

Rockin' 4H Ranch

**+/-180.6
Acres**



Located in northeastern Sutton County, Texas Less than 15 minute drive from downtown Sonora
Very easy access just north of I10 about 5 miles and just over a mile off the pavement
Nice, neat and comfortable 1200 sq ft cabin with open living room and kitchen area,
large bathroom, metal roof, covered front porch,
all appliances and most furniture, covered parking
Own private water well, licensed septic, electricity
Additional derksin building with electricity for shop and storage
Many extras convey: 25 hp Kioti Tractor with attachments, 2015 570 efi 4x4 crew Polaris ranger,
42" craftsman riding mower, Wood splitter, 12 ft and 20 ft utility trailers, Spray tank, skinning rack,
Pit boss bbq pit, freezer
5 box blinds, 4 bow stands, 4 600lb feeders, 1 300 lb feeder, 5 watering troughs
Terrain has a nice gentle roll and lots of areas of good soil with several food plotting possibilities
Terrain is gentle enough for 2-wheel drive access all over the property
Several open meadows along with pockets thicker cover and vegetation for the wildlife
Abundant live oak and live oak thickets and some areas of cedar
Miles of great trail system all through the property leading to 5 areas with blinds and feeders
Well defined boundaries with all the neighbors being low fenced
Nice views from property's higher points
The wildlife is well fed year-round and has plenty of water with 5 watering troughs kept full,
as well as a good pond near camp area that also allows for great dove hunting in the fall
This property is set up and ready to enjoy for the whole family, guests and friends
Wildlife includes abundant axis, whitetail, turkey, dove
Wildlife exempt taxes \$869,000 Listing #172

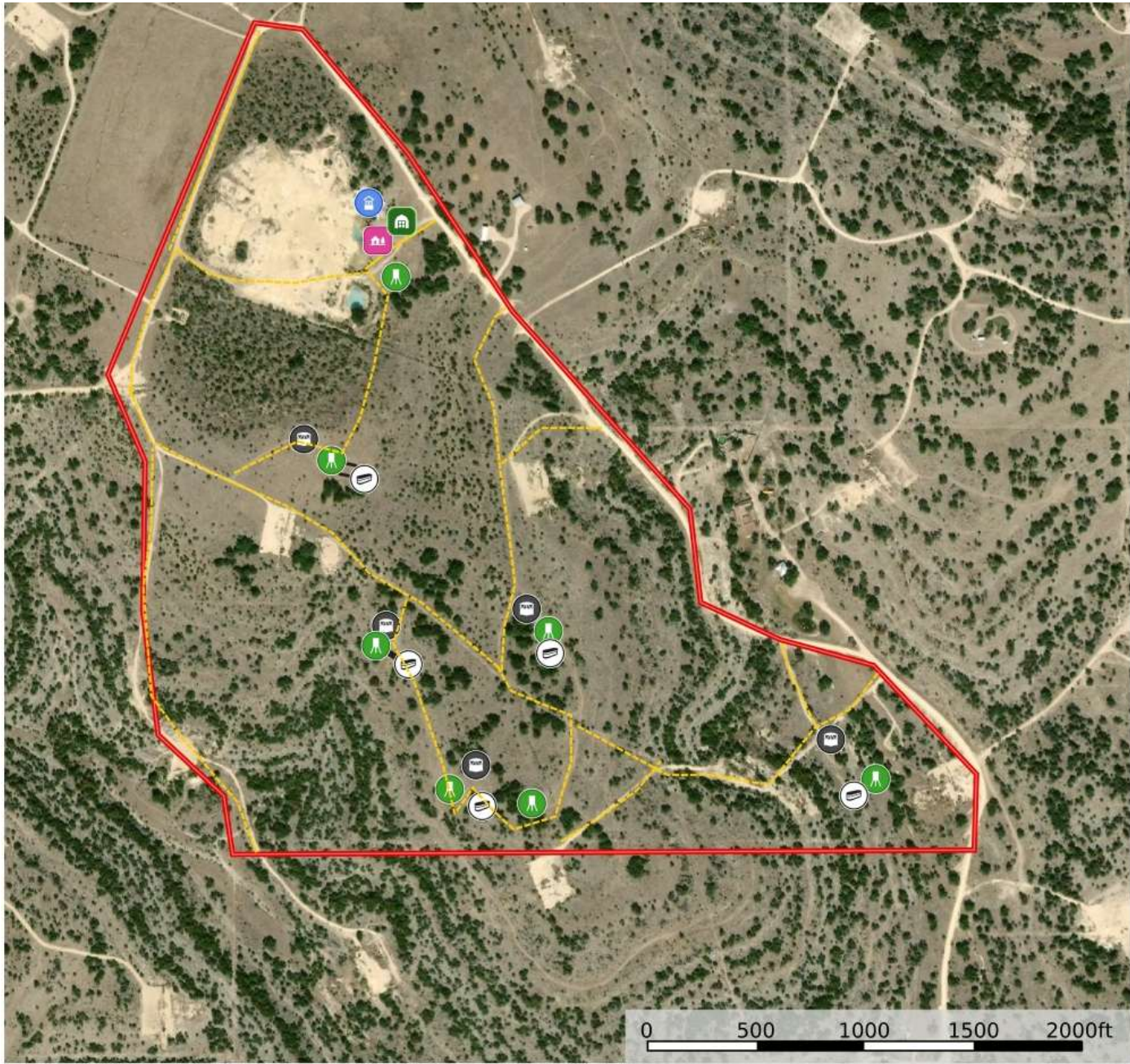
Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



Rockin' 4H Ranch +/-180.6 Acres



-  Trough
-  Feeder
-  Blind
-  Shed / Shack
-  Well
-  Cabin
-  Primary Road
-  Road / Trail
-  Pond / Tank
-  Boundary

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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.



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.

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Name of Sales Agent/Associate	License No.	Email	Phone

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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