



Wardens' Eagles' Nest Ranch



**+/-185.6
Acres**



This high-fenced ranch is truly a rare gem, showcasing meticulous attention to detail in every aspect. The seller is a retired Texas Parks and Wildlife Game Biologist, so the 17 years of attention to game management and the welfare of the hoof stock on the ranch has been prioritized. This property is fully equipped to serve as an income-producing venture or a perfect retreat for family gatherings or corporate events. Whether you're looking for a sustainable investment or a serene escape, this ranch offers endless possibilities.

Located in Central Edwards County +/- 17 miles from Rocksprings

Easy access, +/- 3.6 miles off blacktop highway

High fencing in excellent condition Private water well, electricity and septic

The terrain is gently rolling with a seasonal dry creek sweeping through the southeast corner

The vegetation has been intensely managed, scattered large live oaks

Miles and miles of improved ranch roads throughout the ranch

Main lodge is +/-2,408sqft and features three bedrooms, each with its own private bathroom. Recently remodeled, it boasts modern amenities such as spray foam insulation, a top-of-the-line solar system, and high-efficiency argon windows, all contributing to VERY minimal heating and cooling costs. Mini-split AC units ensure the lodge remains comfortable even on the hottest days

Large screened in porches Fenced and landscaped front yard with a patio and fire pit under the large oaks

Bunk house with full bathroom just off the screened in porch

+/-2100sqft metal building with 4 roll-up doors, 2 walk-in doors with a full bathroom and loft for extra storage

Feed shed and storage, several loafing sheds for the stock, and separated shed for other storage

Game cleaning area with electric winches and large walk-in cooler

Liquid Cooled Generator with large, owned propane tank that can maintain the ranch for a month

Pond that is a proven holder of water for the game

Large cistern tank that has been converted to a swimming tank with covered deck to cool off in the heat of the summer

5 capsule feeders, 2 protein feeders on timers (1-3000lb; 1-1500lb), 7 bunk feeders

5 Top of the line blinds (several extras scattered about)

Solar panel system, Ford F-150 Ranch Pick-up (2010), Polaris Ranger Texas addition (2022), Electric bad boy buggy

1500-gallon, elevated fire tower with firefighting trailer with trash pump

All appliances, All furnishings, Flatware, dishes etc., Ranch tools in barn

Hoof stock to include:

Whitetail 60+/- Axis 12+/- Blackbuck 30+/- Fallow 6 bucks 11 does Red Deer 1 stag/ 2 hinds

As mentioned, the hoof stock has been intensively managed for 17 years and only superior genetics have been introduced.

The blackbuck genetics are tremendous

Wildlife exemption in place MLD Level III in place

AS TURKEY AS IT GETS, A MUST SEE TO APPRECIATE!

\$1,199,000 Listing #120

Western Hill Country Realty

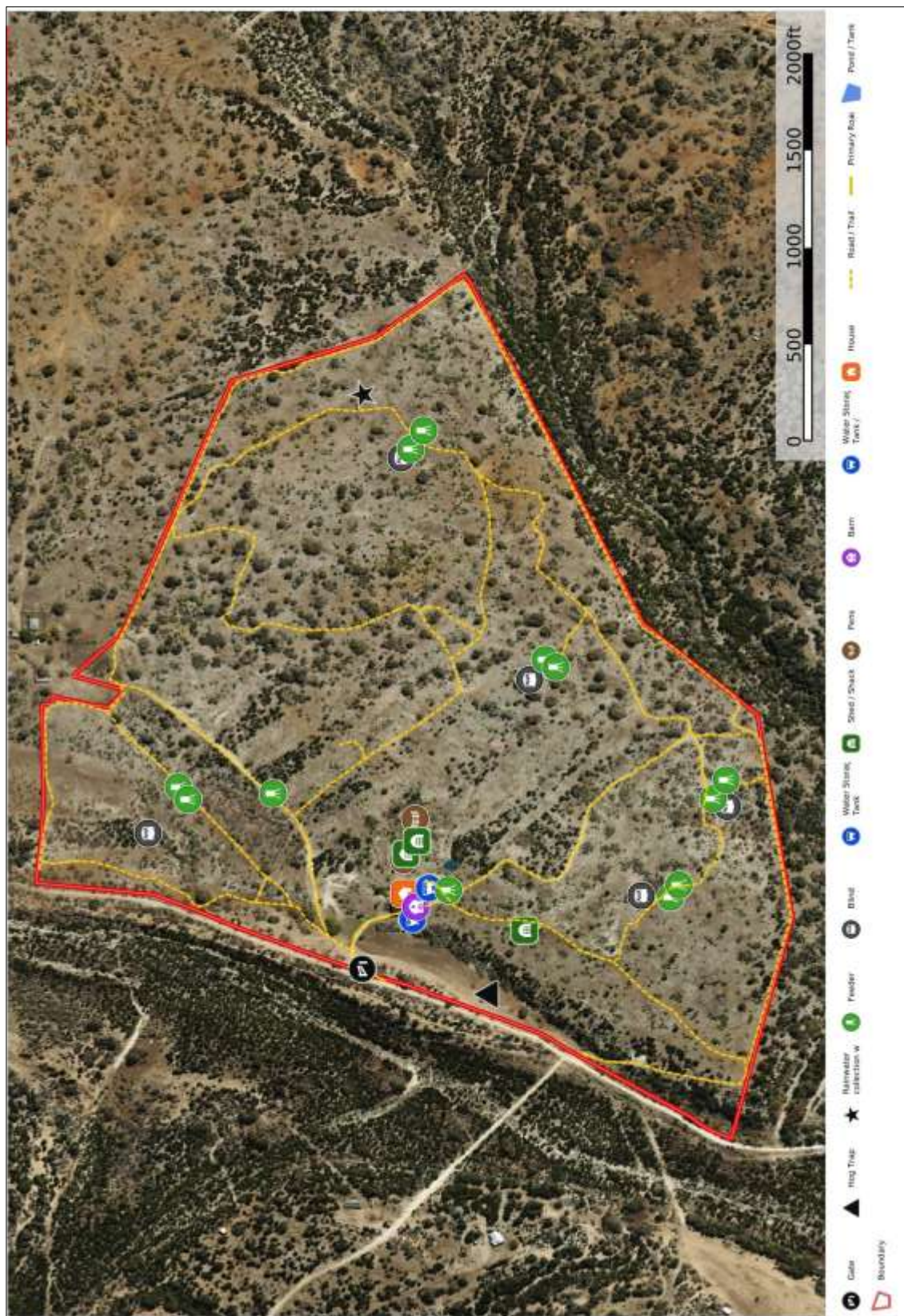
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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IABS 1-0 Date

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Revised

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