



★ HUNT 20 ★



BEAUTIFUL HUNTING LAND NEAR GUADALUPE RIVER
Hunt, Kerr County, Texas • 20± Acres • \$189,000





OVERVIEW

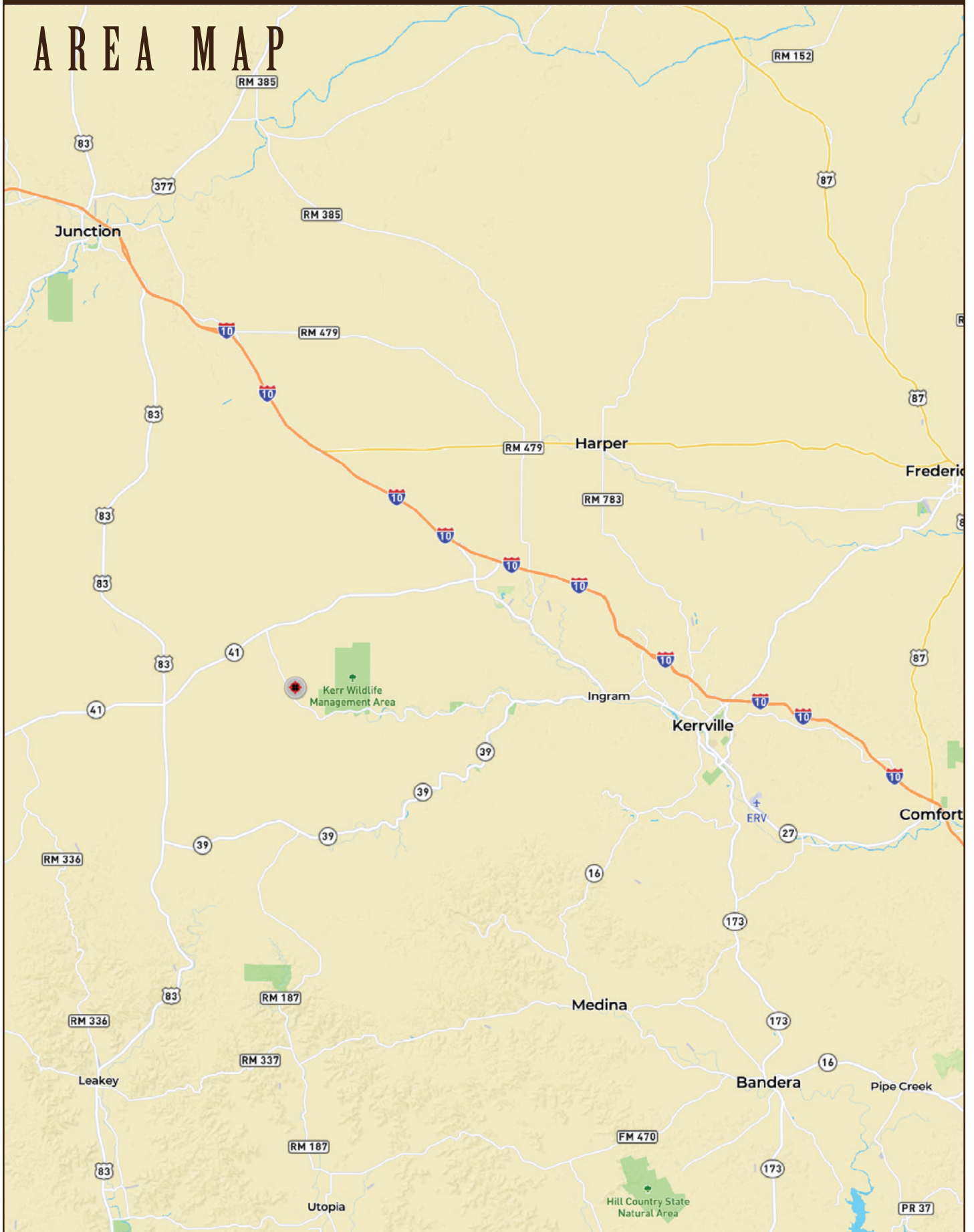
The Hunt 20 is located near the beautiful North Fork of the Guadalupe River.

The drive is one of the most picturesque in the State crossing the River numerous times. This is a great shaped property with electricity already in place, paved road frontage and good well reports in the area. There are a number of summer camps, retreats and resorts in the area, such as Mo- Ranch, Bear Creek Scout Reservation, Camp Stewart, Camp Waldemar among others. This would be a great place to build a dream home with scenic views or bring your RV for a weekend getaway. Wildlife includes Whitetail, Axis, turkey, dove, hogs and varmints. It has good tree cover, but there are some areas cleared out for hunting. The majority of cover being cedar with many live oaks and persimmons scattered throughout. With the BBQ Shack (10min), Hunt (20min), Ingram and Kerrville (30min) being just minutes away for supplies, restaurants or entertainment, that makes for a perfect hunter's getaway! Call listing agent Brad Wilcox at 512 461-7042 for more information. Directions: From Hunt, go FM 1340 N 17.4 miles Turn right on Headwaters Dr. then go ¼ mile and property will be on the right. Green tape marks the corners.





