



C&B Siesta Ranch

+/- 521 Game Fenced Acres



- Located in far southern Edwards County, Texas near the Kinney County, Texas line
- 38 miles south of Rocksprings and 24 miles north of Brackettville
- Good access, less than 3 miles off pavement
- This ranch's diverse terrain offers a wide, level canyon bottom with abundant topsoil sweeping northeast to southwest through the center of the ranch, on to rolling steep hills offering 30-mile views on the north side of the ranch
- There is a variety of vegetation in this region where the hill country and south Texas terrain collide
- Incredibly thick, deep canyons to open cleared areas
- Seasonal wet weather creek bed
- Water is provided throughout the ranch via a strong water well, a 3000-gallon storage tank, a 1500-gallon storage tank, and two rainwater collection guzzlers
- Seller has improved miles and miles of great internal ranch roads allowing access to all parts of the property
- 40x30 tin barn on a slab -- great for storing ranch equipment
- +/- 384sqft cabin with full bath, 34ft RV with 3 slides, new a/c, refrigerator and microwave
- Game cleaning station with electric winch
- Two 4x6ft tower blinds and one 4x8ft tower blind with heaters and 5-gallon propane tanks
- Two 4x8ft blow blinds on the ground
- Four corn feeders, Two 1000lb protein feeders
- Game includes whitetail, black buck, axis, turkey and hogs, Seller released 8 axis in June
- Asking price sale will include the delivery of 6 whitetail bucks and 5 does from BN Whitetails in Brenham. Great genetics and can be seen on FB. All deer currently on the property are from improved genetics and the purchaser will be supplied with the transfer permits.
- Exempt Taxes Priced to sell at \$935,000 Listing #505

