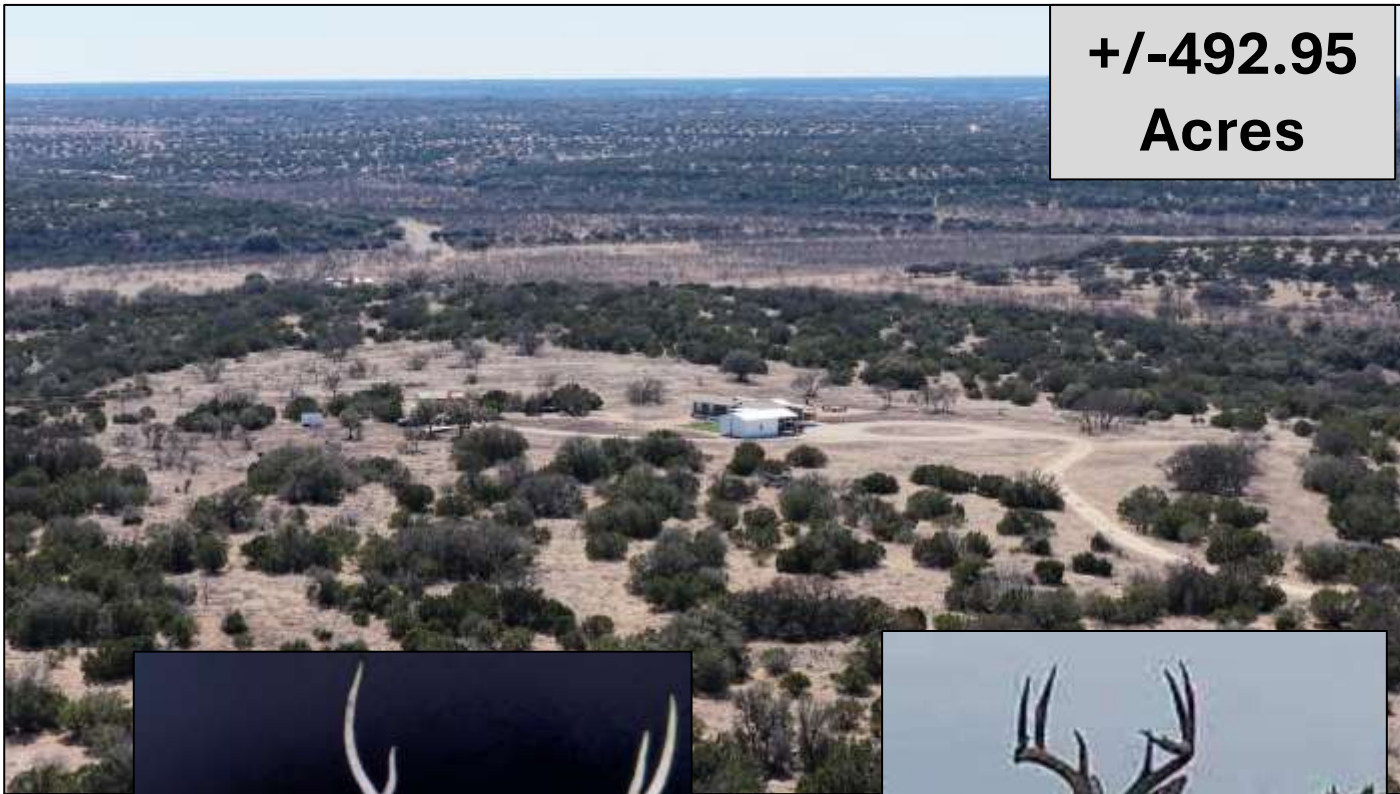




The Ultimate Hunting Ranch



**+/-492.95
Acres**



This rare gem offers all the extras you want in a premier hunting ranch, with no detail overlooked. The accommodations are first class, and the hunting is equally exceptional. Located in an area of Sutton County known for outstanding axis deer, this luxurious ranch must be seen in person to fully appreciate the quality and attention to detail throughout.

Located in south central Sutton County, Texas
Less than a 15-minute drive from Sonora
Super easy access ½ a mile from blacktop road
Wildlife exempt taxes \$2,495,000 Listing #410

Western Hill Country Realty 830-683-4435
www.westernhillcountryrealty.com info@westernhillcountryrealty.com



The Ultimate Hunting Ranch +/-492.95 Acres



• Improvements:

- One strong electric water well at headquarters and a strong solar well at the pond
 - Licensed septic
- The +/- 2128 sq ft 5/3 home sits on a hilltop with 20-mile hill country views
- The house boasts a large master bedroom with gas fireplace and large closets
 - The living room also has a gas fireplace to create a cozy atmosphere
 - Furnishings and appliances convey
- The +/- 912 sq ft covered front porch makes the perfect spot to soak up the views
- From the front porch a crushed granite walkway leads to a large BBQ and fire pit area to take in the Hill Country sunsets
- Fenced back yard with turf lawn making it perfect for outdoor games, children, and pets
- Covered parking area
- Covered game cleaning area with electric wench and LED lighting
- Additional game room with pool table with ping pong top, large television, couches, and other gaming consoles, bunks for overflow sleeping, gun safe and full bathroom
 - Three 8x40 sea containers wired for electricity for storage
- Generac Generator
- Large water storage tank at the headquarters

