



THE H&H RANCH

348± Acres | Edwards County, Tx



SIMPSON RANCHES
— & —
LAND, LLC

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DESCRIPTION

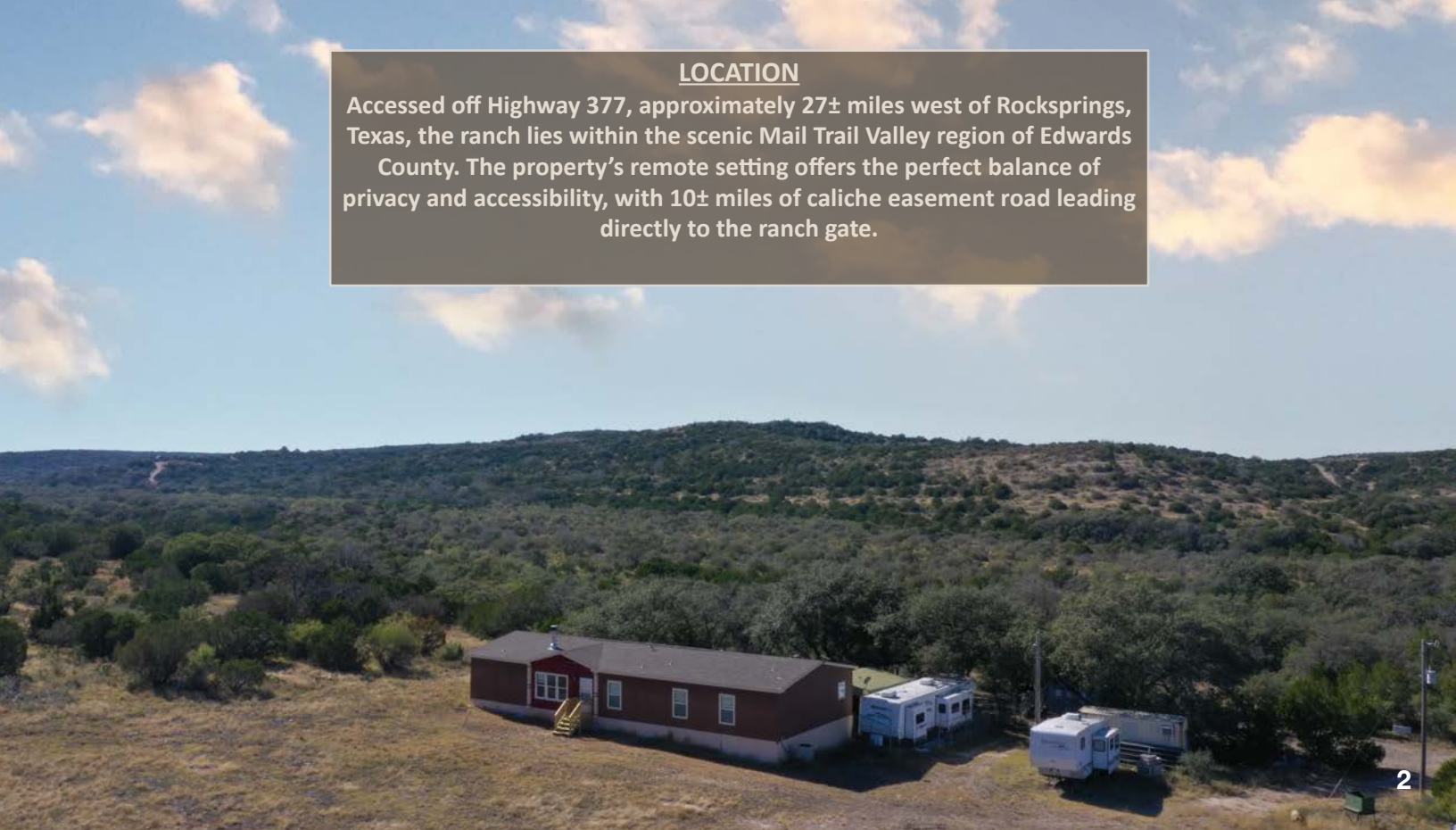
Simpson Ranches & Land, LLC proudly presents the 348± acre H&H Ranch at Mail Trail Valley, a remarkable property located in the ruggedly beautiful landscape of Edwards County, Texas. Situated approximately 27± miles west of Rocksprings off Highway 377, the ranch is accessed by a 10± mile caliche easement road leading to the front gate.

