Axis Landing

100 Acres

Located in western Edwards County
Good easy access along caliche county-maintained road, 2 wheel drive all the way
35 minutes to Rocksprings
Very large neighbors on northern and eastern boundaries
14x25ft cabin with full shower, toilet, tankless electric hot water heater, gas cooking stove
10x16ft cabin for extra guests, small storage building
Electricity in place
Water catch system with 1600 gallon holding tank,
500 gallon holding tank with inline booster pump
The terrain has a lot of good bottom land with abundant live oaks and live oak thickets,
mesquite and some cedar
Small seasonal dry creek bed running through the property funneling the game
Several cleared areas set up for blinds and feeders
Large hill on back side of property providing spectacular views
Great trail system all throughout the property
Area with plentiful axis, turkey, whitetail, hogs, occasional elk, fallow, sika
1 tower blind, 2 feeder pens, 3 watering troughs
No POA or restrictions   Wildlife exempt taxes   Additional acreage available
$349,000   Listing #162
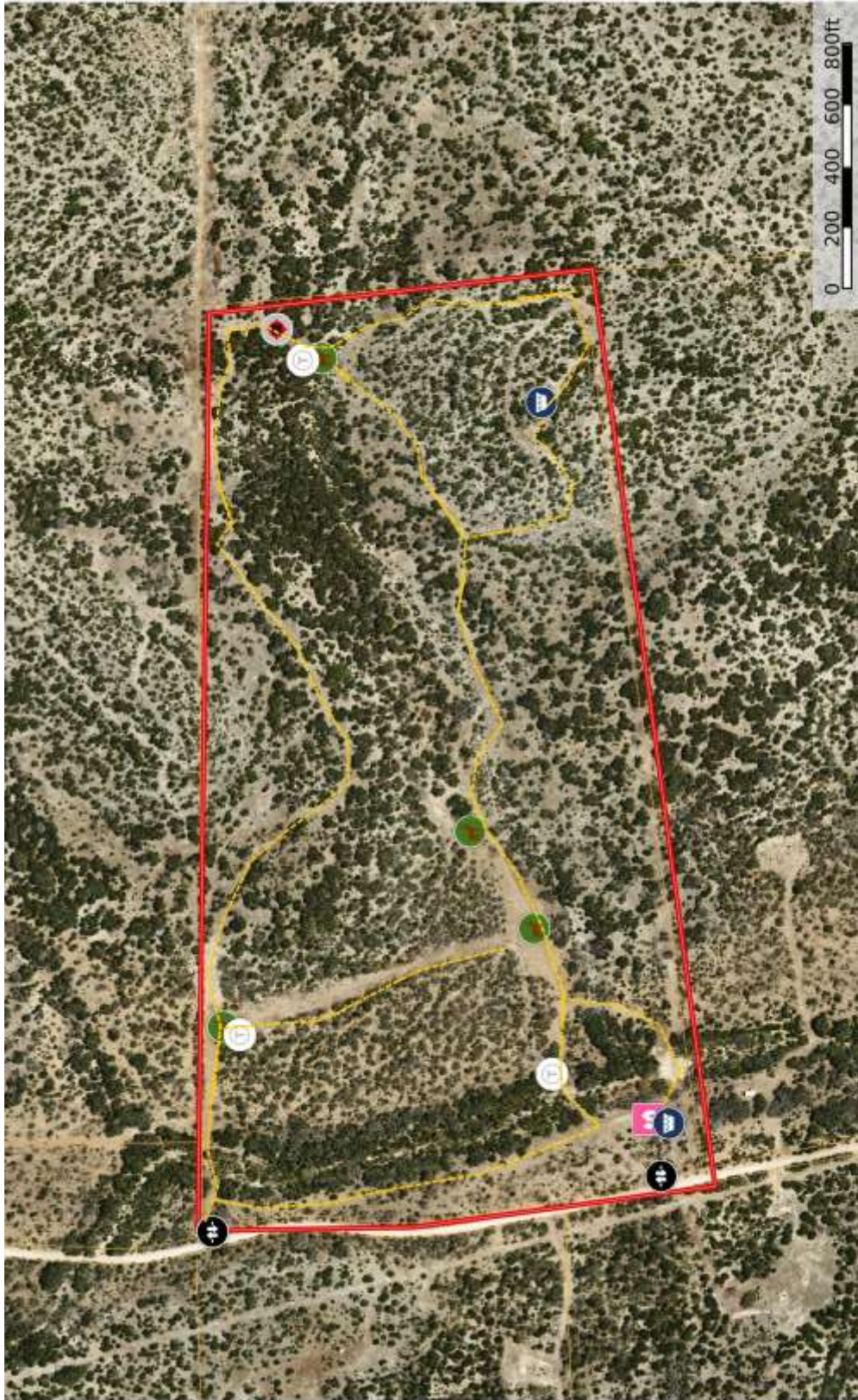
Western Hill Country Realty

www.westernhillcountryrealty.com
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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.

Western Hill Country Realty	9005992	whcr@swtexas.net	(830)683-4435
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Glynn Hendley	532099	whcr@swtexas.net	(830)683-4435
Designated Broker of Firm	License No.	Email	Phone
Glynn Hendley	532099	whcr@swtexas.net	(830)683-4435
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Morgan Davis III	598874	jmdavis@swtexas.net	(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
Information available at www.trec.texas.gov
TXR-2501
IABS 1-0 Date