Land, Terrain and Hunting:

- The west side of the ranch is 70% game-fenced and 30% no fencing, the south and east sides are low fenced with large neighbor to the south. There is no fencing along the road on the north side. There are no small tracts in the area
- The gentle rolling live oak covered terrain makes the ranch 100% useable, but still enough evaluation change to have beautiful views
 - Some areas and canyons with abundant topsoil and minimal rock
- The native vegetation is moderate to heavy making a great habitat for wildlife
- 6 top of the line All Season hunting blinds, 5 corn feeders, 3 protein feeders, 3 cotton seed feeders, 3 Hay feeders
 - Miles and miles of great ranch roads to access all parts of the ranch
 - Large pond that is a proven holder of water fed by both wells
 - The wildlife has been well fed and managed for over 5 years
- The abundance of game includes whitetail, turkey, hog, axis, aoudad, fallow, the occasional oryx and other free ranging exotics

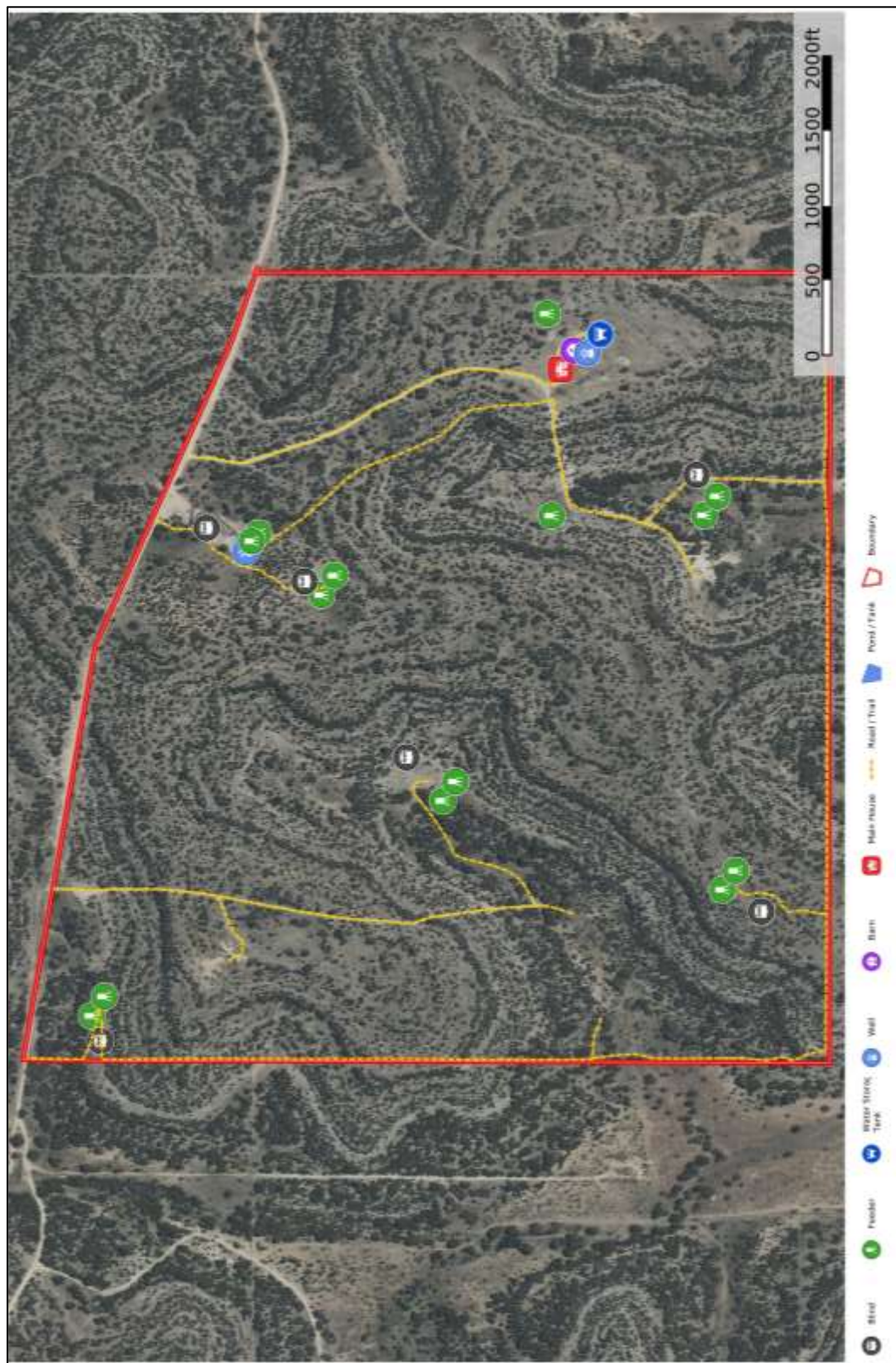
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

WHCR, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9005992

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Email

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Glynn Hendley

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(830)683-4435

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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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