



Tres Lomas Ranch



**248
Acres**



You will want to see this one before it gets away!

Tres Lomas offers a little bit of everything you want in a hill country paradise.

Located in southwestern Edwards County Less than 20 minutes to Rocksprings

Very easy access via county road frontage at the end of CR520. Less than 5 miles off the pavement

The property is completely fenced with private entrance gate

2400 sq ft steel frame custom built home sits strategically giving stellar views of the property

Perimeter neatly landscaped, Metal roof, Modern day décor gives a very comfortable and cozy feel with high ceilings and tile flooring, Most appliances and furniture will convey,

Urethane poly foam insulation makes it very energy efficient

18x22 shop, 20x20 carport, walk-in cooler Own private water well, additional shared water, licensed septic

The terrain at Tres Lomas is rolling to moderately steep, providing miles of some of the best views of the southwest. Well managed over the years with acres of cedar cleared areas

and ample beneficial vegetation and habitat for a variety of species of game

Large seasonal creek runs through the property funneling the wildlife into the property.

Several bluffs and outcroppings and areas with ancient Indian artifacts

Habitat and vegetation for the wildlife consists of abundant large mature live oak and live oak thickets, shin oak, beautiful pinon pines, cedar, mountain laurel, agarita, and some mesquite

Miles and miles of great trail system all over the property

There are 5 watering troughs scattered out across the property keeping the wildlife watered all year round

Three spin cast feeders, Two 1000 lb protein feeders, and Three first class blinds

Four 550 gallon poly water holding tanks, One 2800 gallon inverted umbrella water catch

The variety and quality of wildlife is tough to beat! Property has whitetail, axis, elk, aoudad, turkey, hogs, dove, bobwhite quail, Moctezuma quail, and the occasional sika and fallow

Wildlife exempt taxes with MLD in place

From a family looking to settle down, or a weekend getaway, to the avid hunter, hiker, or outdoor enthusiast, this property offers a little something for everyone!

\$1.45 million Listing #231

Western Hill Country Realty

www.westernhillcountryrealty.com

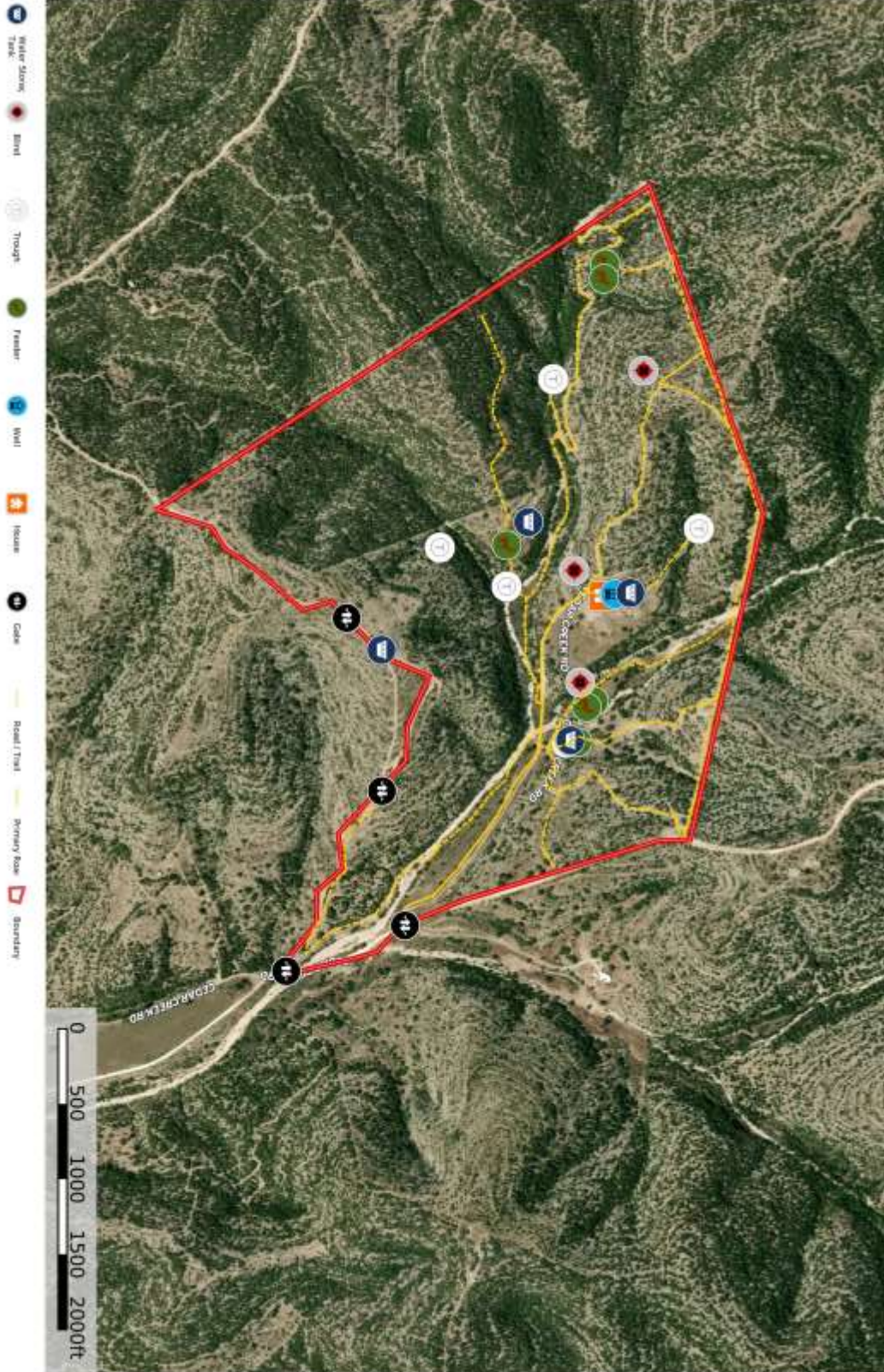
info@westernhillcountryrealty.com

830-683-4435



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Western Hill Country Realty
P: 830-683-4435 info@westernhillcountryrealty.com 202 E Main Rocksprings, TX 78880



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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.

<u>Western Hill Country Realty</u>	<u>9005992</u>	<u>whcr@swtexas.net</u>	<u>(830)683-4435</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Glynn Hendley</u>	<u>532099</u>	<u>whcr@swtexas.net</u>	<u>(830)683-4435</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Glynn Hendley</u>	<u>532099</u>	<u>whcr@swtexas.net</u>	<u>(830)683-4435</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Morgan Davis III</u>	<u>598874</u>	<u>jmdavis@swtexas.net</u>	<u>(830)683-7090</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Western Hill Country Realty, 283 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

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