



Jacobs Properties

EL HALCON: TRACT 2

- 1,015 Acres with Cabin, Pens and Hunting •
Early, Brown County, Texas



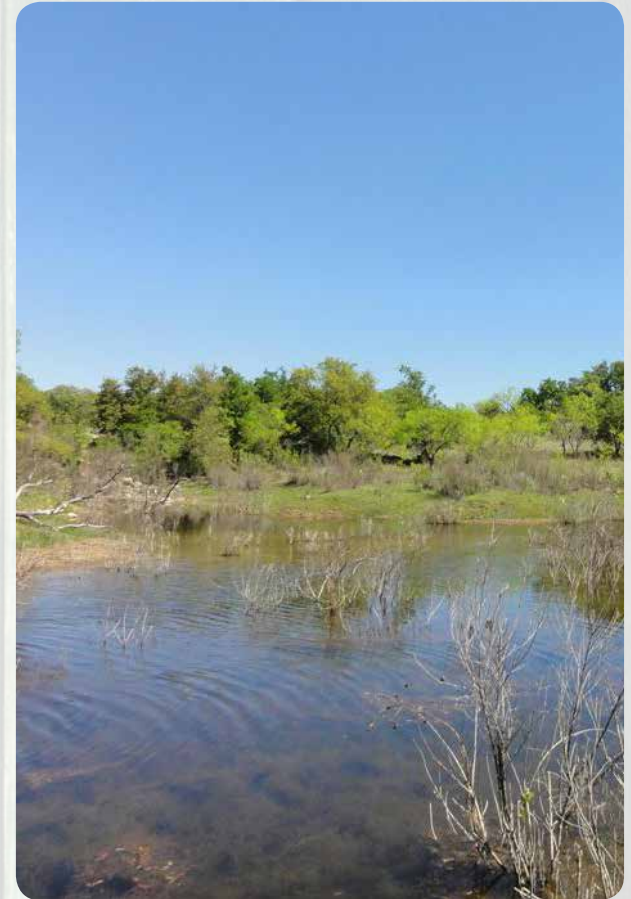
Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

EL HALCON TRACT 2 provides an estimated 1,015 acres of scenic views with a waterfront cabin, cattle pens, water well and excellent hunting. Priced \$2,650 per acre.

El Halcon Ranch lies in the heart of the northern hill country, a scenic 2.5-hour drive from Ft Worth or Austin. One of the largest tracts of land in the area, the ranch covers 3,900 acres and offers panoramic views that span over 20 miles of beautiful Texas Hill Country.

Ideal for ranching, hunting or for use as a relaxing private retreat, El Halcon's rolling hills and mature oaks provide excellent habitat for wildlife. Miles of horseback and ATV trails beckon riders to explore the property. El Halcon boasts an abundance of water. Crystal clear rock lined springs provide a natural water source throughout the ranch property and supplies numerous tanks. Superb native grasses sustain a year-round herd of cattle. The ranch has been professionally managed and never overgrazed. Numerous building sites exist throughout the ranch which take advantage of the wide-open views. This ranch is conveniently located 15 minutes from shopping and restaurants in Brownwood. El Halcon is rich in history. Once part of the Elkins Community in the 1800s this area was also home to several tribes of Comanche Indians. Indian artifacts over 1000 years old have been found in the area. This unique property provides endless possibilities, and the space to make your dreams realities...El Halcon Ranch. The only thing missing is you!

THE LAND: 1015 acres in southern Brown County with rolling terrain and scenic views. El Halcon's landscape is comprised of mature Red oaks, Live oaks and Spanish oaks scattered throughout the ranch. Partial terracing remains from productive fields many years ago. Water is plentiful.





THE WATER: El Halcon has abundant water resources throughout the ranch. Natural springs and seeps provide a clear water source feeding the ponds which provide excellent water for livestock and waterfowl. One pond provides a waterfront backdrop for the cozy cabin.

THE WILDLIFE: This is a sportsman's dream. Huge whitetails, turkey everywhere, quail, rabbits, dove, WATERFOWL almost year-round on the abundant water, catfish, bass and bluegill in most of the ponds and lakes.

RECREATION: In addition to the wildlife, the ranch has excellent roads and trails. All areas of the ranch are accessible with a normal ranch truck or jeep but horseback and ATV trails allow you to explore all areas of the ranch.

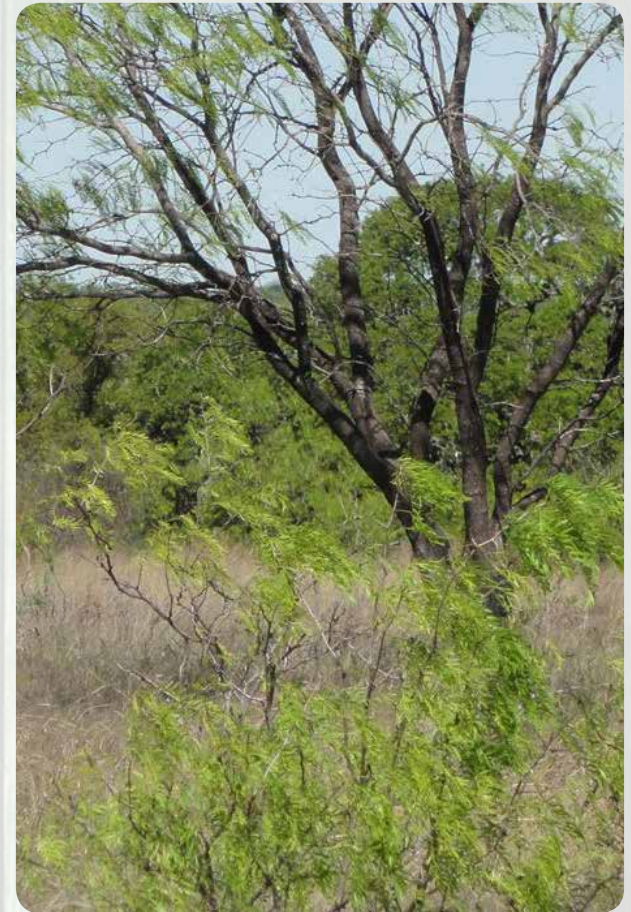
THE IMPROVEMENTS: A rustic but comfortable waterfront cabin is located on tract 2. This cabin has central heat and air and a rustic stone fireplace. Granite counter tops and an antique oak hardwood floor are nice features. This quaint cabin is located on a scenic clear water pond.

