

HIGH VISTA *Ranch*

249.42± Acres | Real County

Mountain Home, Texas



Anders  *Realty*
PURVEYORS OF FINE TEXAS RANCHES

HIGH VISTA RANCH

249.42± AC · MOUNTAIN HOME, TEXAS

*TURN-KEY HUNTING PROPERTY
WITH NATIVE & EXOTIC WILDLIFE*



INTRODUCTION

High Vista Ranch (249.42 ac) is an unrestricted, turn-key hunting property with excellent improvements in north-central Real County. The ranch features a comfortable 4-bedroom, 2.5-bath manufactured home with outstanding views, a 1,250 SF metal barn, and abundant native and exotic wildlife. The property is high-fenced along the north, west, and south boundaries, and has 1,980' of frontage along the north line of Ranch Road 3235.



LOCATION & ACCESS

High Vista Ranch sits in north-central Real County, with easy access to Interstate 10, Leakey, Rocksprings, and Kerrville. The ranch is 19-miles from Garven Store, 22-miles NNW of Leakey, 36-miles SE of Rocksprings, and 58-miles west of Kerrville. The property has 1,980 feet of frontage along the north line of RR 3235, which is a lightly travelled asphalt road in excellent condition.







LAND

The dominant topo feature of this property is the high hill at 2,375 feet where the house sits, offering spectacular views to the west, southwest, and northwest. Looking out over the ranch, the elevation falls to a low of 2,240 feet at the bottom of a large draw, which sits in the middle of the ranch. If you're looking for classic, serene Hill Country views where it is very, very quiet, this ranch offers that and more.

The habitat consists of a rolling, oak and juniper dominated savannah, interspersed with other native tree, brush, and grass species such as Texas persimmon, Shinnery oak, Mesquite, Cedar elm, Little bluestem, and even a few scattered Pinyon pines.



Roughly 100-ac or 40% of the property has been cleared of mature juniper, leaving scattered mature Live oak trees and native grasses. The remaining acreage varies from lightly to heavily wooded, with the thickest areas being along the large draw. Deeper soils may be found in eastern and higher elevation areas of the ranch.





WILDLIFE

The ranch has been lightly hunted over the current ownership tenure and there is an abundance of white-tailed deer, along with good numbers of various exotics such as Red deer, Scimitar-horned Oryx, white & chocolate Fallow deer,



Axis deer, Blackbuck antelope, feral hogs, Rio Grande turkey, and quail. Other indigenous wildlife species such as raptors, songbirds, various small mammals, and reptiles are also commonly seen. There is an Ag-Exemption in-place.







WATER

The water well that services the house yields 5 GPM (water at 260 feet, drilled to 460 feet. Water is pumped from the well to a storage tank which sits beside the house. Just below the house there is a small stock tank about 0.15 acres in size. The tank does hold water, but it will go dry during drought periods. There is an unnamed, seasonal

creek that originates in roughly the center of the ranch and flows west, forming a deep draw.







