

The Hideout West at Silverhorn

+/-115 Acres



Located in south central Edwards County between Barksdale and Rocksprings, Texas

Remote, yet easy to get to via well maintained county road

An exceptional opportunity to own prime Edwards County hunting land

Additional adjoining acreage available Huge low fenced neighbor within 100 yards of southeastern boundary

Nice, neat comfortable 630 ft sq ft cabin with kitchen, living area, bunk room, mudroom

and bathroom, metal roof, covered parking, sleeps up to 8 comfortably

Wired for fiber optics, landline, and internet Fully furnished with all appliances and many extras

Electricity, shared water, grinder septic system Pumphouse with pressure tank and 1.5 horse pump

Cleaning station with lighting, 2 connex trailers, 8 ft utility trailer

2300-gallon water storage tank servicing cabin and watering troughs

5 deer stands, 2 2000lb protein feeders, 4 corn feeders, 8 watering stations

The terrain is very gentle rolling with some areas of level flat ground

Lots of nice pockets of good heavy cover and vegetation for the wildlife providing plenty of sanctuary and habitat

Several acres of cleared acreage for senderos and feeding and watering locations for the wildlife

Miles and miles of good trail system all through the property leading to blinds and feeders

Feeders and watering troughs are kept full all year round for the wildlife

with troughs and water lines running all across the property Several high points on the property providing nice views

Seasonal dry creek bed running through the property helping to funnel in the variety of wildlife

Several nice large live oak trees and thickets scattered out across the property

Cedar, pinon pine, agarita, mountain laurel, shin oak and live oak making up the majority of habitat vegetation

Area has been very well wildlife-managed for several years

Abundant good whitetail genetics in the area as well as axis genetics

Variety of wildlife to include axis, whitetail, aoudad, turkey, hog, occasional sika, fallow, elk

Property is setup and ready for all the family and friends to enjoy, relax, and get away from the fast pace

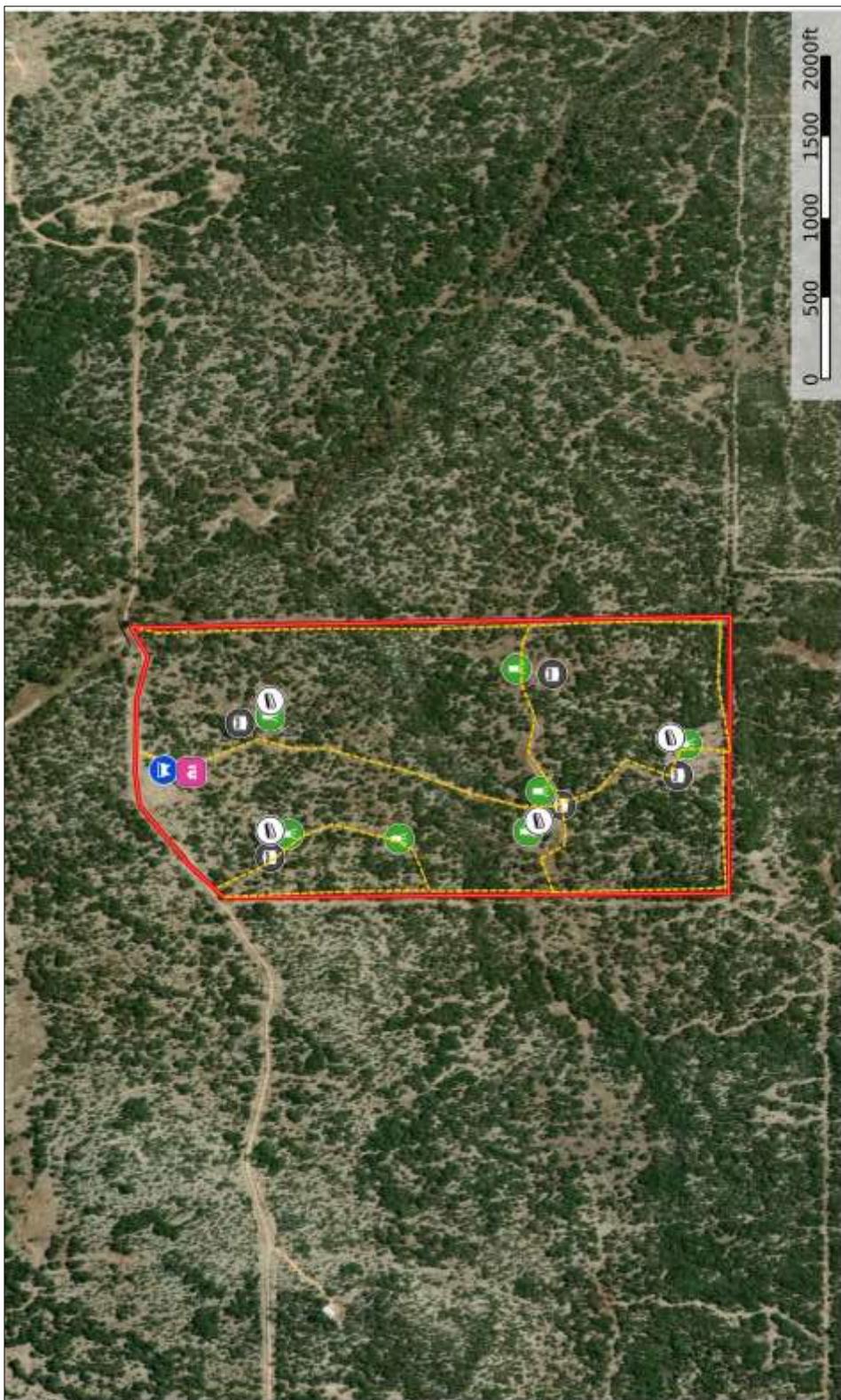
Wildlife exempt taxes \$499,950 Listing #163

The Hideout West at Silverhorn is part of Listing #237 The Hideout at Silverhorn along with Listing #164 The Hideout Flats at Silverhorn, therefore game pictures are from the entire +/-217 Acres.

Western Hill Country Realty 830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com

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The information contained herein was obtained from sources believed to be reliable.
Land at Silverhorn is being offered as is, without any warranties
as to the environmental or accuracy thereof.



202 E Main Rocksprings, TX 78880

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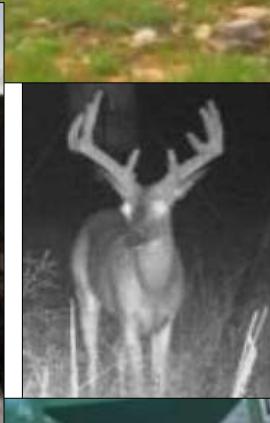
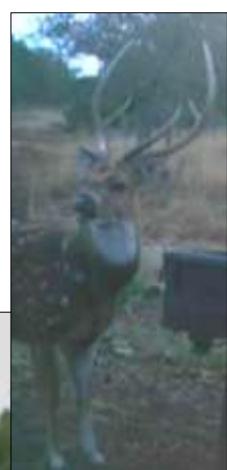
Water Source: Tank: Cabin: Dike: Header: Trail: Boundary: Property Line: Road / Trail:

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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:
 - 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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Regulated by the Texas Real Estate Commission

Western Hill Country Realty, 302 E. Main St. Rocksprings, TX 78880
Glynn Hendley

Buyer/Tenant/Seller/Landlord Initials

Date
Information available at www.trec.texas.gov
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IABS 1-2
TXR 2501
Larus West Notices

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