MINERALS: Currently there is no lease or production. Minerals may be included with an acceptable offer. How much is peace of mind worth knowing you own the land and minerals?

48 hour's notice requested for setting an appointment to view the ranch.
Call Mel to set an appointment.

Offered for \$2,689,750

Directions: For directions, call Mel at 940-659-8042.



EL HALCON: TRACT 2

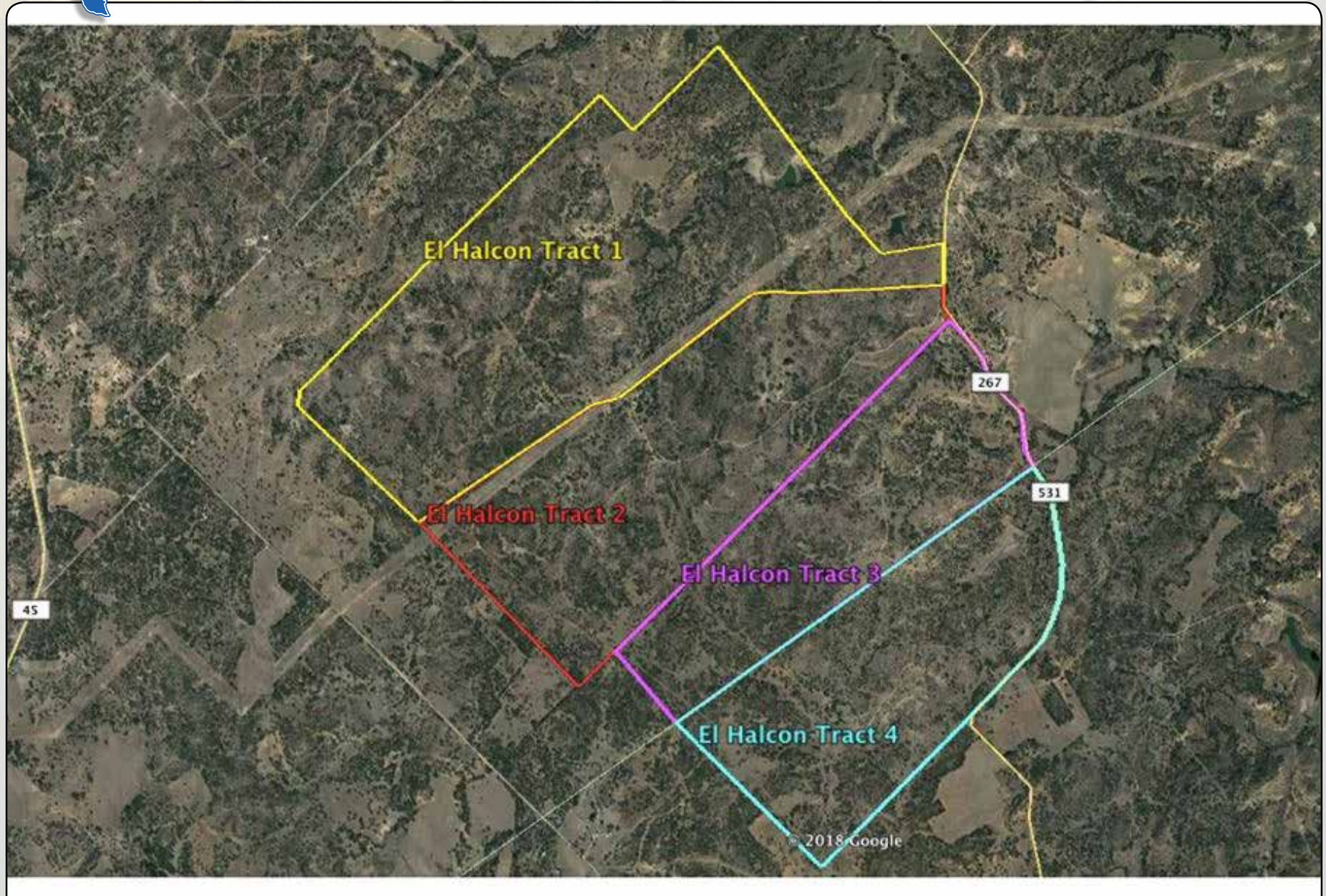


Jacobs Properties





EL HALCON: TRACT 2 AERIAL MAP





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Land • Lifestyle • Legacy



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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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Jacobs Sales Agent/Associate's Name	License No.	larry@txland.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

Jacobs Properties 14372 Liberty Montgomery, TX 77356
Larry Jacobs

Phone: 936.597.3317 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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Information available at www.trec.texas.gov