IMPROVEMENTS

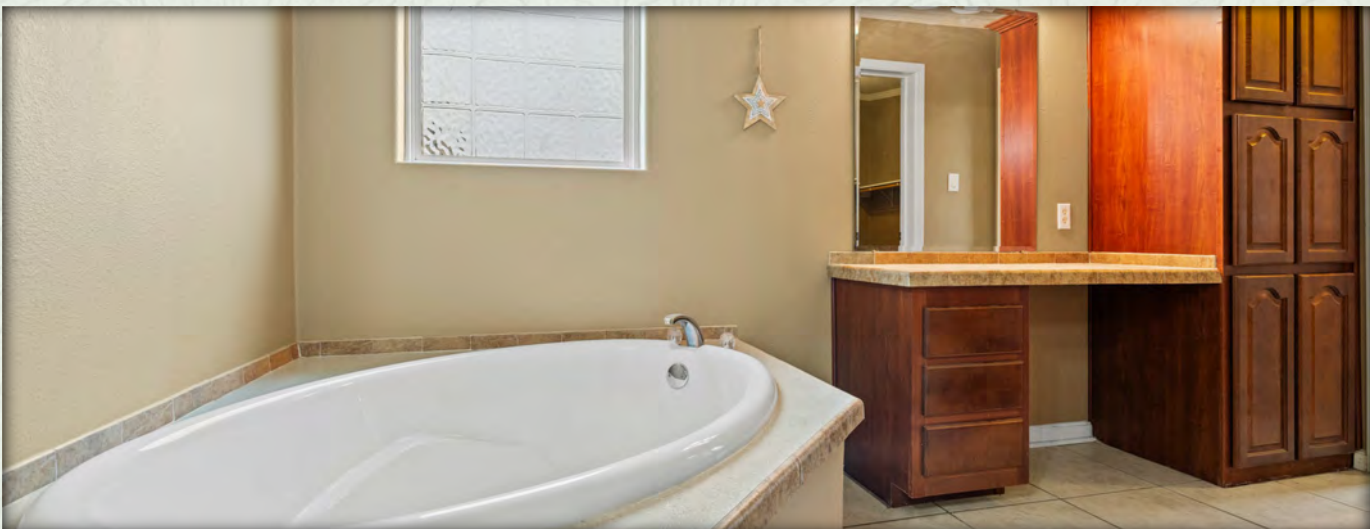
Home

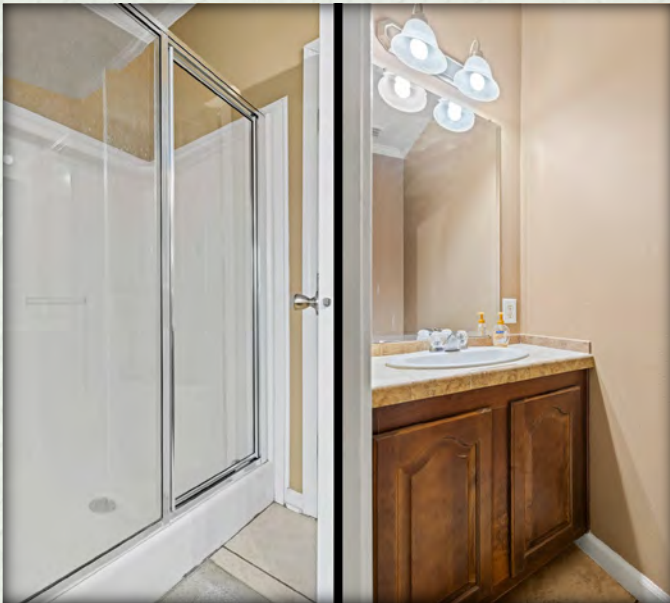
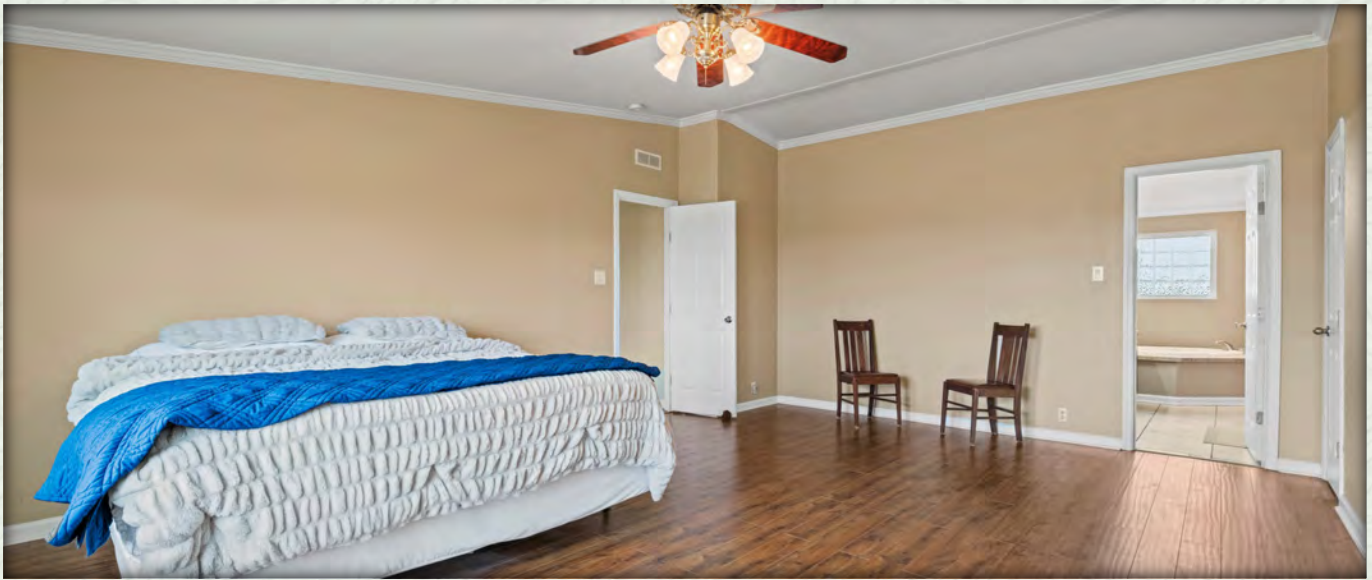
The ranch house is a comfortable 3,120 SF manufactured home with a large master suite, 3 guest bedrooms, 2.5 bathrooms, a large kitchen, and a utility room. The home has a 304 SF wooden deck on the front and a 480 SF wooden deck on the back overlooking the ranch. Both decks have recently been rebuilt and painted. The views from the back wooden deck are spectacular, especially in the evenings.



The home has a durable metal roof and all of the exterior walls have been recently replaced with new Masonite siding and rustic, galvanized metal sheeting for underpinning. While the home does have HVAC ducts, air conditioning is provided by five (5) new window units.

The master suite features a spacious bedroom, a sitting area, a walk-in closet, a linen closet, double vanity, large garden tub, shower, and a toilet room.



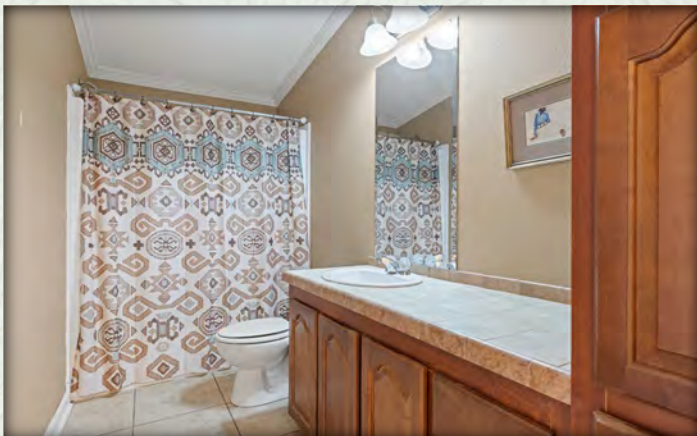




The kitchen has generous storage and cabinetry, a double stainless sink, a dishwasher, walk-in pantry, double oven, and an island with an electric stovetop. The open floor plan connects the kitchen, spacious family room, and dining area, which is accented with a gas burning fireplace.









