

WESTERN KERR COUNTY RANCHES

MOUNTAIN HOME, TEXAS



FREE RANGE EXOTICS



ICONIC
LANDS OF TEXAS

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NYCHOLE FUNG

REALTOR® | LAND SPECIALIST

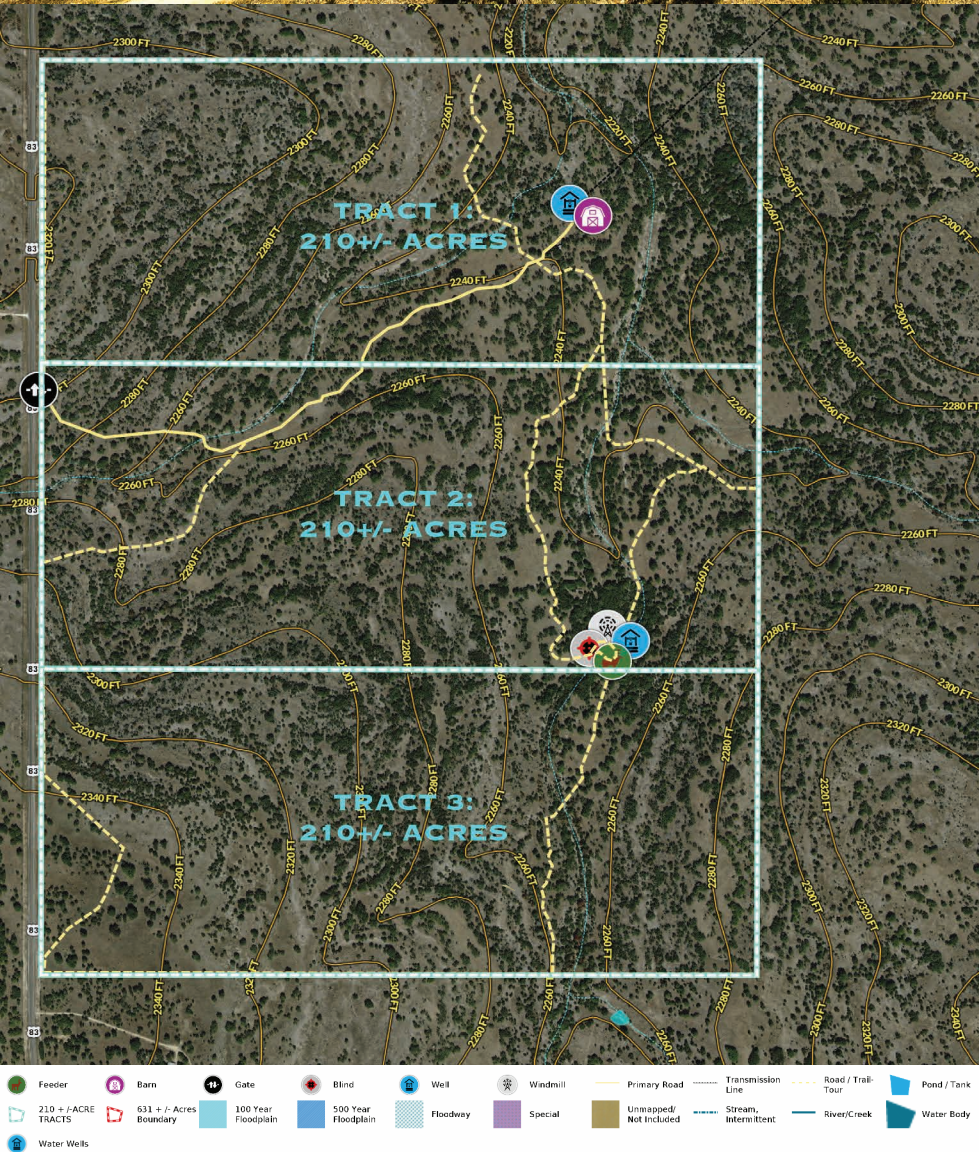
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ICONIC
REAL ESTATE