AREA MAP



AERIAL MAP

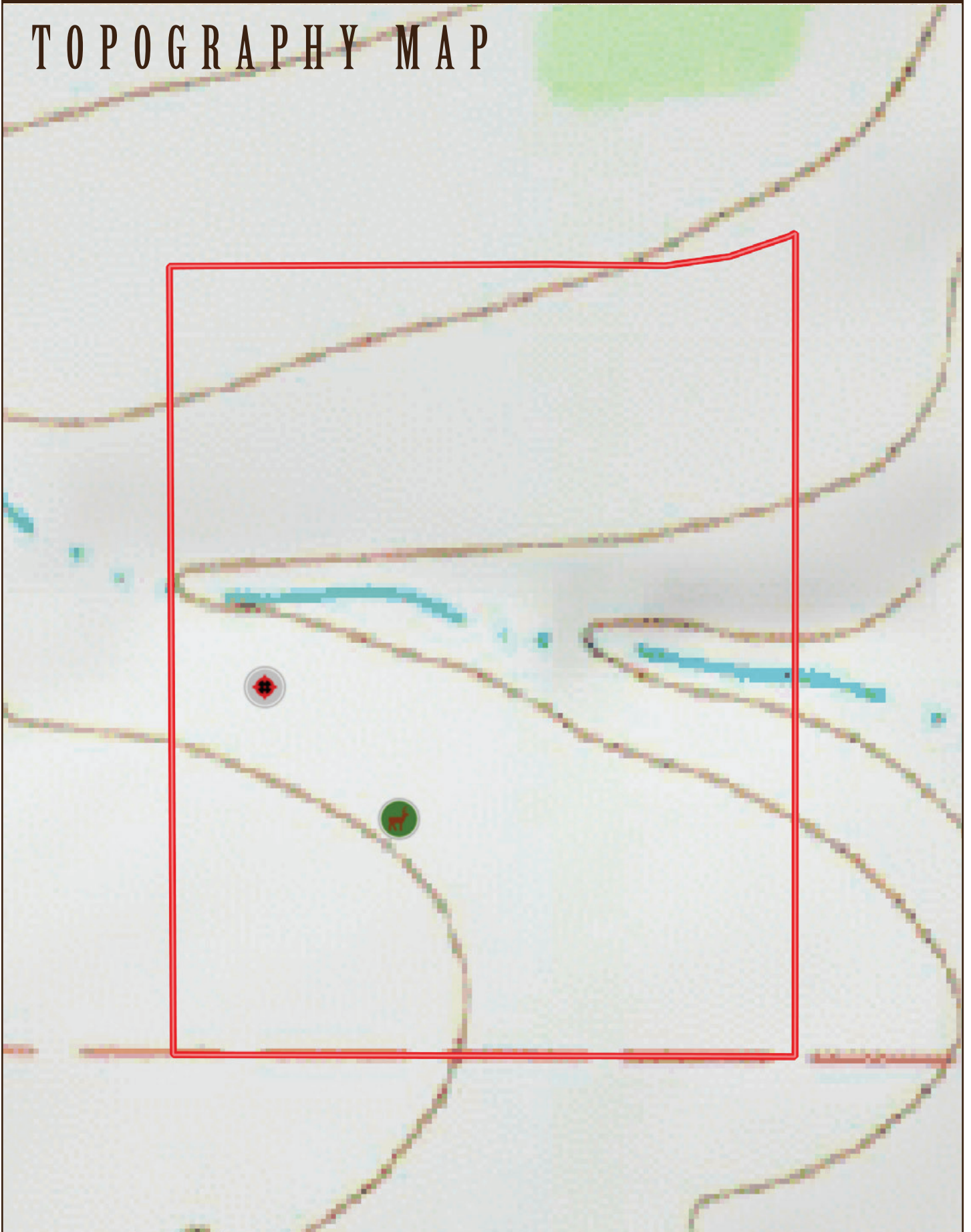
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HEADWATERS WEST DR