The H&H Ranch consists of two adjoining tracts (47 & 48) and offers a diverse terrain known for its exotic and native wildlife, dramatic views, and seasonal creeks. The land features a combination of rolling peaks, lush valleys, and thick brush country that surround the property's 2,300± square-foot main home, along with multiple travel trailers, storage units, and a walk-in cooler. The ranch is thoughtfully equipped with numerous water troughs, feeders, and blinds, creating an ideal setup for hunting, recreation, or a peaceful Hill Country getaway.



LOCATION

Accessed off Highway 377, approximately 27± miles west of Rocksprings, Texas, the ranch lies within the scenic Mail Trail Valley region of Edwards County. The property's remote setting offers the perfect balance of privacy and accessibility, with 10± miles of caliche easement road leading directly to the ranch gate.





IMPROVEMENTS

The ranch features a well-maintained 2018 manufactured home, offering approximately 2,300± square feet with four bedrooms, three bathrooms, a spacious living area, dining room, and laundry room.

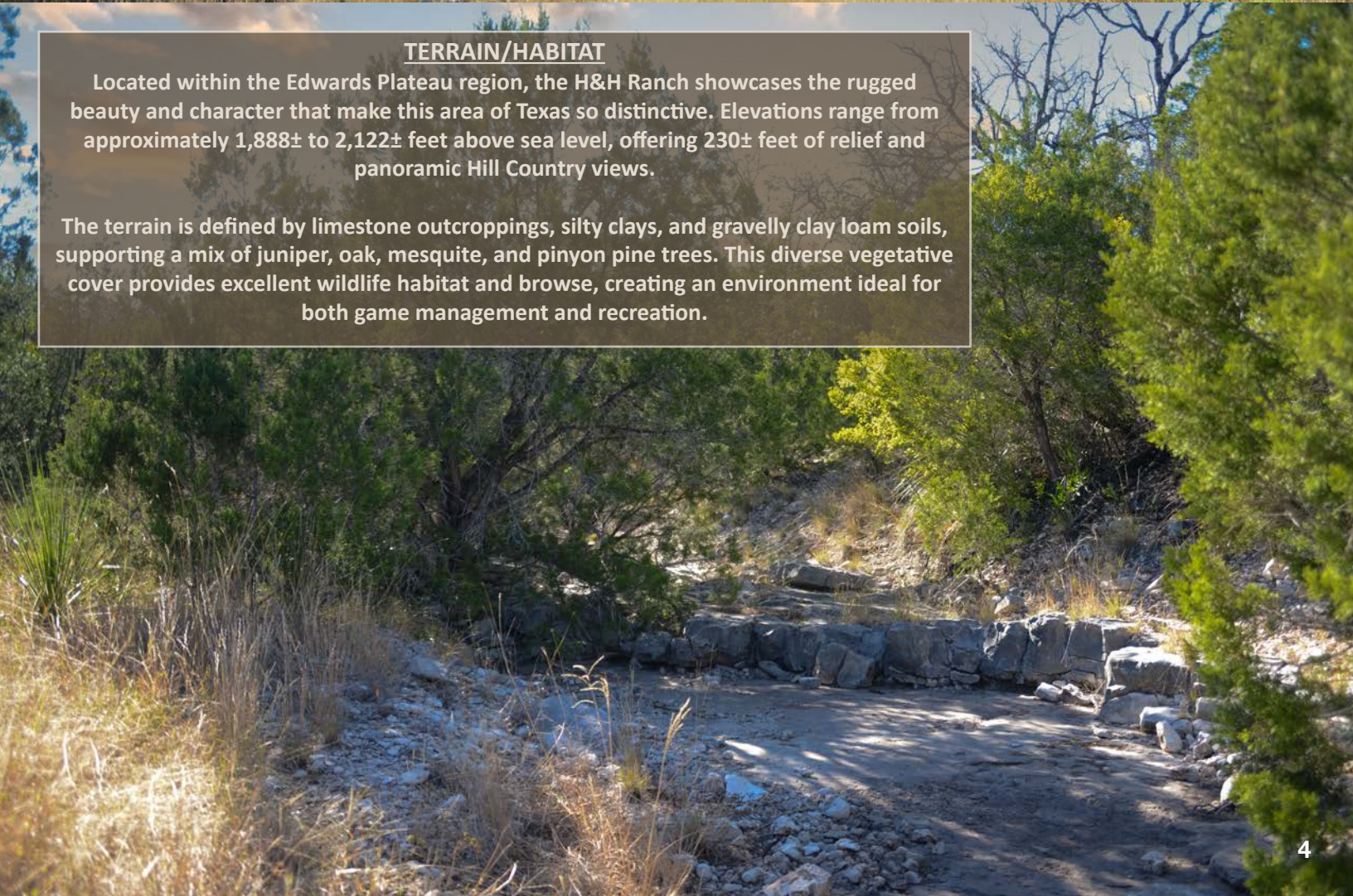
Additional improvements include three travel trailers for guests or family accommodations, two connex storage containers housing a walk-in cooler, and ample space for wildlife feed and equipment storage. Multiple blinds and feeders, each accompanied by a water trough, are strategically placed throughout the ranch for optimal hunting and observation.





