxes \$1,499,000 Listing #146

Western Hill Country Realty

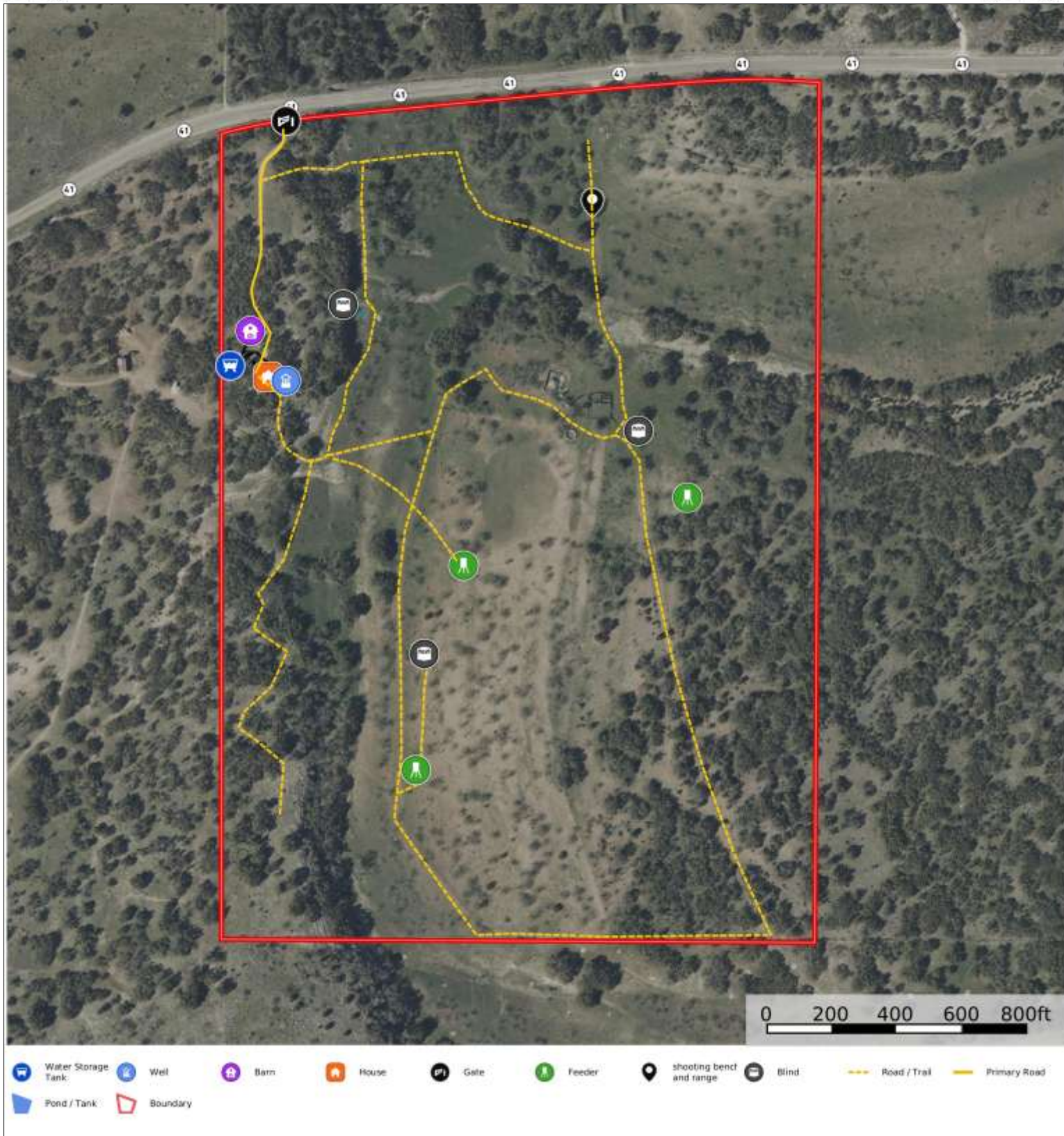
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Comanche Bluff Ranch +/-109.9 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Comanche Bluff Ranch +/-109.9 Acres



Western Hill Country Realty

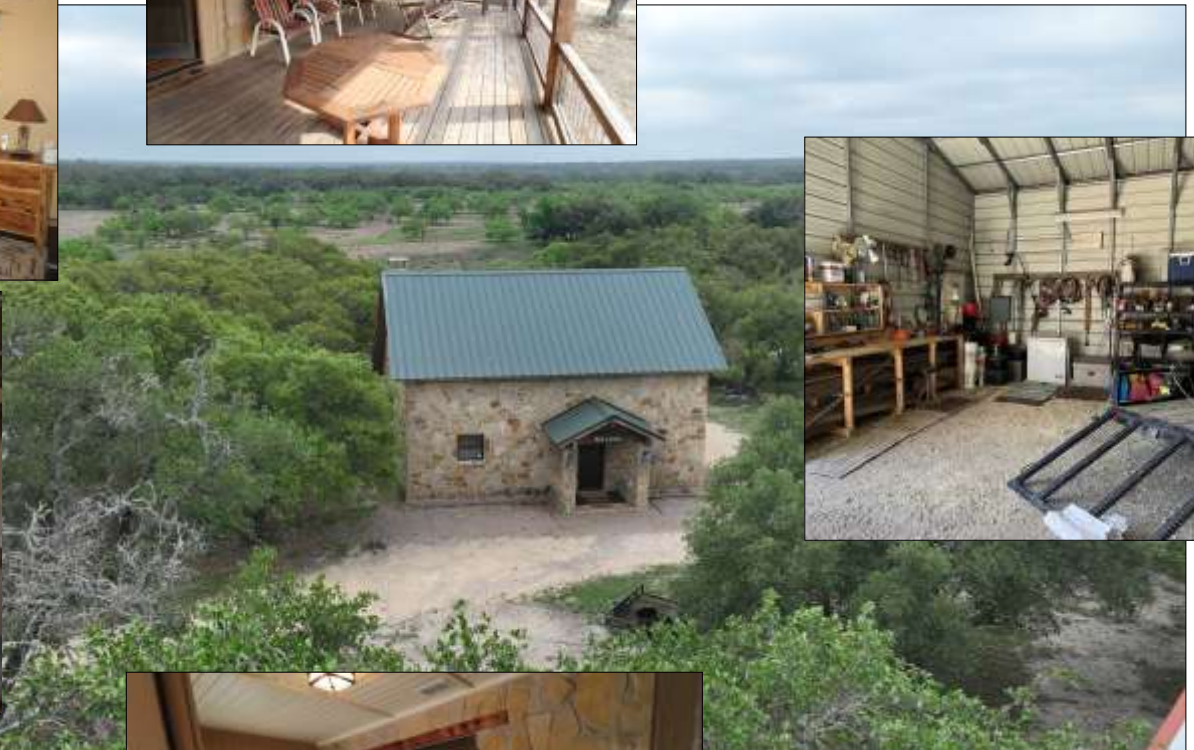
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Comanche Bluff Ranch +/-109.9 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Comanche Bluff Ranch +/-109.9 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



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

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9005992

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

Glynn Hendley

Designated Broker of Firm

532099

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

Glynn Hendley

Licensed Supervisor of Sales Agent/
Associate

532099

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

John Morgan Davis III

Sales Agent/Associate's Name

598874

License No.

jmdavis@swtexas.net

Email

(830)683-7090

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

Phone: 8306834435

Fax: 8306837901

Revised

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwtx.com