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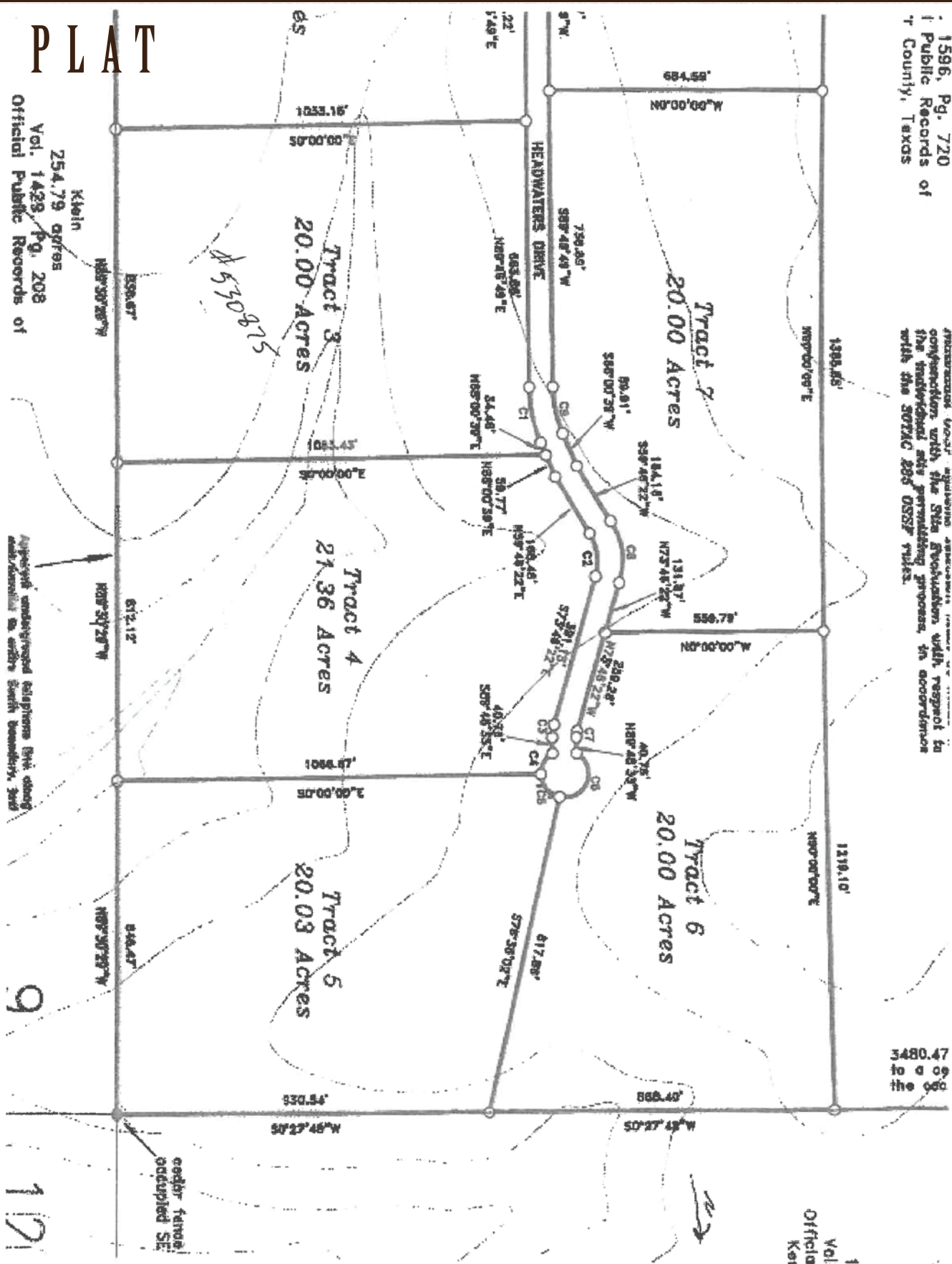
TOPOGRAPHY MAP



Klein
254.79 apas
Vol. 1428, Pg. 208
Official Public Records of

1596, Pg. 720
Public Records of
County, Texas

ATTEMPTING TO OBTAIN A DIRECT OR INDIRECT CONNECTION WITH THE SIA PRODUCTION WITH REGARD FOR THE INDETERMINATE PERIOD OF TIME, THE INDIVIDUALS ARE PERMITTED TO PARTICIPATE WITH THE SOTAC 288 USSR PLAN.



★ 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.





★ BRAD WILCOX ★

Brad Wilcox lives in Burnet County on his family's ranch where they raise cattle and sheep, quarrysandstone for commercial and residential use, and manage hunting leases.

He is a lifelong outdoorsman enjoying fishing, hunting, golfing, and team roping. As a rancher and land manager, Brad has first-hand experience in knowing land including soil, water, infrastructure, exemption options, and good fencing. Brad spent over 20 years employed at IBM before joining his wife as a partner in Holland Wilcox Enterprises, Inc. in 2001. He is a current member of the Texas & Southwestern Cattle Raisers Association and the Texas Sheep & Goat Raisers Association. He has also supported and participated in the Blanco and Burnet County Rodeo Associations, the Houston and Austin Rodeos, Go Texan, and other organizations supporting his rural heritage.

He is an active family man involved in Burnet County 4-H, First Baptist Church Marble Falls, Faith Academy of Marble Falls, and the Burnet County Republican Party. Brad joined Texas Ranch Brokers, LLC to serve his real estate clients with integrity, honesty, loyalty, and trust.

EMAIL BRAD AT: BRAD@TXRANCHBROKERS.COM

CALL BRAD AT: 512-461-7042



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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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>



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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date