WATER

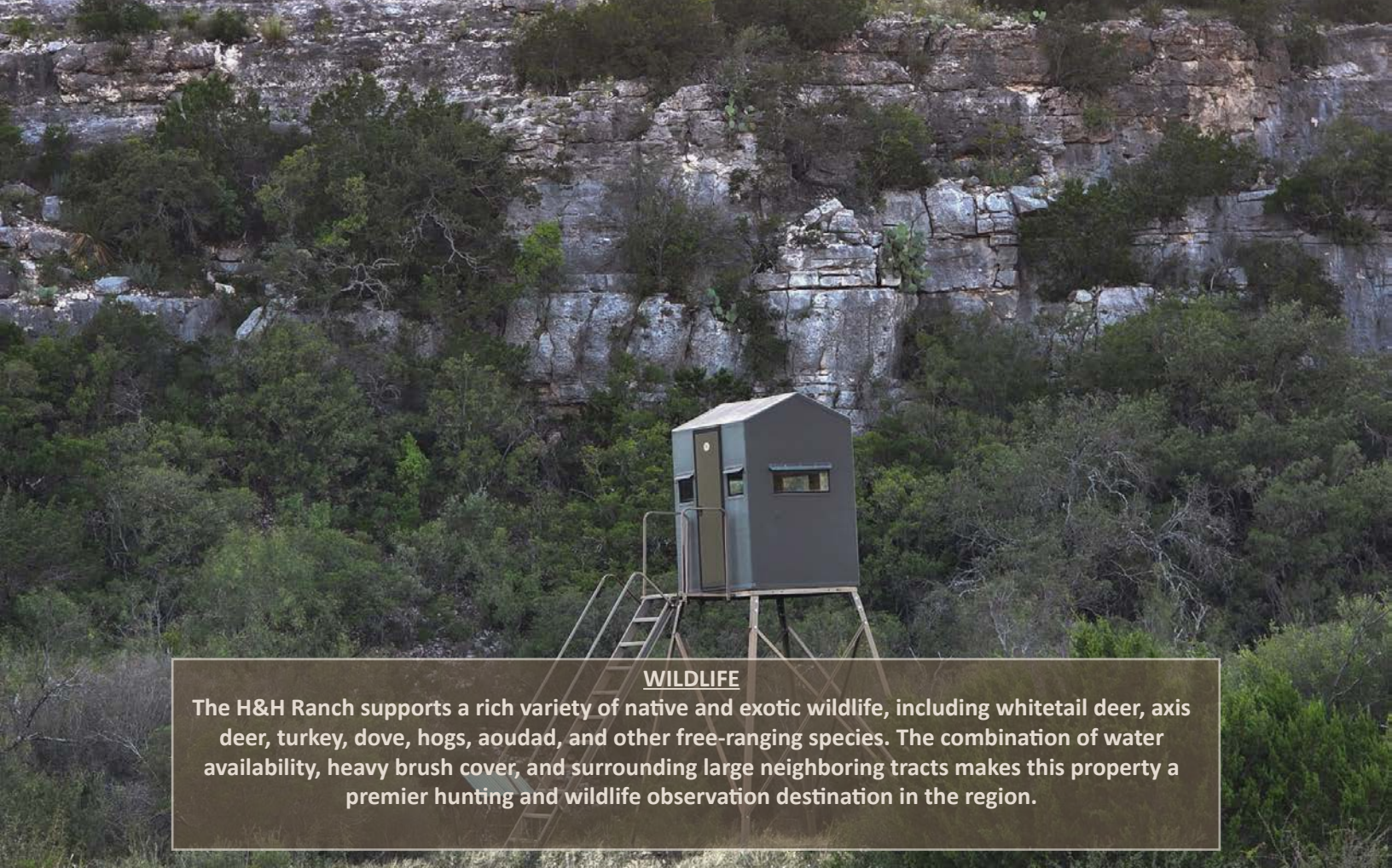
The ranch is supplied by a shared water well serving the Mail Trail Valley ranches, ensuring consistent water for both domestic and wildlife use. Additionally, Mail Trail Creek traverses the property, providing seasonal water flow that enhances habitat and supports wildlife year-round.