Barn, Loafing Sheds, and Deer Blinds

The metal barn sits on a 25x50 (1,250 SF) concrete slab and is adjacent to the ranch house. The barn has two (2) 10-foot roll-up doors, 1 standard door, and after-market shelving. The barn has plenty of space to store UTV's, other large equipment, and tools. Nearby, there is also a small metal loafing shed that could be used for horse and other livestock shelter. There are also two (2) tower deer blinds and two (2) deer feeders that will convey in the sale.





Fencing & Roads

The ranch is high-fenced on the north, west, and south boundaries. There is 30-ac trap around the house and barn that is horse-friendly, with wooden fencing along RR 3235 which is the east property boundary. All fences are in average to good condition. The property entrance is off-set along RR 3235 and is constructed of heavy-duty metal pipe with an improved gravel road from RR 3235 leading up the house. Access throughout the ranch is provided by typical ranch roads.







FINANCIAL / TITLE

HIGH VISTA RANCH, as described herein (249.42± ac), is offered at \$1,555,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

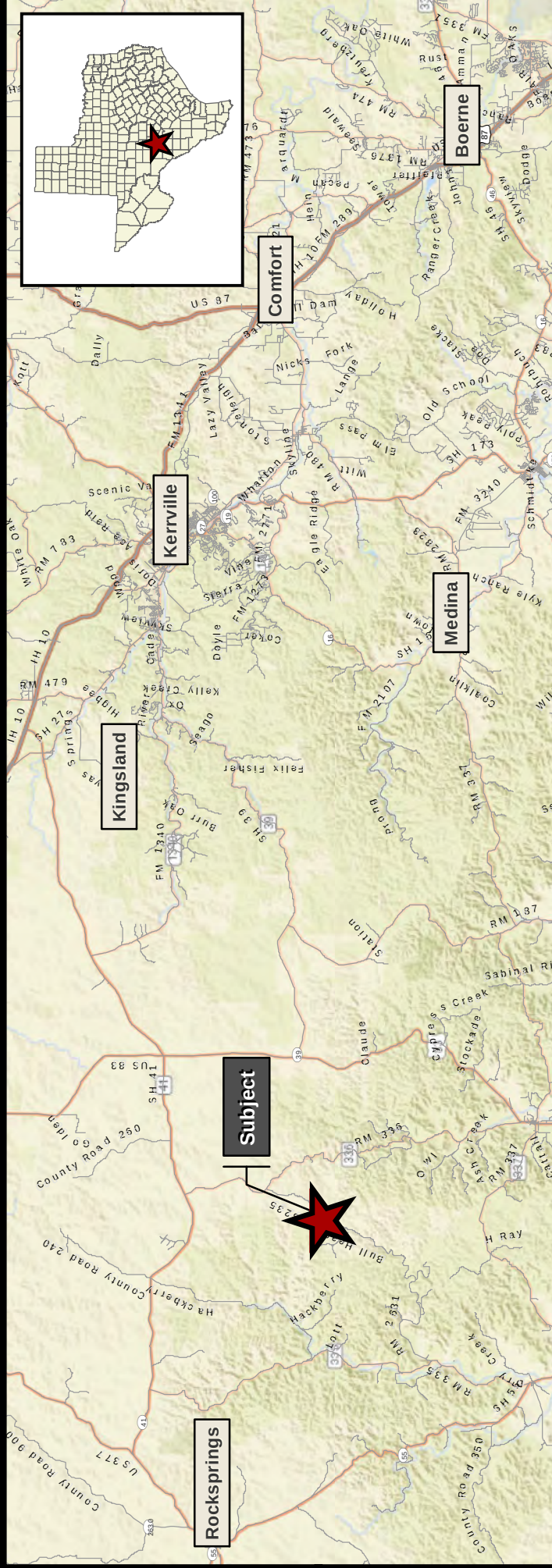
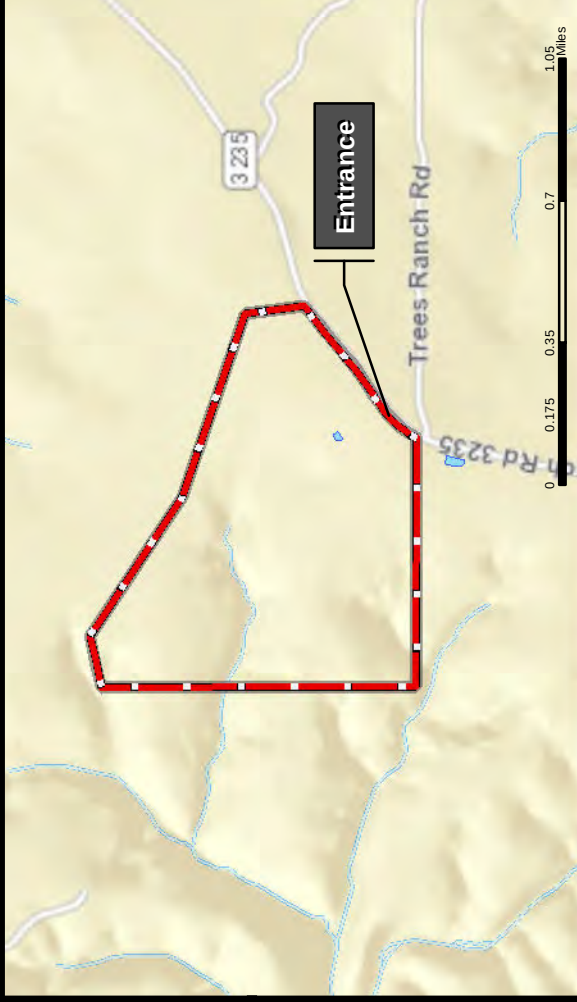
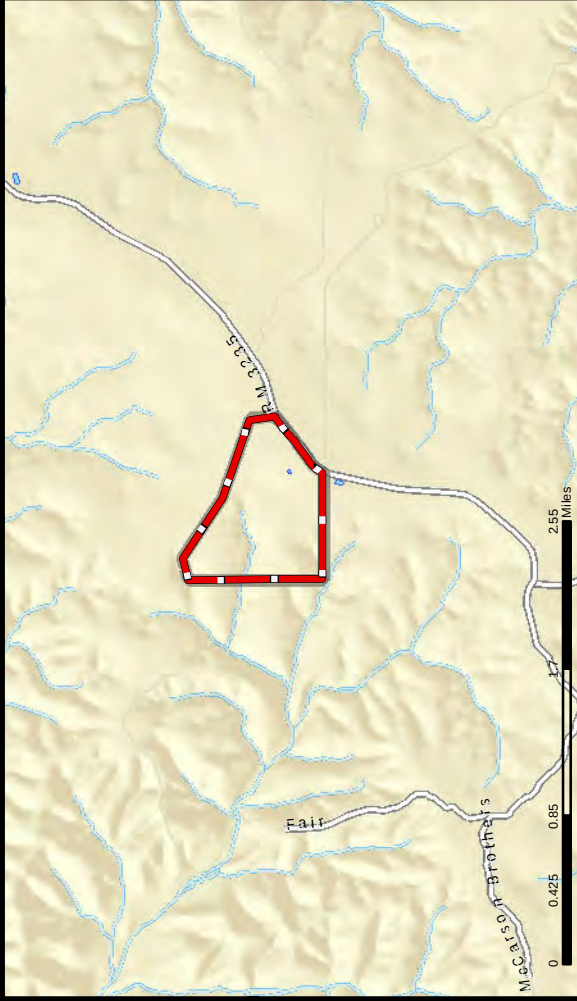
1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. The Seller will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Sellers will provide a new survey.
4. Mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
6. The property lies in the Leahey ISD.
7. The property address is 3814 Ranch to Market 3235, Mountain Home, TX 78058.
8. The property is not encumbered by deed restrictions.
9. The 2024 ag-exempt property taxes were \$3,560.02.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

