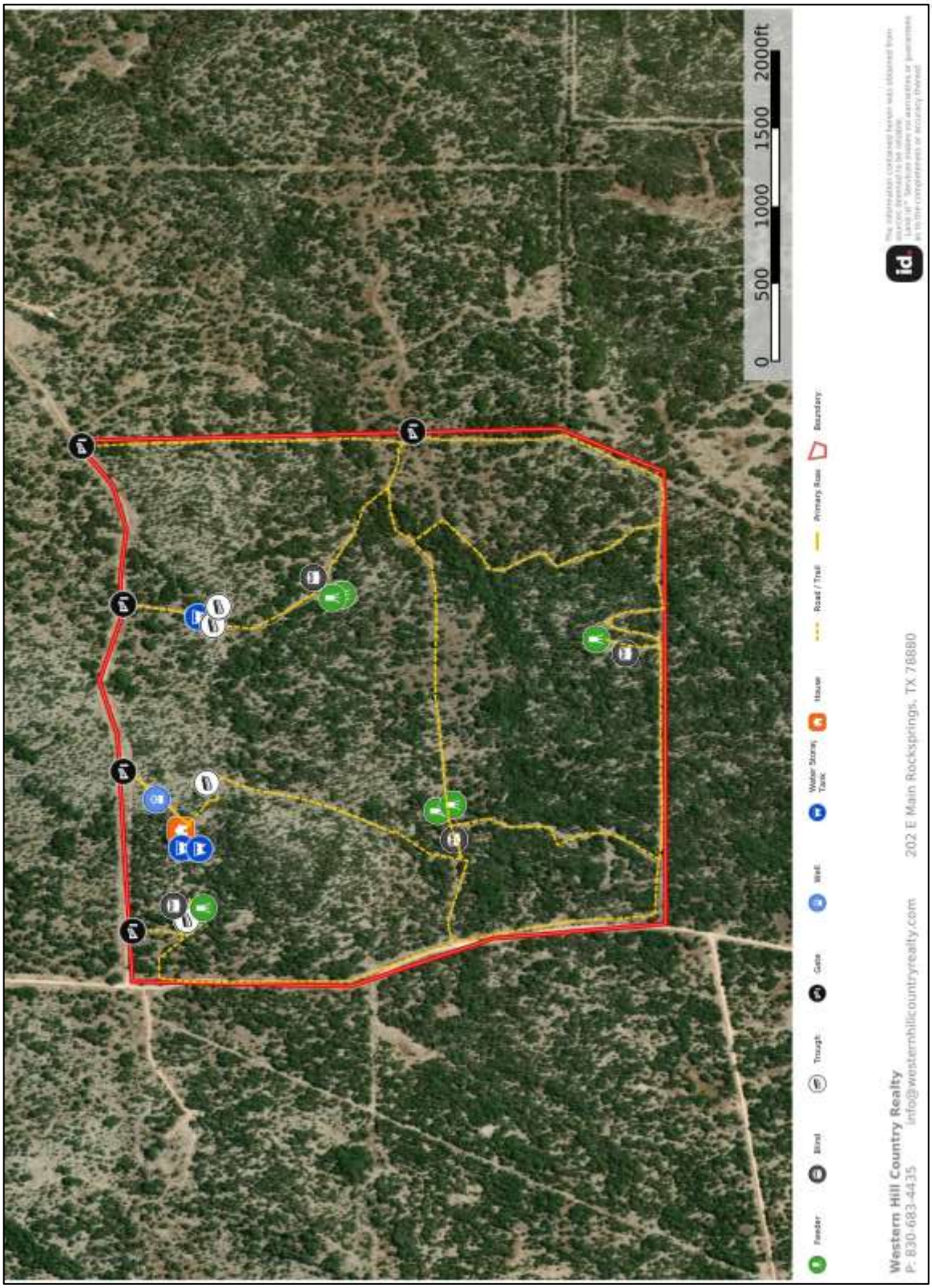
#236 El Mirador

+/-215.93 Acres

Turnkey property with all the comforts of home Located in south central Edwards County, Texas
15 miles west of Barksdale and 15 miles south of Rocksprings
Minutes from the beautiful Nueces River
Good access off well-maintained county road with frontage along the county road
Easy access, yet remote and private
Perched on a gentle hilltop, a fully remodeled 1,200 sq. ft. 3-bedroom, 2-bath mobile home in like-new condition. Interior features brand-new wood flooring and comes fully furnished, complete with all appliances. New underpinning and an entirely updated exterior, creating a clean, turnkey setup ready for immediate enjoyment.
Metal covered awning, large front deck overlooking the southwest providing spectacular views
Covered parking, large walk-in cooler
Own private water well along with additional shared water, electricity, licensed septic
Nice well house protecting the well, set up to run off electricity and solar
20 ft connex for storage, 3 large 2000-gallon water holding tanks
The high quality, well-maintained high fencing around the perimeter is in like new condition
Terrain is very gentle rolling with abundant thick areas of cover and vegetation for the wildlife including live oak, shin oak, and cedar
A large percentage of the property has been left undisturbed serving as a sanctuary for the wildlife
The owner has done an excellent job and taken great pride in working towards and maintaining a perfect balance and creating ideal habitat for the wildlife through years of calculated study
The wildlife and habitat have been very professionally managed
Great trail system in place all throughout the property leading to 4 areas with blinds and feeders and watering troughs scattered around kept full to the brim all year round
+/- 60 native whitetail and axis found on the property. Several mature trophy animals.
Lots of turkey Areas with seasonal earthen ponds for the wildlife
5 corn feeders, 3 protein feeders, 1 trough feeder, 4 watering troughs, 4 deer blinds
Endless possibilities and opportunities with this property from business retreats and getaways or perfect for family and friends to enjoy anytime of the year
Turnkey and ready --Come take a look! Wildlife exempt taxes $1,149,000 Listing #236

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

#236 El Mirador Ranch +/-215.93 Acres



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11-03-2025

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:
  - 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.

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	**9005992**	**whcr@swtexas.net**	**(830)683-4435**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Glynn Hendley	**532099**	**whcr@swtexas.net**	**(830)683-4435**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
John Morgan Davis III	**598874**	**jmdavis@swtexas.net**	**(830)683-4435**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____