



JN Ranch



**+/-148
Acres**



Located in southwestern Edwards County Good easy access less than 3 miles off the highway
+/- 2200sqft 3/2 mobile home in excellent condition with metal roof, laminate wood flooring, central heat and air,
fully furnished with all appliances and furniture to convey
Nice covered back deck, covered front porch, Spacious fenced in yard
2 story shop with top floor set up for guests or mancave,
outdoor covered deck overlooking the west prong of the Nueces River
240sqft room with hot tub, additional storage building with pen,
large 36x36 tent for extra ATV, tractor, or feed storage
Covered well house with private water well, 22kw backup generator, licensed septic
Many extras will convey including ATV, riding mower, flatbed trailer
Front side of property is very level to gently rolling terrain up on top. Lots of good topsoil, several open areas
with very large mature live oaks. Very nice views looking off the top to the east overlooking
the dry creek bed of the west prong of the Nueces River running through the property
providing a very constant and consistent travel way for the variety of wildlife
Very large live oak thickets and nice grassy bottoms with some rock outcroppings on top sides
The property has been very lightly hunted over the last several years
Good wildlife management minded efforts routinely in place
Nice trail system in place leading to 3 blinds and 7 feeders
2 watering troughs providing feed and water for the wildlife year round
Variety of wildlife in the area with abundant axis, whitetail, turkey, hogs, black buck, and occasional fallow, sika
Wildlife exempt taxes
Perfect for the whole family and all the friends to enjoy!
\$799,950 Listing #152

Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



202 E Main Rocksprings, TX 78880

Western Hill Country Realty
P: 830-683-4435
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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

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, 203 E. Main St., Rocksprings TX 78866

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.lwof.com