HIGH VISTA RANCH | 249.42 ± AC | REAL



1 inch = 2,500 feet
0 0.3 0.6 0.9 Miles

P.O. Box 3448, Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com

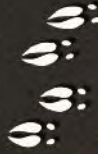


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1 inch = 583.33 feet
0 0.07 0.14 0.21 Miles

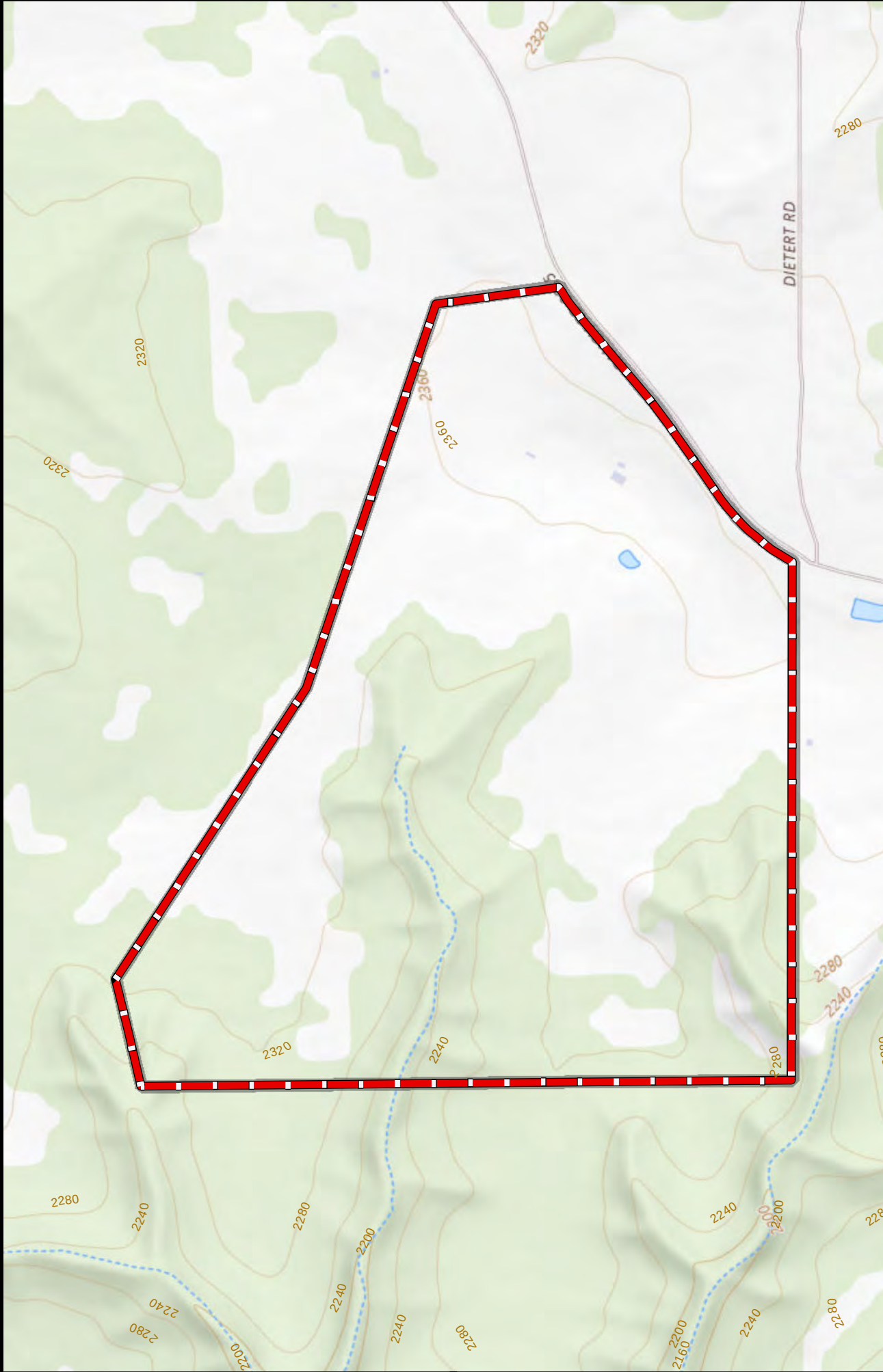


