



## ★ HICO ESCAPE ★



### FANTASTIC VIEWS AND LOCATION

Hico, Bosque County, Texas • 32± Acres • \$149,000







## OVERVIEW

**Hard-to-find 32-acre recreational retreat minutes out of the historic** city of Hico in North central Texas. Legend has it that Billy the Kid did not die in Fort Sumner in 1881 but instead moved to Hico under alias “Brushy Bill” Roberts, and lived there until 1950. In Hico there are numerous very good restaurants, an old-fashioned ice cream parlor, and the city has its own chocolate factory. The Dallas-Fort Worth Metroplex is within an easy two-hour driving distance making it readily accessible for a family gathering destination, a weekend getaway or just sneaking out for a morning/afternoon hunt. This property has great cover for wildlife which includes whitetail deer, feral hogs, Rio Grande turkey and various small game/predators. The adjacent landowner’s property fronts year-round Duffau Creek and they said that they would grant access to the creek for fishing for the new owner of this property. Electricity is readily available – seller will need to dig a water well if desired. Some minerals will convey. Contact **Jeff Young** at **817-313-8060**.

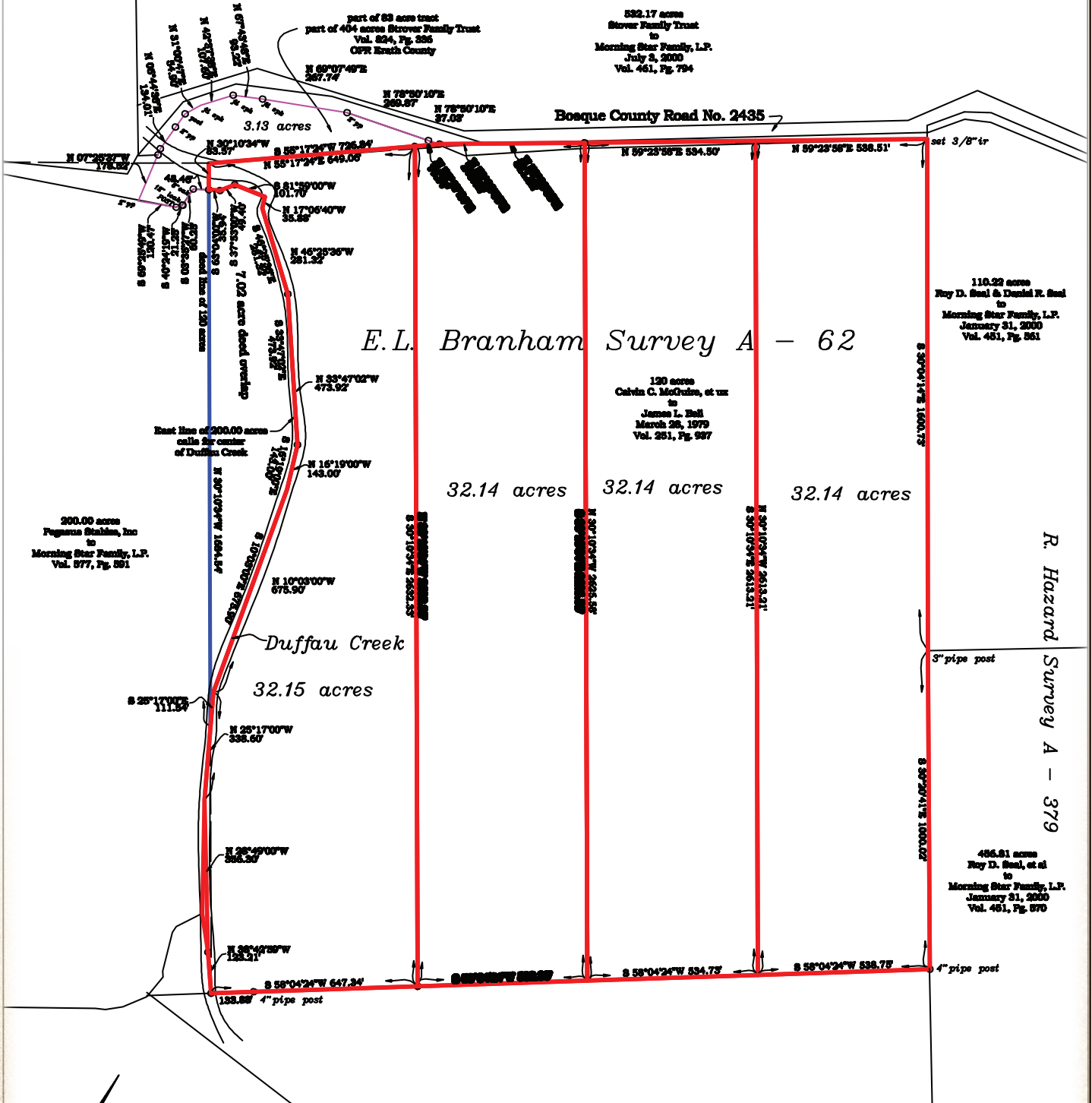
**Directions:** Start downtown Hico corner of Highway 6 and Cedar St.(Highway 220), go North on 220 and turn right at Hico High School continue till street dead ends into County Road 242. Turn left on CR 242 which turns into CR 2435 and continue until road passes over Duffau Creek. Property is approximately 1/2 mile down on right.