THE RANCHES

AVAILABLE IN 3 OPTIONS



631+/- ACRES

OFFERED IN 3 TRACTS:

210+/- ACRES EACH

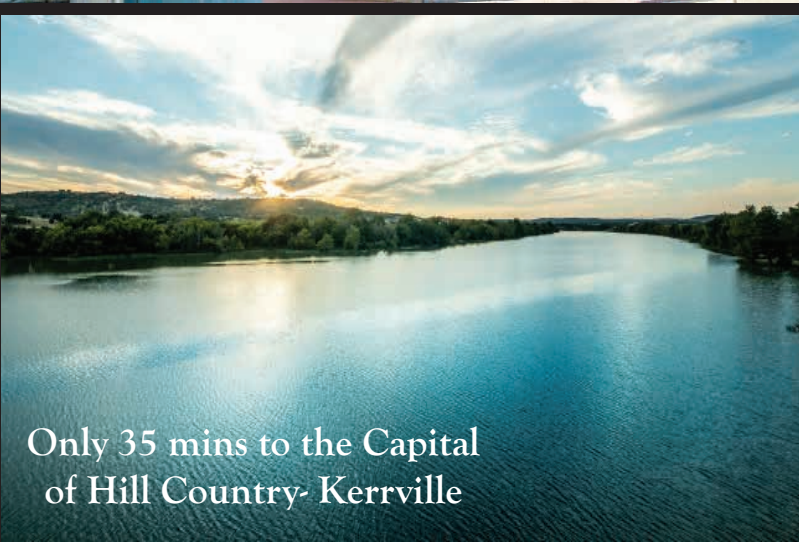
ALL TRACTS FEATURE:

- ~2000ft Paved 83 Frontage
 - Free Range Exotics
- Several Hill Country Views
 - Interior Trails
- Lush Live Oak Coverage
- Diverse Rolling Terrain
- Welded Wire-Mesh Frontage Fence
 - In Kerr County
 - Divide ISD



LOCATION: TBD U-S 83, MOUNTAIN HOME, TX

Paved frontage measuring ~2000feet each tract & over 6000ft in total, the Western boundary runs along East side of Hwy 83, providing property with effortless access to all that Hill Country has to offer, and one can arrive in San Antonio with just 2 turns.



Only 35 mins to the Capital
of Hill Country- Kerrville







WILDLIFE & EXOTICS

Ranch has an abundant of free ranging exotics that include Aoudad Sheep, Axis, Sika, and Black-buck. As well as copious amounts of Native Whitetail Deer, Turkey, Dove, Quail, and more.



TERRAIN:

A healthy mix of medium and heavy tree coverage with open pastures. Cover contains high amounts of Live Oaks & low-medium cedar trees.

With lush hardwood tree coverage and diverse rolling terrain, property supports an excellent wildlife habitat.

Soils: Stony Clay and Limestone.





IMPROVEMENTS:

Fairly new, Insulated 40'x40' Metal Building Containing, 15'x30' HVAC Living Quarters with Full Bath and a Game Washroom with 1/2 bath. Sitting on a concrete slab with a covered patio, fans, gutters

(TRACT 1)





Game Cleaning Wash-Room and 1/2 Bath.
Floor Drain for Quick Washout.



Finished Garage With Large Roll-up
Garage Door



Electric Available
Tract 1: Runs to Existing Improvements



Tract 1: 2021 Drilled Well.
340ft Depth. Yield is 15gpm

ROAD, TRAILS AND FENCING

Grand Entry Pipe Gate with Welded Wire-Mesh Boundary Fencing along Western Boundary & Southern Boundary of Tract 3.