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1 inch = 708.33 feet
0 0.085 0.17 0.255 Miles



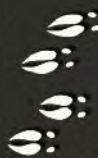
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1 inch = 604.17 feet
0 0.07 0.14 0.21 Miles

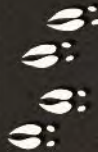
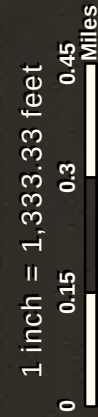
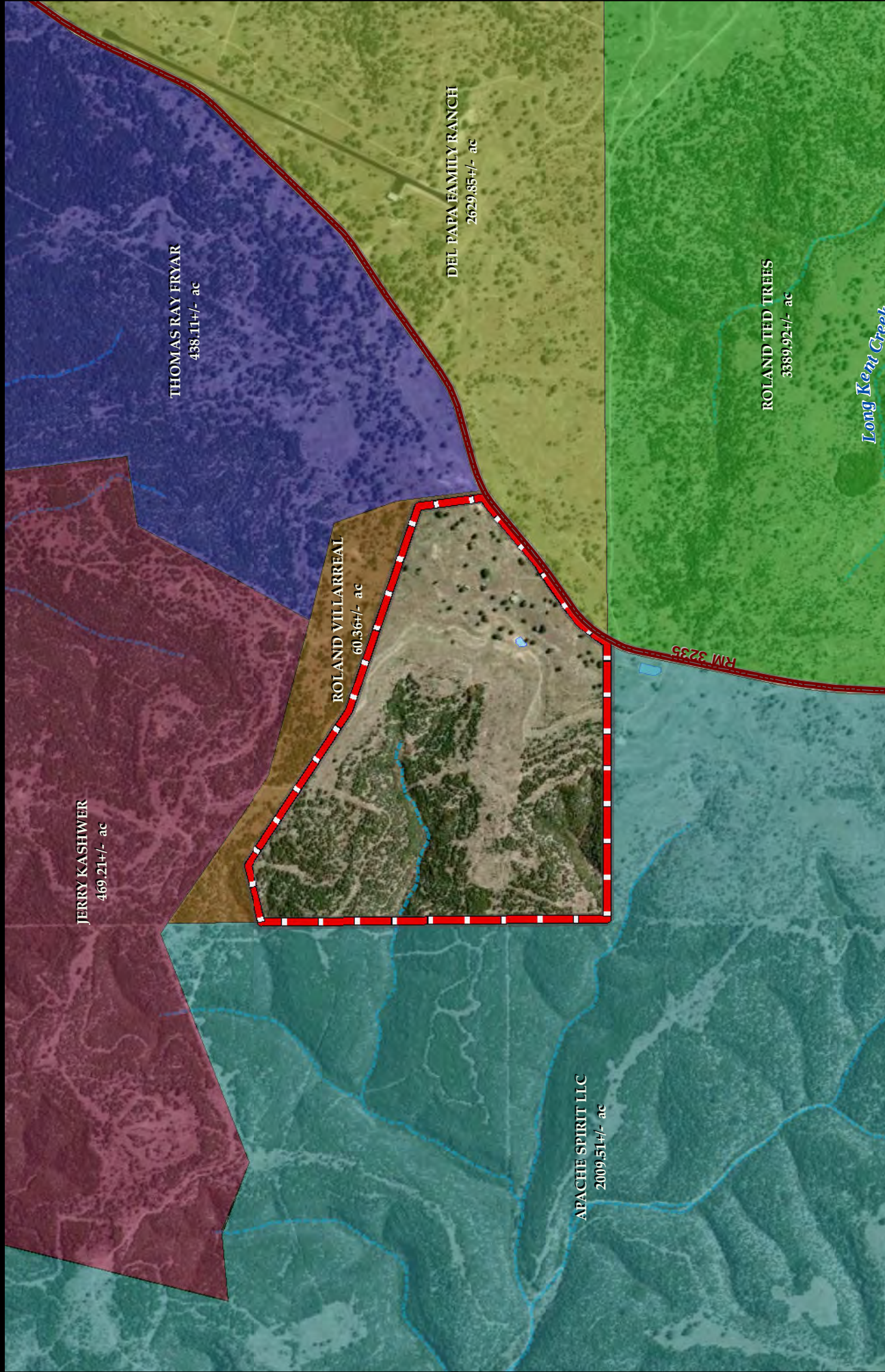