# AERIAL MAP



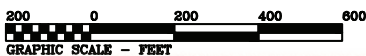
V. Banks Survey A - 61



# SURVEY MAP

Surveyed 15 April 2019 C3580 Bosque County, Texas

Survey of  
131.20 acres  
**E.L. Branham Survey A - 62**  
by Kenneth D. Leathers  
Engineered Professional Land Surveyor No. 5921  
204 PM 020  
Bogalusa, Texas 76010  
(817) 468-0200  
Fax (817) 468-0200





## ★ WHO WE ARE ★



**Our organization got its start in 2011** when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

**NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.**





## ★ JEFF AND DEBBIE YOUNG ★



Jeff Young studied marketing and advertising at Baylor University before fulfilling a childhood dream to work for a national outdoor magazine. He joined Los Angeles-based Petersen Publishing Company and spent the next 25 years in the Dallas area coming up through the ranks to achieve his goal as Publisher of Petersen's Hunting and Bow Hunting Magazines.

In the '90s Jeff followed his entrepreneurial spirit and founded Outdoor Impact Inc. – a national advertising/marketing independent rep organization that represented titles such as Sports Afield, Cowboys and Indians and the American Rifleman. During that period he also became a real estate investor – buying, renovating, renting and flipping residential and commercial properties.

The culmination of this selling and investing experience taught him strategic planning, negotiation, setting and obtaining successful goals, the importance of continuing education in a chosen discipline, the keys to good communication, and the ability to ask the right questions to identify the specific goals of the client. For the last 12 years he has applied these skills and his 50 year passion for the out-of-doors and recreational pursuits to the profession of Farm and Ranch Real Estate marketing. Jeff has a keen eye for researching and identifying the ideal property for a given buyer. For a seller he knows how to “stage” a ranch to its utmost point of marketability. He is a member of the Realtor's Land Institute and the Texas Alliance of Land Brokers. Jeff is certified as a Texas Farm and Ranch Specialist. He is currently in the process of completing the Accredited Land Consultant designation.

Debbie Young brought her extensive background of advertising, marketing, and retail experience with her when she earned her real estate sales license in 2013. As a licensed assistant she rounds out the behind-the-scenes details for the Young Ranch Team.

Jeff and Debbie call the Young Ranch and Bosque County home – which they share with their three dogs and two adopted Mustangs. For over 25 years the ranch has been a destination spot for family and friends to enjoy everything that Texas has to offer in outdoor recreation.

EMAIL JEFF AT:  
**YOUNGRANCH@ME.COM**  
CALL JEFF AT: 817-313-8060

EMAIL DEBBIE AT:  
**DEBBIE@TXRANCHBROKERS.COM**  
CALL DEBBIE AT: 817-404-9098





## 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.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	512 756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	512 940-8800
Designated Broker of Firm	License No.	Email	Phone
Jeff Young	561449	youngranch@me.com	317 313-8060
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
IF CERTAIN REQUIREMENTS ARE MET**

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000**





## THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

TXRANCHBROKERS.COM



### DISCLAIMER

*The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.*

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>