



Rock River Ranch 963.43 Acres



Located in southwestern Edwards County, Texas
Private, remote, near end of road

Terrain has a mix of everything the hill country has to offer

The +/-300ft elevation changes offer hilltops with views that expand across the entire 963.43 acres

Miles of large seasonal wet weather creek bottoms, rock outcroppings, over 80 caves, fertile valleys and canyons filled with a variety of vegetation including pinon pine, live oak, lacy oak, shin oak, persimmon, mesquite, and agarita add to the diversification of the landscape

Placed high on the hilltop with spectacular views is the 1500sqft main house with a large open living area and 3 themed bedrooms. Outside the house boasts a wrap-around covered porch, bar, and hot tub

2nd house is the fully restored original 1920's ranch house with themed rooms as well

Original shearing barn with concrete flooring

setup perfectly for social gatherings, dances, concerts, and get togethers

2 good water wells, electricity, WIFI, newer barn, 2 outbuildings, 2 original cistern tanks

20 high fenced acres with 3 separate holding pens and shoot for exotics and livestock

Watering troughs spread throughout the ranch

Ideal habitat for wildlife including whitetail, axis, aoudad, Corsican rams,

Catalina goats, mountain lions, black bear, and hog

7 areas with blinds and feeders

Miles and miles of trails from the tops of the hill tops to the bottoms of the seasonal wet weather creeks

The ranch has everything an outdoor enthusiast is looking for--Great hunting, hiking, exploring caves

and ancient mounds for artifacts, rock climbing, birding,

and just enjoying the peace and quiet of nature and observing the spectacular views

Exempt taxes

Come see this one!

\$1,900,000 Listing #963

Western Hill Country Realty

www.westernhillcountryrealty.com

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830-683-4435



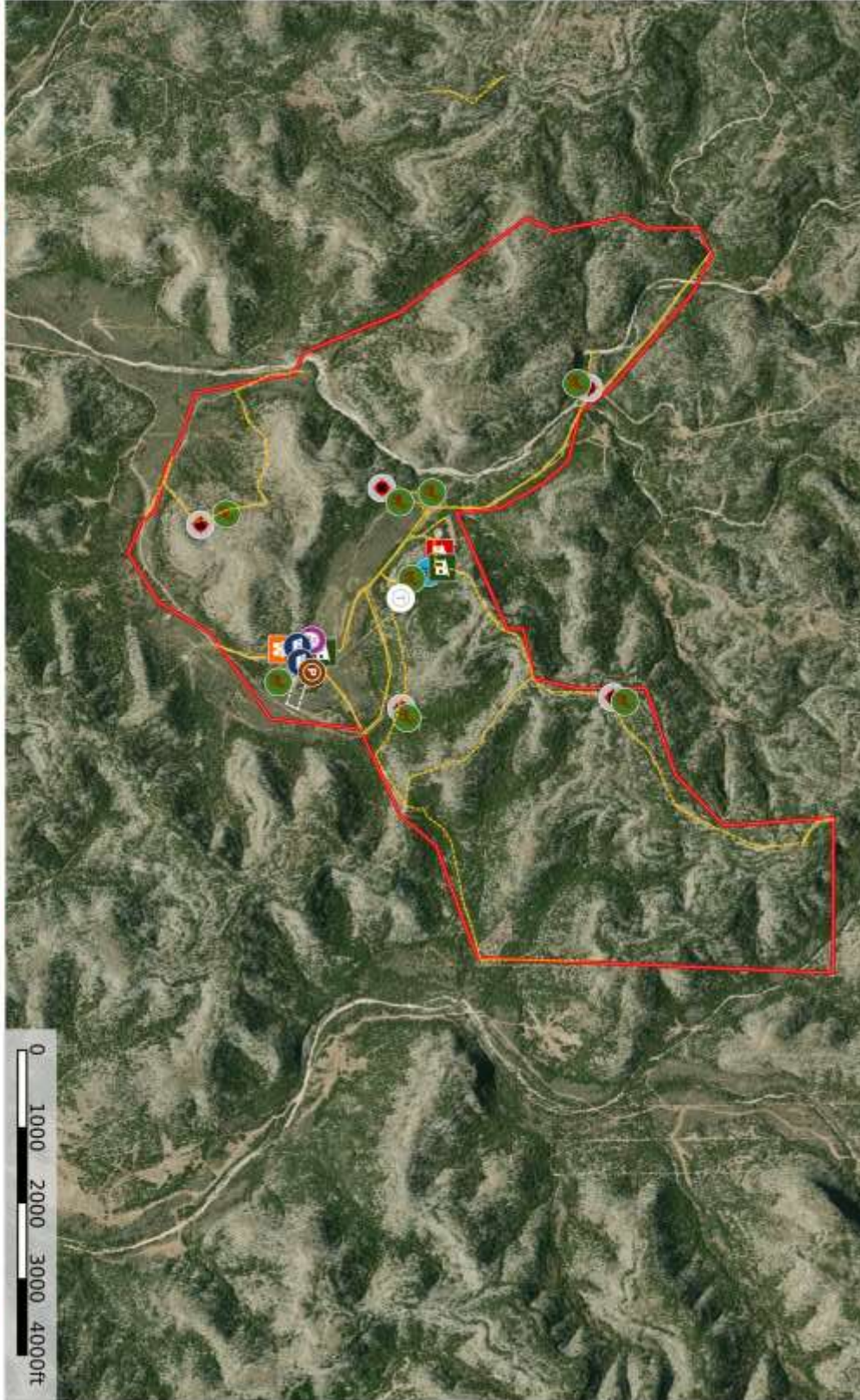
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202 E Main Rocksprings, TX 78880

- Pins
- Water Stone
- Trail
- Hedge
- Barn
- Trough
- Fence
- Bird
- Sheep Stock
- Well
- Horn House
- Fence
- Muddy Run
- Road/Trip
- Boundary



The information contained herein was obtained from a source believed to be reliable. While the information is believed to be accurate, it is not a guarantee of accuracy. Please contact your agent for more information.

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Morgan Davis III</u>	<u>598874</u>	<u>jmdavis@swtexas.net</u>	<u>(830)683-7090</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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Revised

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