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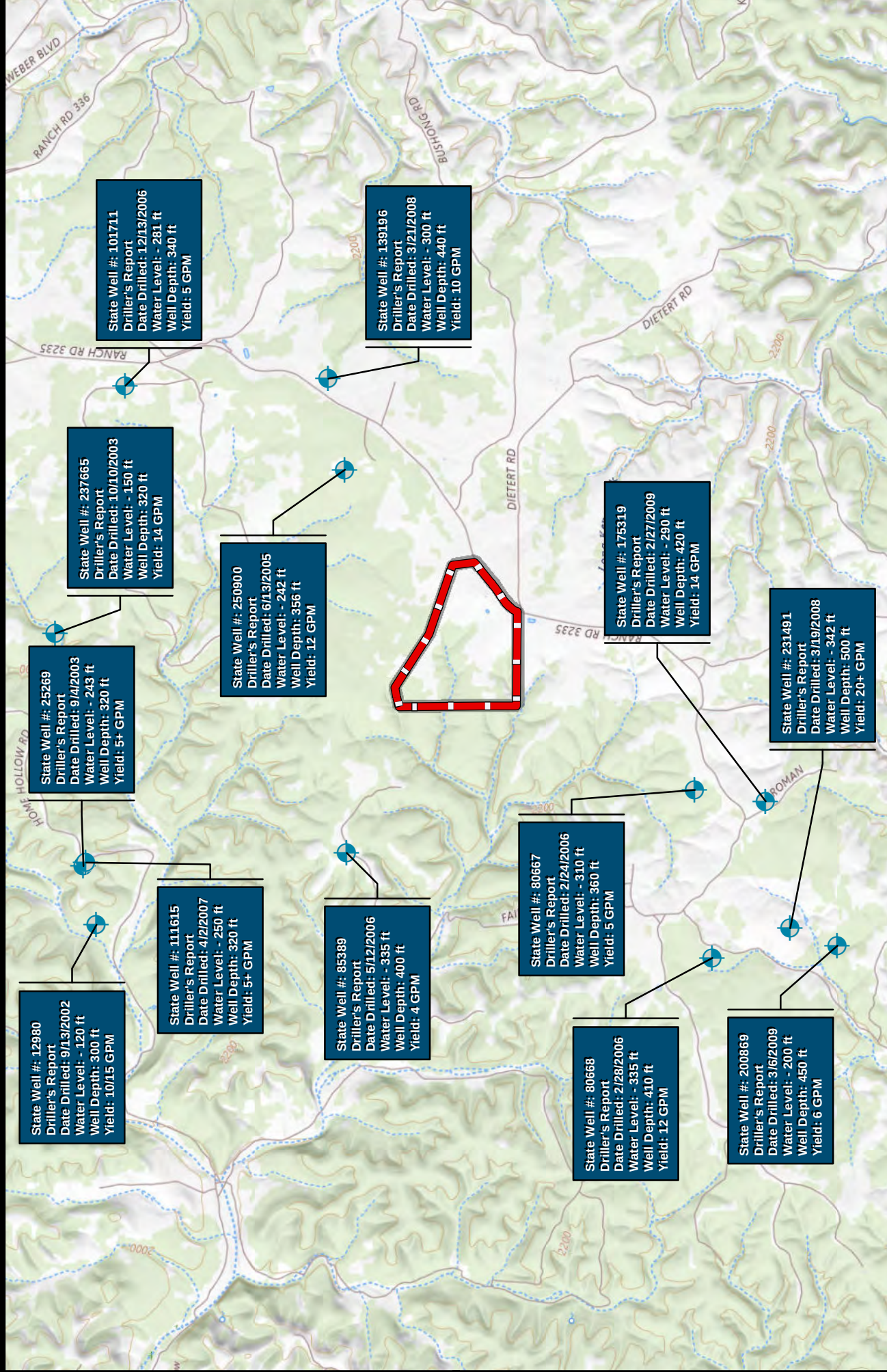


