



Big L Ranch



**+/-1038
Acres**



Located in central Edwards County approximately 12 miles northwest of Barksdale and 15 miles due south of Rocksprings. This Hill Country Haven is slightly remote, but not too remote, offering miles and miles of surreal seclusion.

The ranch has been game managed for the past 21 years.
Acute attention has been paid to extensive feeding, watering and brush control.

The terrain is typical Hill Country, offering rolling to steep hills and deep, thick canyons. White Mountain Draw carves out scenic bluffs and rock outcroppings and VIEWS, VIEWS, VIEWS for miles.

- Access off SH55 is via all- weather county-maintained road and a short easement road
- Multiple electric meter drops in place and miles upon miles of electricity lines run through the ranch adding substantial value for future development.
- One super strong water well at campsite provides water. An engineered water system, consisting of 5 large holding tanks and 7 watering troughs, provides water throughout the ranch.
- +/- 8 miles of internal ranch roads that provide access around the ranch
- Partial fencing (mostly low)
- The hunting, as mentioned, has been well managed for 24 years
- The large surrounding ranches have allowed the game to flourish
- Wildlife includes whitetail, turkey, hogs, aoudad, axis and elk
- Blinds and Feeders in place and ready to hunt
- Wildlife exempt taxes

The Big L Ranch offers more than just great hunting. The scenic Hill Country beauty makes this ranch picturesque at every turn. The miles and miles of roads allow for hours of fun ATVing, hiking and enjoying the Hill Country at its finest.

\$2,491,200 Listing #1030

Western Hill Country Realty

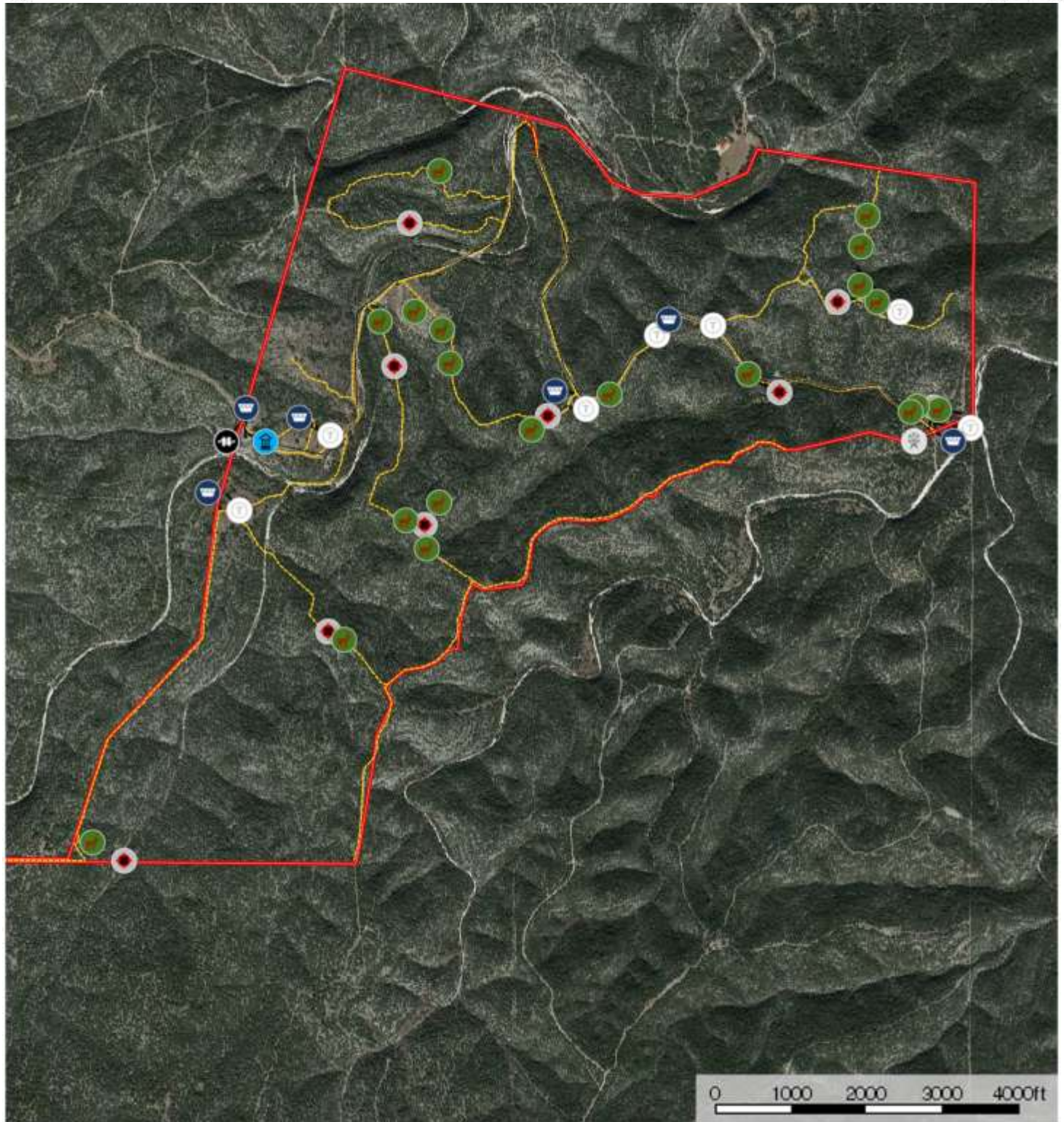
www.westernhillcountryrealty.com

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830-683-4435



Big L Ranch 1038 Acres



- Feeder
- Blind
- Water Storage Tank
- Windmill
- Trough
- Well
- Gate
- Transmission Line
- Road / Trail
- Boundary

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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.

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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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