



TR2 Ranch



**+/-521
Acres**



Located in southern Edwards County, Texas Very easy access, less than 3 miles off FM674
25 miles to Brackettville and 35 miles to Rocksprings ½ mile north of Kickapoo State Park
Perimeter of the property is completely game fenced with newly added predator skirting along the bottom
60'x40' century old tin shearing barn on a slab in great condition with newly constructed roof and freshly painted
Neat as a pin for having social gatherings and barn dances and storing equipment and parking vehicles
385 sq ft cabin with full bath, 2008 Keystone Montana travel trailer with slide out in excellent condition
Good strong private water well, septic, electricity all in place
Diverse terrain all throughout the property
Moderately steep hill tops providing fantastic views all across the southwest
Canyon bottoms and meadows with abundant large live oaks and thickets
Rich and fertile soil in the bottom areas Areas with thick cover providing great sanctuary for the wildlife
Seasonal wet weather creek running through the property
Extensive trail system stretches across the property, providing miles of easy access to every corner of the property
4 acre high fenced game pen allowing for easy catch and release of wildlife
Game cleaning station with electric winch
4 blinds, 2 bow blinds, 3 All Seasons timed trio 1500 lb gravity feeders, 4 corn feeders, 2 watering troughs,
2 poly water holding tanks, 2 water catch systems with troughs

Property is fully set up and ready to enjoy, offering endless possibilities for both business and commercial ventures as well as recreational use. Whether you're entertaining clients or spending quality time with family and friends, it provides the perfect setting for every occasion.

Additional and negotiable: Oryx 2 bulls, 19 cows, 30 juveniles; Blue Wildebeest 1 bull, 2 cows, 2 calves; 4 Black Bucks; Gemsbok 1 bull, 2 cows, 2 calves; 2 Transcaspian Urial rams; Whitetail 1 buck and 2 does

Exempt taxes \$1,499,950 Listing #518

Western Hill Country Realty

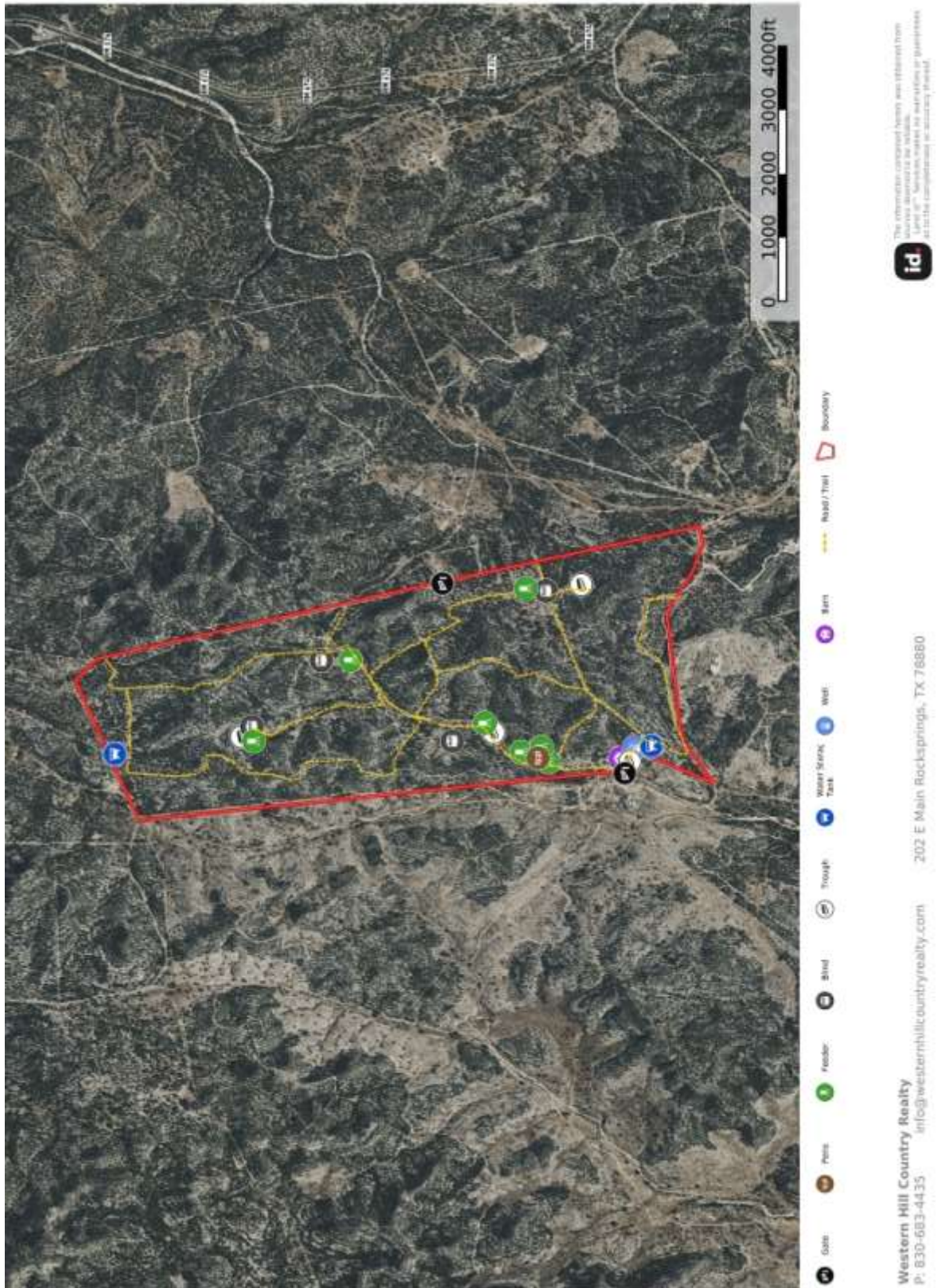
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Information About Brokerage Services

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.

Western Hill Country Realty

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Buyer/Tenant/Seller/Landlord Initials

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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