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1 inch = 3,916.67 feet

0 0.45 0.9 1.35 Miles



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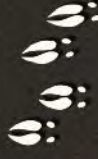
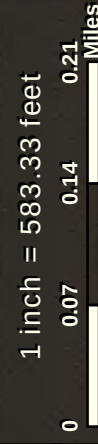
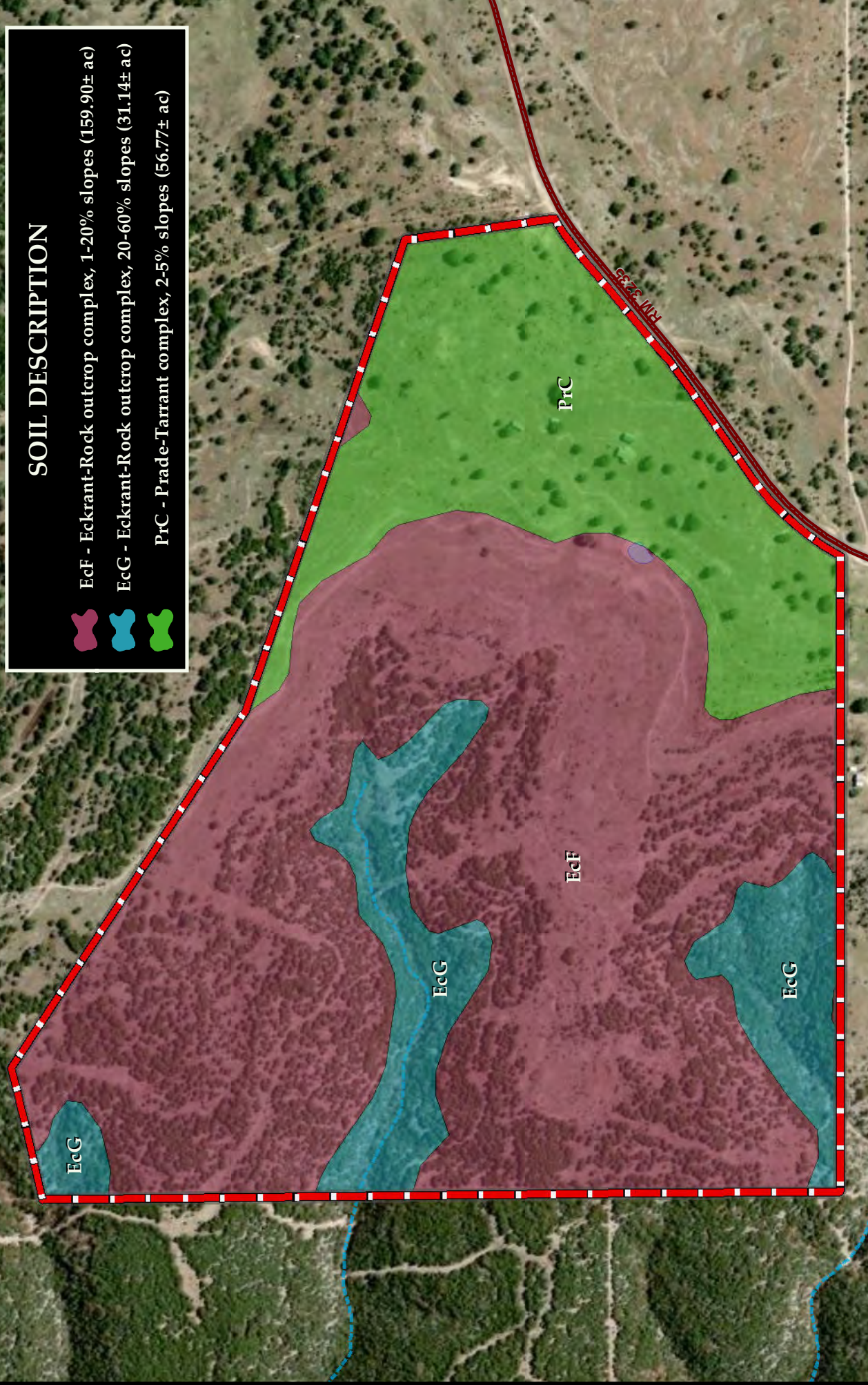


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SOIL DESCRIPTION

-  EcF - Eckrant-Rock outcrop complex, 1-20% slopes (159.90± ac)
-  EcG - Eckrant-Rock outcrop complex, 20-60% slopes (31.14± ac)
-  PrC - Prade-Tarrant complex, 2-5% slopes (56.77± ac)