TERRAIN/HABITAT

Located within the Edwards Plateau region, the H&H Ranch showcases the rugged beauty and character that make this area of Texas so distinctive. Elevations range from approximately 1,888± to 2,122± feet above sea level, offering 230± feet of relief and panoramic Hill Country views.

The terrain is defined by limestone outcroppings, silty clays, and gravelly clay loam soils, supporting a mix of juniper, oak, mesquite, and pinyon pine trees. This diverse vegetative cover provides excellent wildlife habitat and browse, creating an environment ideal for both game management and recreation.



WILDLIFE

The H&H Ranch supports a rich variety of native and exotic wildlife, including whitetail deer, axis deer, turkey, dove, hogs, aoudad, and other free-ranging species. The combination of water availability, heavy brush cover, and surrounding large neighboring tracts makes this property a premier hunting and wildlife observation destination in the region.

EQUIPMENT TO CONVEY

Please see files



EASEMENTS
NONE



MINERALS

Surface sale only. No minerals convey.



SUMMARY

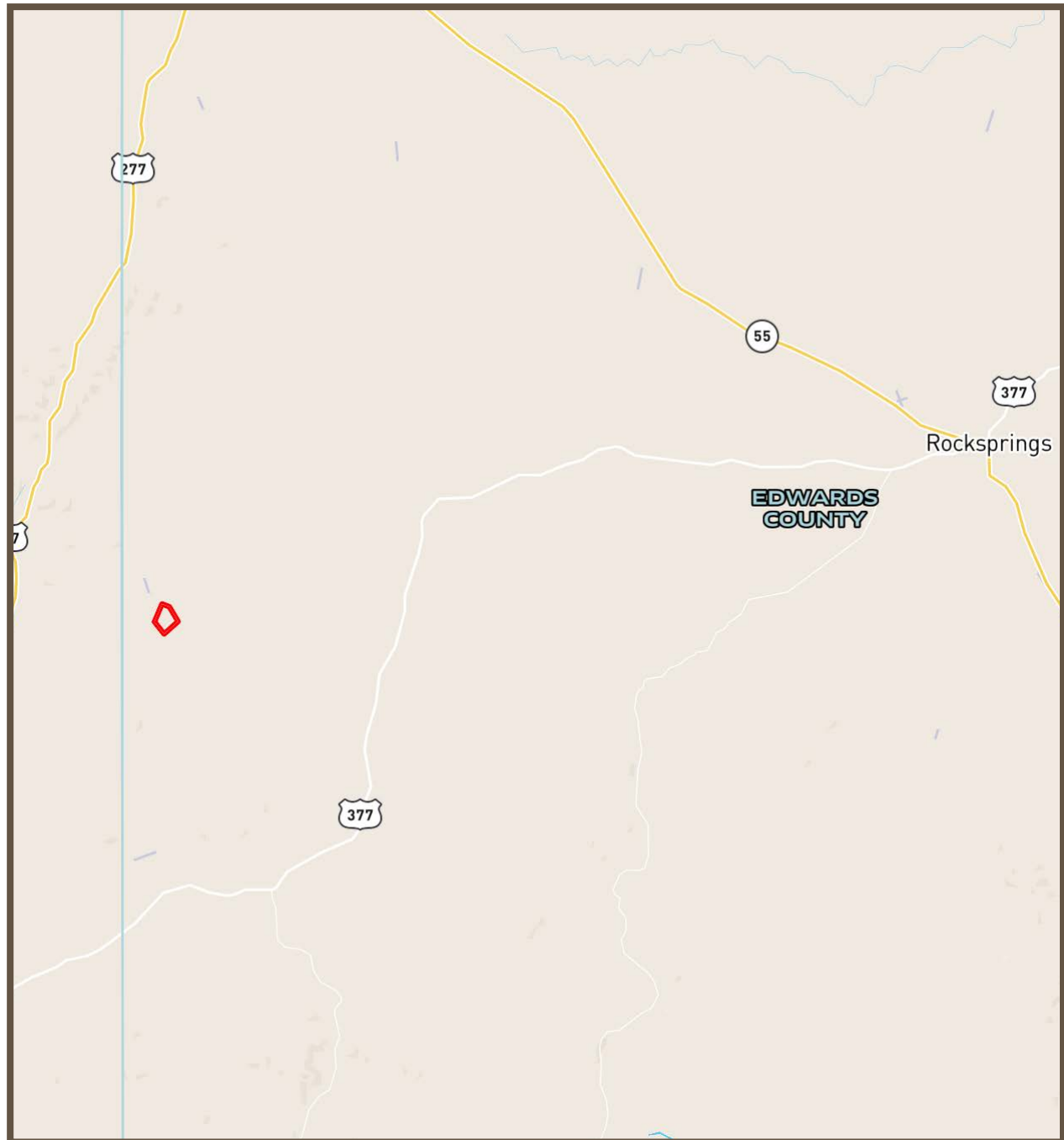
The H&H Ranch at Mail Trail Valley presents a rare opportunity to own a piece of western Texas Hill Country a place where rugged beauty, dramatic elevation, and diverse habitat come together in one exceptional property. Whether you're seeking a hunting retreat, a family getaway, or simply a private escape surrounded by wildlife and scenery, this ranch has it all.

DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



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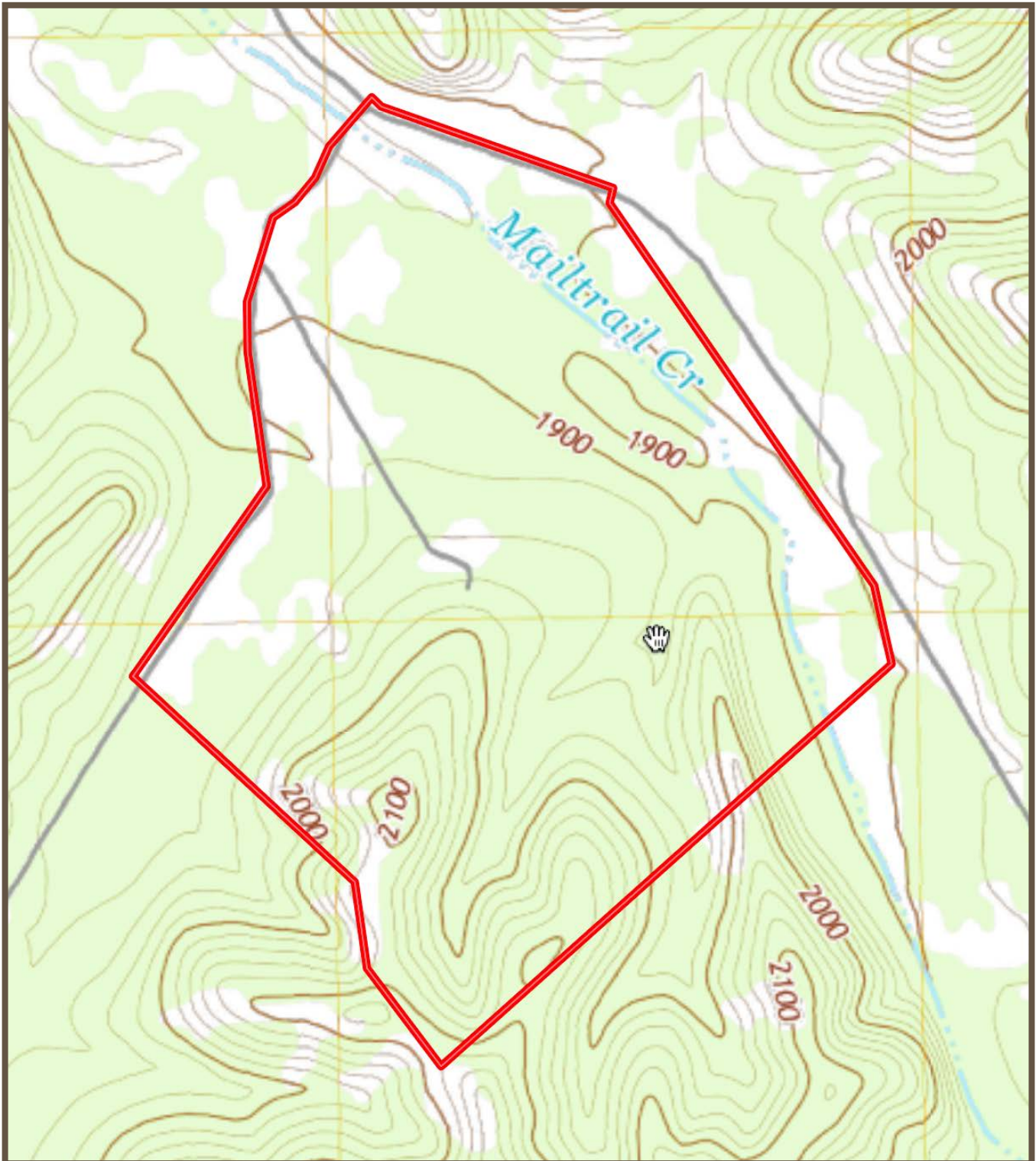
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Information About Brokerage Services

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Hunziker	818492	luke@SimpsonRanches.com	210-876-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE H & H RANCH NOTES

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