

LC Bend Ranch



**+352.58
Acres**

Located in western Edwards County less than 30 minutes from Rocksprings
Easy access with county road frontage Own private water well, electricity
24x45 covered awning for RV Nice, neat camp area in place

Not in a subdivision, no restrictions or POA

The terrain is gentle rolling to moderately steep providing tremendous views from the hill tops

Expansive valley floor featuring rich, fertile soil
and an abundance of live oak thickets, mesquite, and cedar trees

Several pockets of the property have been left undisturbed
making great sanctuary for the variety of abundant wildlife

Good trail system all throughout the property leading to several nice hunting spots

Water holding tank with trough in place watering the wildlife year round

2 blinds, 2 All Seasons 1500lb corn feeders,
2 All Seasons 1600lb pellet/cotton seed feeders, 2 alfalfa feeders

Small dry creek running through the property

Great area for variety of wildlife to include axis, whitetail, turkey, hogs, aoudad, occasional elk

Ag exempt taxes \$1,030,000 Listing #320

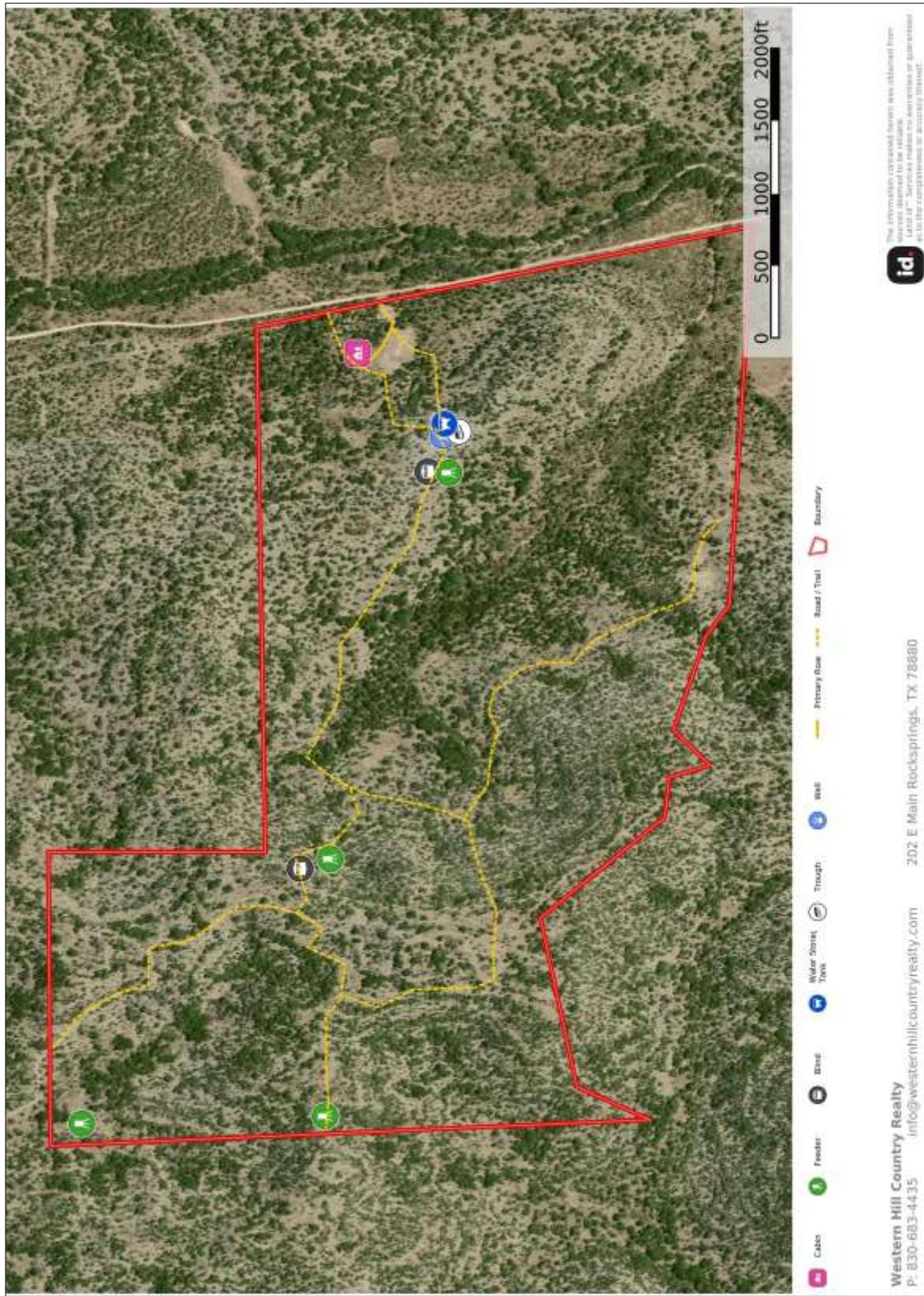
Western Hill Country Realty

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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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|--|-------------|------------------|---------------|
| Western Hill Country Realty | 9005992 | whcr@swtx.com | (830)683-4435 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Glynn Hendley | 532099 | whcr@swtx.com | (830)683-4435 |
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| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| John Morgan Davis III | 598874 | jmdavis@swtx.com | (830)683-7090 |
| 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, 201 E. Main St., Backsprings TX 78850
Glynn Hendley

Information available at www.trec.texas.gov

IABS 1-0 Date

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