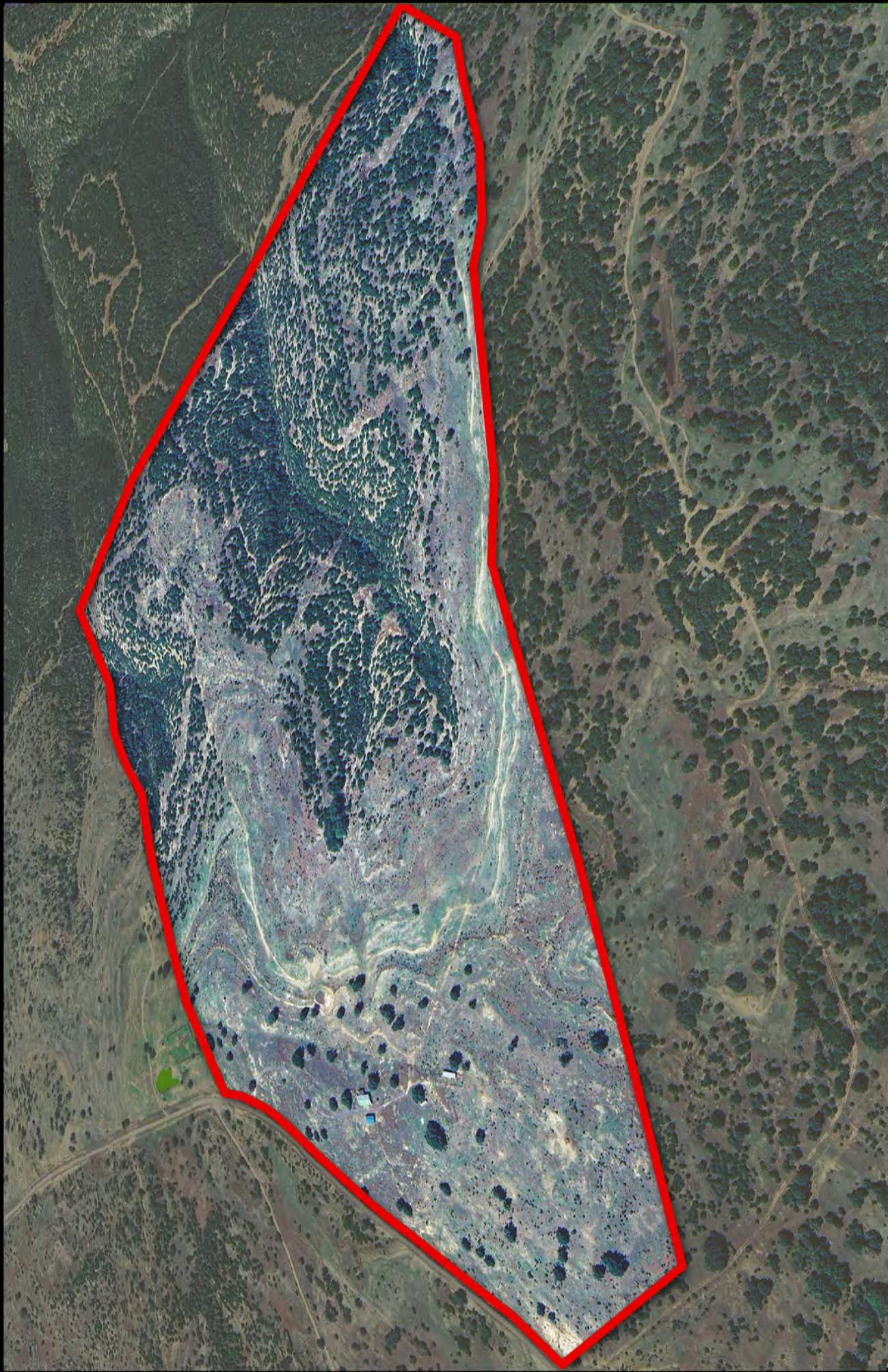


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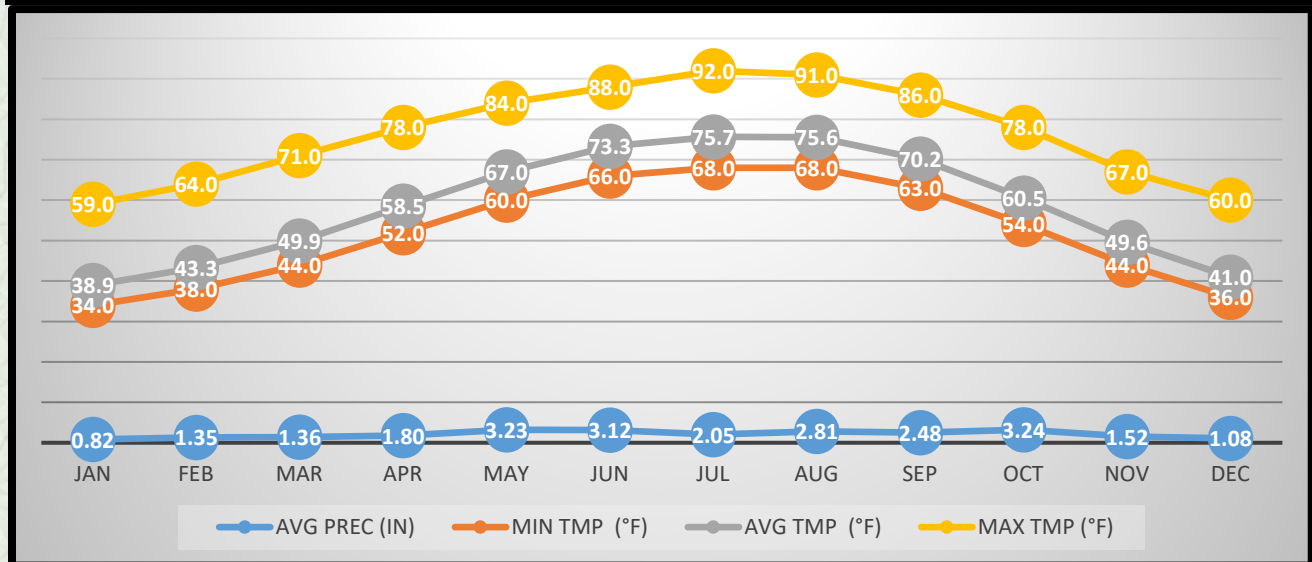


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Rocksprings, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	0.82	34.0	38.9	59.0
Feb	1.35	38.0	43.3	64.0
Mar	1.36	44.0	49.9	71.0
Apr	1.80	52.0	58.5	78.0
May	3.23	60.0	67.0	84.0
Jun	3.12	66.0	73.3	88.0
Jul	2.05	68.0	75.7	92.0
Aug	2.81	68.0	75.6	91.0
Sep	2.48	63.0	70.2	86.0
Oct	3.24	54.0	60.5	78.0
Nov	1.52	44.0	49.6	67.0
Dec	1.08	36.0	41.0	60.0
Ann	24.9	52.3	58.6	76.5



Zip: 78880	Days Where Temp Exceeds 86°F:	91 - 120 Days
	Freeze Date (Avg First Frost):	Nov 01st - 10th
	Freeze Date (Avg Last Frost):	Apr 01st - 10th
	USDA Hardiness Zone:	Zone 8b: 15F to 20F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Normal

BROKERAGE INFORMATION



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Anders Ranch Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
Brady P. Anders Designated Broker of Firm	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jeremy N. Lacy Sales Agent/Associate's Name	603524 License No.	Jeremy@AndersRanchRealty.com Email	830-225-0595 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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