Western Hill Country Realty

www.westernhillcountryrealty.com

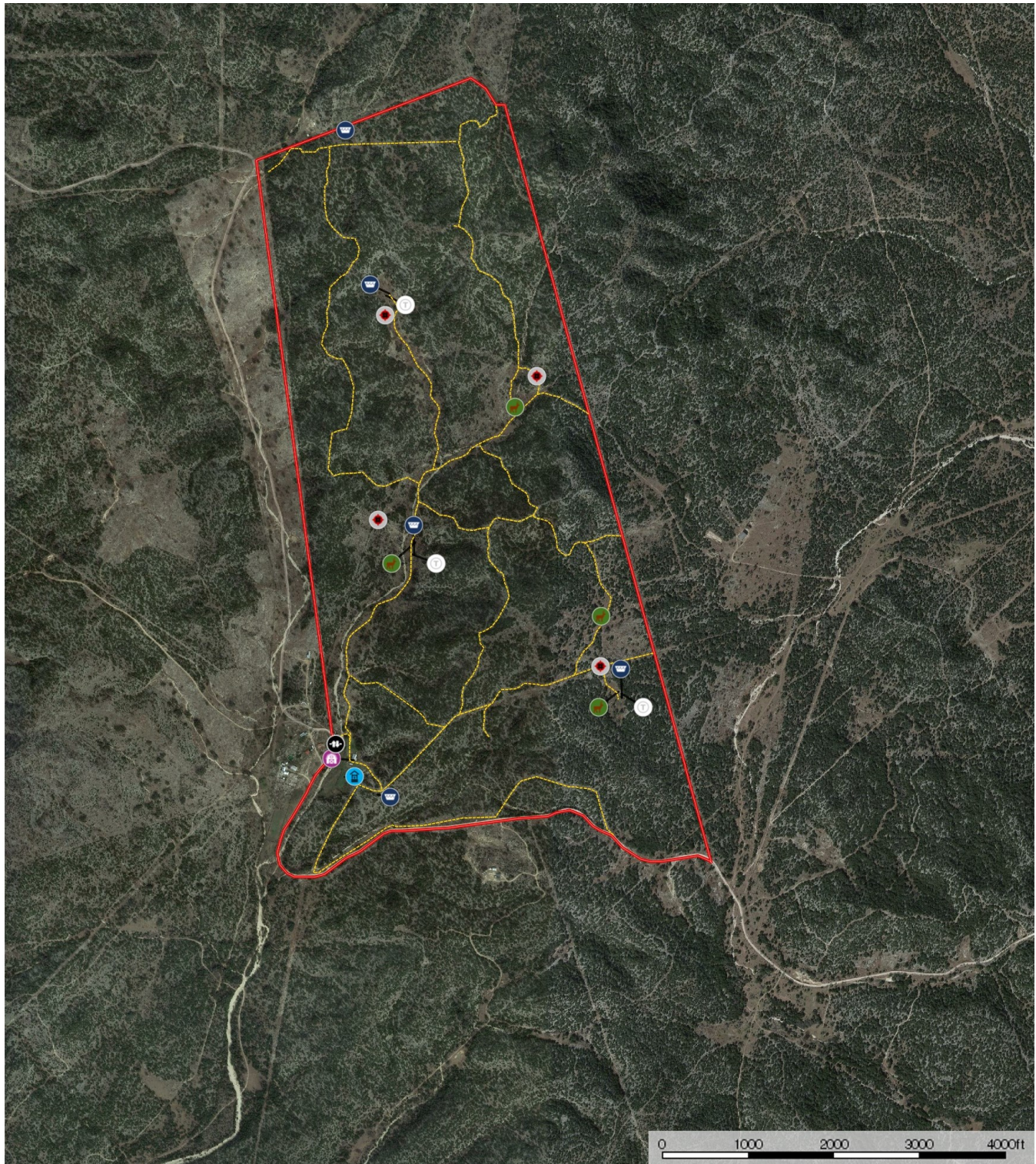
info@westernhillcountryrealty.com

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Gate Barn Well Water Storage Tank Trough Blind Feeder Road / Trail Boundary

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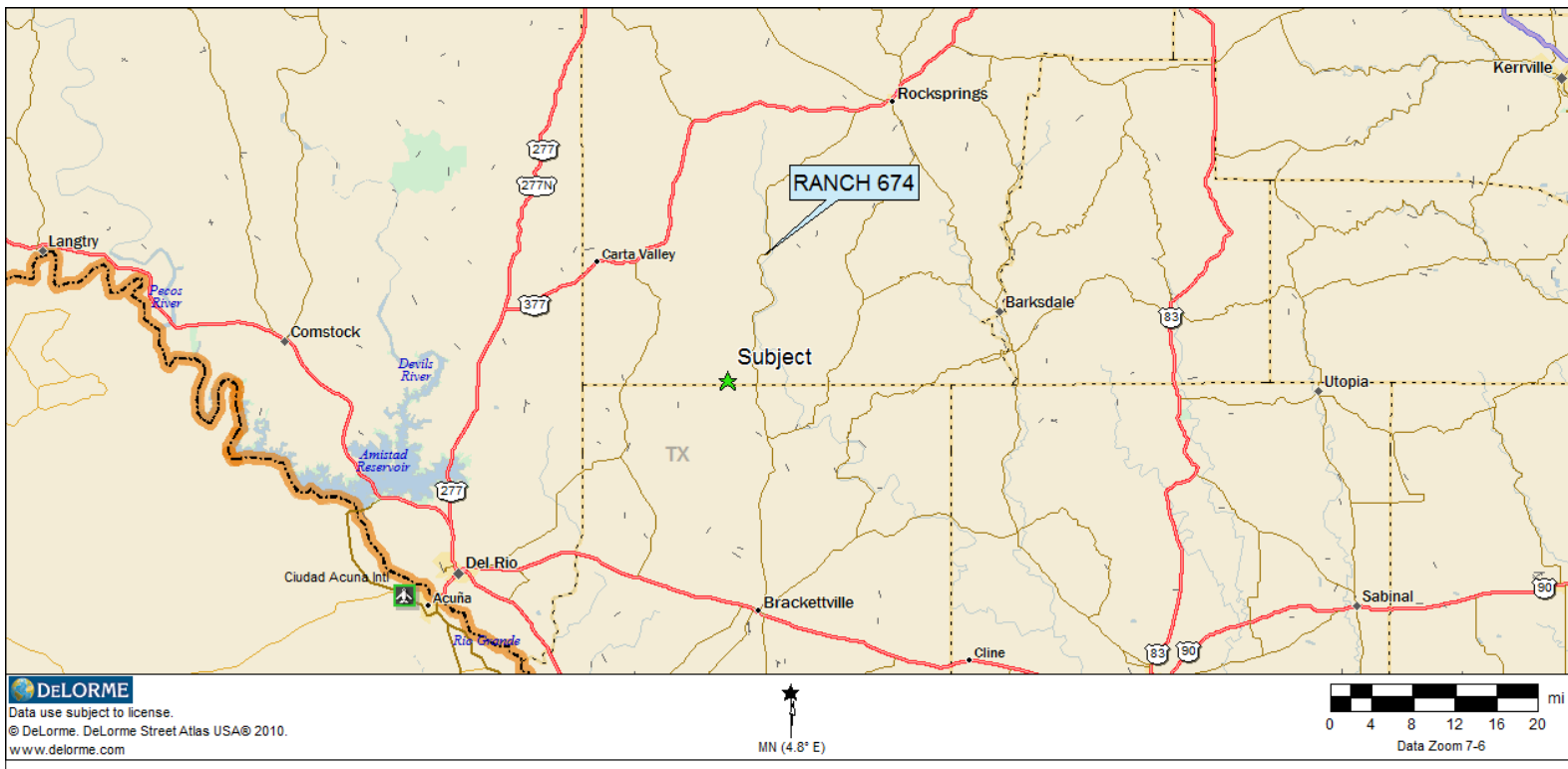
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Western Hill Country Realty, 202 E. Main St. Rocksprings, TX 78860
Glynn Bradley

Information available at www.trec.texas.gov

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Updated

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