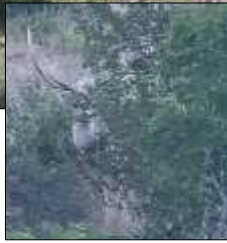




Rocky Ridge Ranch



**+/-516.63
Acres**



This ranch is turnkey and ready to enjoy! The super views from the high hilltop lodge area to the highly improved ranch road system, quality hoof stock, lodging with all the comforts of home, and great water system make this ranch perfect for a large family or corporate retreat.

Located in South Central Edwards County +/- 36 miles south of Rocksprings; +/- 25 miles north of Brackettville

Ranch adjoins Kickapoo State Park Less than 2.5 miles from blacktop via good road

Top of the line game fencing around the perimeter

The main lodge has been newly remodeled and offers +/-860sqft of comfortable living space. This 2/1 home features a cozy sleeping loft and an open concept living and kitchen area, perfectly positioned to take full advantage of the expansive picture windows showcasing breathtaking hilltop views. With central heat and air, this inviting retreat provides all the comforts of home.

Private water, electricity and septic in place

Ranch pool and Pool house with covered deck, full bath and washer dryer

Outdoor kitchen with gas stove, commercial cooler, bar top and large deck under the live oaks to enjoy the views

2 two additional casitas for extra guests with large glass doors to enjoy the views

Large metal building for storing equipment, skinning and work area

Additional 24x26 pole barn Also a 12ftx20ft tool shed

The headquarters features beautifully designed decks, walkways and patio areas, thoughtfully crafted with quality materials and attention to detail

The ranch boasts miles and miles of improved rock milled roads for easy 2 wheel drive access

The ranch has had the perfect amount of brush clearing to open up valleys with abundant topsoil allowing the natural vegetation to grow providing natural browse for the wildlife

Live oak motts line the creek bottoms, with canyons of thick cover for the wildlife

The headquarters sits at 1900 ft in elevation, with some valley areas of 1880 feet allowing for nice elevation changes but the terrain is not so steep that you cannot access it

The strong water well provides water via poly line to 3 pond areas with float valves to ensure the game has water

Covered shooting bench with 400 yard range with opportunity to be extended

The blinds and feeders include:

3 Atascosa Executive Blinds, 1 6x8 Blind, 1 Cedar Blind, Several other blinds on property as well; 4-2000lb All Season protein feeders, 3-1000lb Outback corn feeders, 2-2000lb Outback corn feeders

The quality game includes: +/- 18 Whitetail; +/- 40 axis with 20 bucks with 6-8 being trophies;

+/- 11 Stumberg sheep, 2 trophy rams; +/- 11 aoudad

Wildlife exempt taxes

\$1,999,000

Listing #517

Western Hill Country Realty

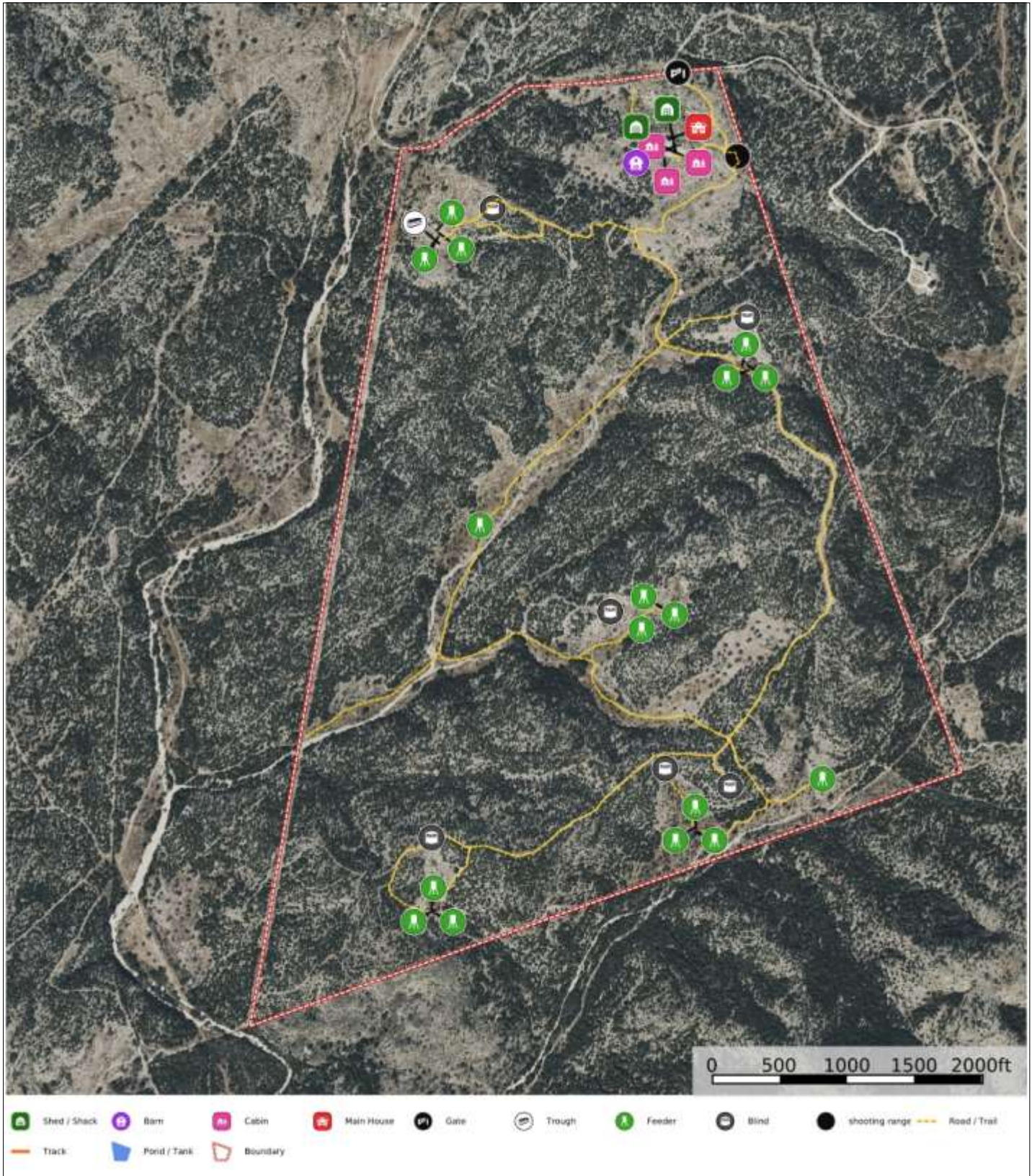
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Rocky Ridge Ranch +/-516.63 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Rocky Ridge Ranch +/-516.63 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Rocky Ridge Ranch +/-516.63 Acres



Western Hill Country Realty

www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



Rocky Ridge Ranch +/-516.63 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, 203 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.lwof.com