



Horseshoe Ranch



**+/- 288
Acres**



Property is setup and ready to enjoy! Located in southwestern Edwards County

Good easy access Less than 45 minutes from Rocksprings

Short trip to Lake Amistad or Devils River State Park

Like new 2022 40ft Connex Cabin complete with full kitchen, shower, sink, toilet, on demand hotwater,
2 bedrooms with twin and queen bunks, AC, heat units, security package for doors,
includes refrigerator, stove, microwave, sleeps 6

Additional 40 ft connex container for storage

Own private water well, fully enclosed well house, 8x8 storage shed, electricity in place

7 Rubbermaid blinds, 8 corn feeders, 3 protein block feeders, hog trap,

3-100 gallon rain catch systems connected to 100 gallon water troughs, with additional water trough, game hoist

Miles and miles of good road and trail system all throughout property

Entire property is outlined by dozed trails

Variety of terrain-- from high hilltops offering spectacular views of box canyons down into the lush meadows
and dry creek beds, abundant mature live oaks and live oak thickets along with shin oak, pinion pines,
cedar, mesquite, persimmon and agarita

Several picturesque areas above the dry creek beds with bluffs and rock outcroppings

Good area for a variety of year-round hunting with game to include whitetail, axis, aoudad,
mouflon, Corsican, turkey, hogs, dove

Wildlife exemption in place for minimal taxes

Perfect for hunting, hiking, 4wheeling, collecting fossils or just enjoying the quiet and peace of the great outdoors

Come on out and take a look! You will want to see this one!

\$949,950 Listing #229

Separately negotiable is a 2018 34ft Travel Trailer with slide-out in excellent condition with full bath, kitchen with
all appliances, separate bathroom, outside kitchen with stove and refrigerator, entertainment center, sleeps 8

*This listing is comprised of acreage from Listing #235 and Listing #40, therefore the game pictures are from
the entire 288 Acres*

Western Hill Country Realty

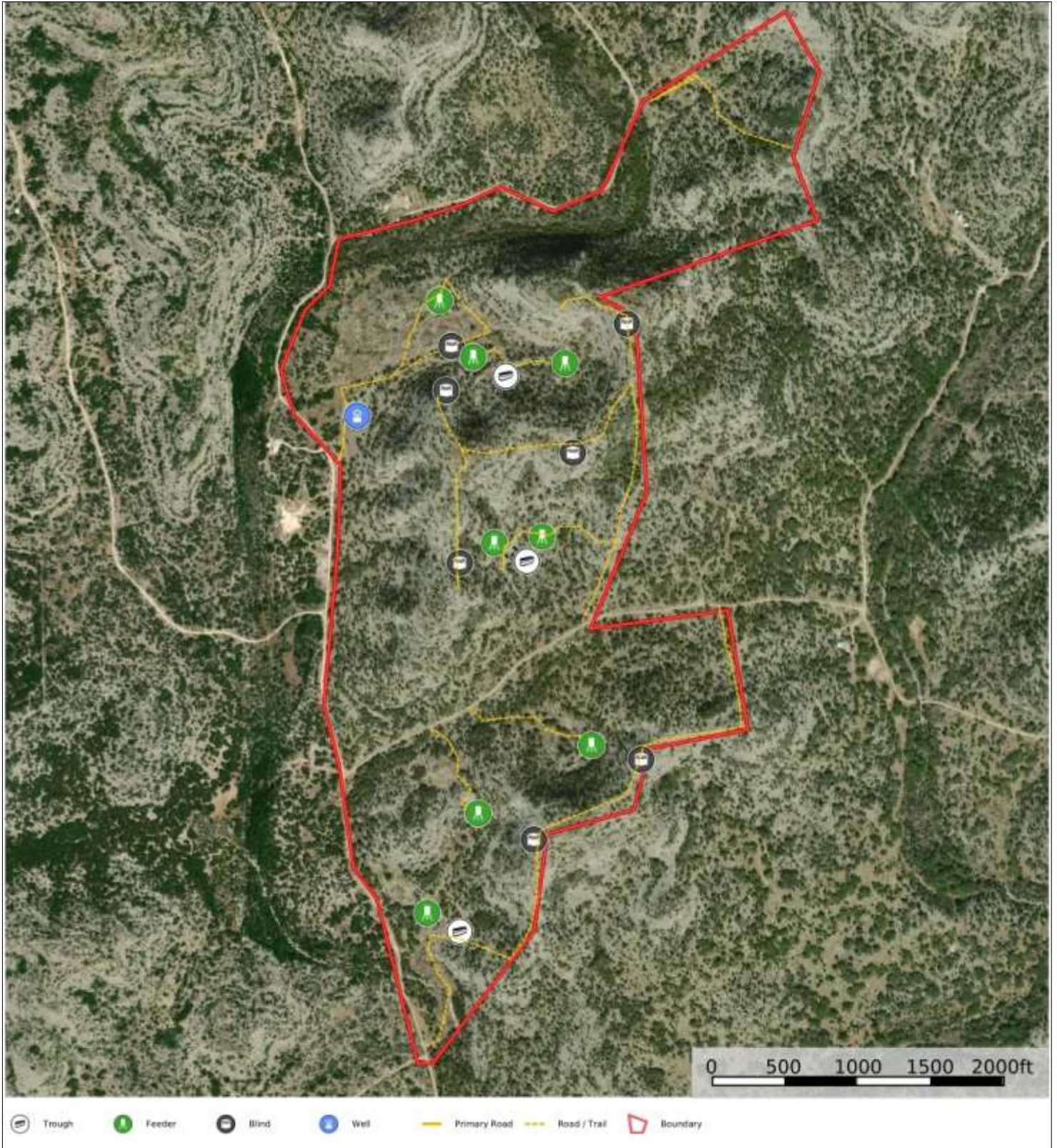
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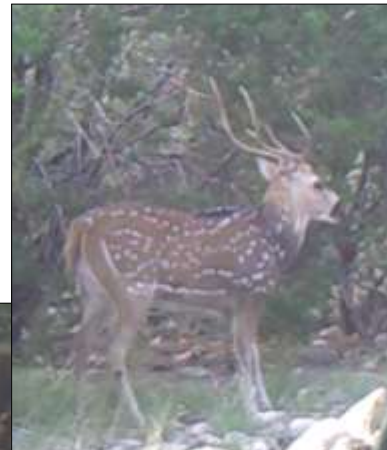
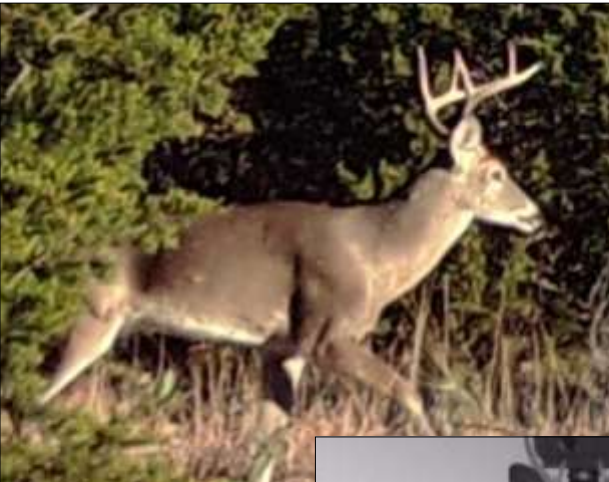
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Information About Brokerage Services

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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