



Jackalope Run



**+/-156.9
Acres**



Located in southwestern Edwards County, Texas Good access, less than 3 miles off the highway
Short trip to Kickapoo State Park

Nice, neat and comfortable +/- 980 sq ft timber frame with treated lumber cabin
with slide-out doors opening up onto covered porch

perfect for relaxing, entertaining and enjoying the hill country breezes

5 bunk beds in bedroom, bathroom with clawfoot bathtub/shower, tankless hot water heater, all appliances,
furniture, outdoor kitchen and patio equipment, Winchester gun safe and many extras convey

Gravel patio and fire pit for star gazing

Shared water, septic, electricity

Large shop with cement floor, electricity, plenty of shelving for ATV equipment and tool storage,
40 ft Connex, Cleaning station

2021 35 hp Yanmar tractor in excellent condition with bucket loader, grapple bucket, pallet forks,
pto mounted tree saw, 2019 can am commander max limited in excellent condition,
utility trailer, water tank tote with trailer

3 blinds, 5 feeders, 2 watering stations

The terrain is gentle rolling with bottom land and areas with good soil

Several recently cleared areas and other thicker areas left untouched for good sanctuary for the wildlife

Very nice large live oak trees scattered throughout the property

Large dry seasonal creek cutting across the front side of the property with small bluffs and outcroppings
allowing for a constant corridor for the variety of wildlife to roam back and forth

Habitat and cover consisting of live oak, shin oak, cedar and pinon pine

Good trail system in place traveling around the property and accessing the blinds and feeders

Hilltops of the property providing tremendous views of the southwest

Earthen pond

Wildlife includes whitetail, turkey, hogs, axis, and aoudad

Property is a great area for hiking, exploring, hunting, long range target shooting
and getting away from the fast pace

Ag exempt taxes \$489,000 Listing #150

Western Hill Country Realty

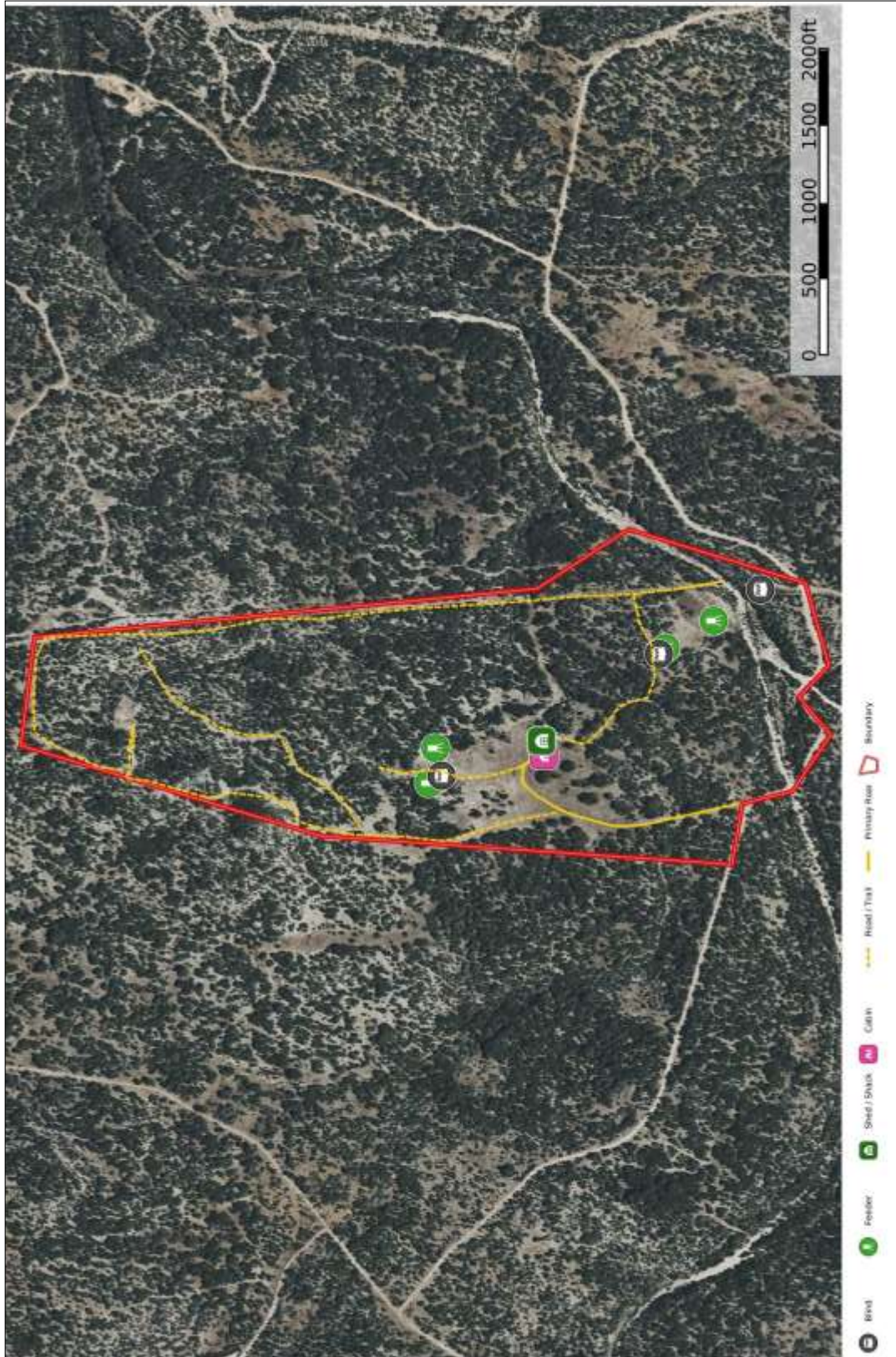
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Information About Brokerage Services

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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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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