From Pipe Gate; a Caliche-Based Interior Road Leading to Metal Building with Several Cleared Interior Trails for Property Exploratory Access





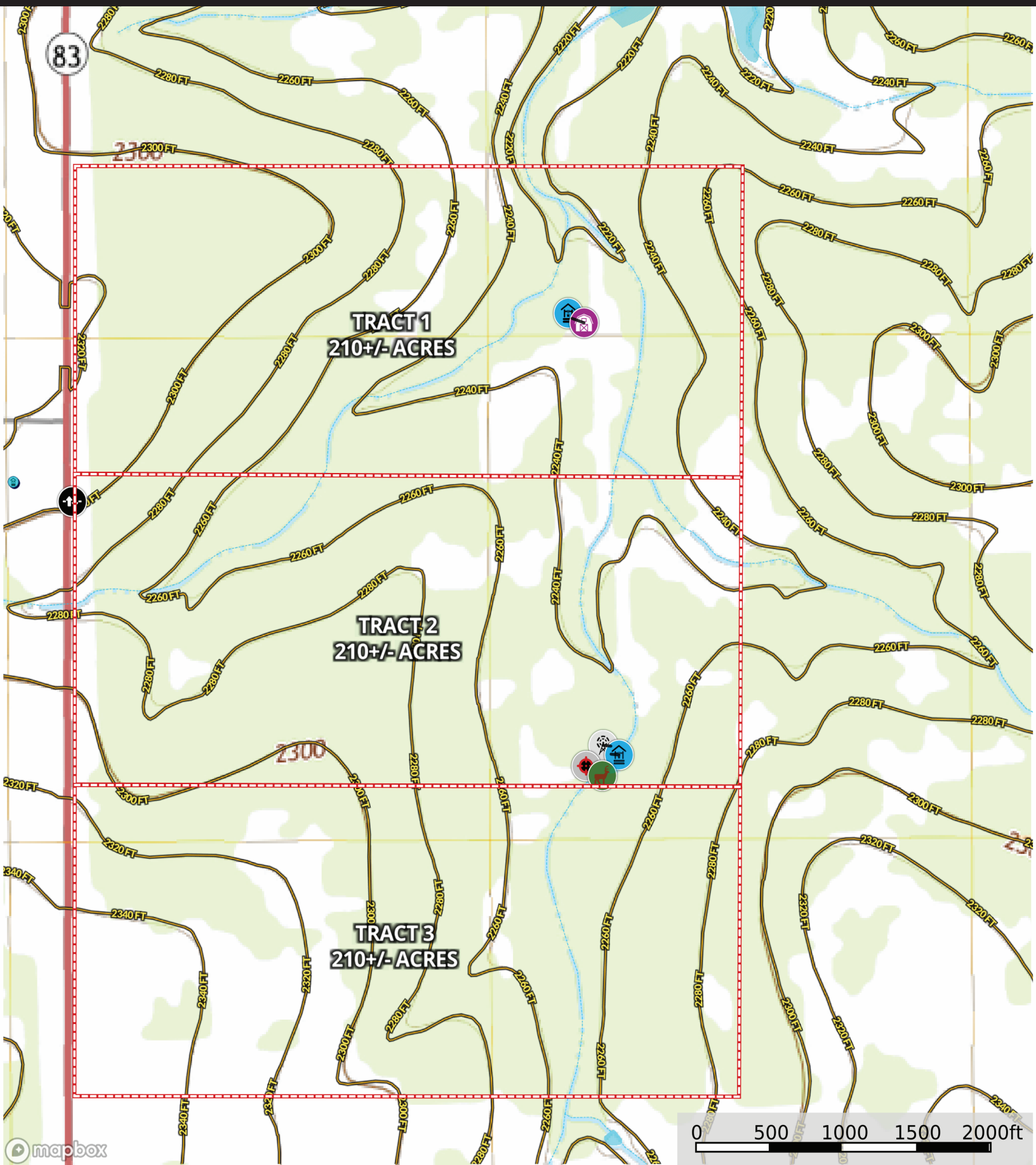
WATER FEATURES

(TRACT 2)

Rock Dam at Draw is fed by Solar Powered Pump Drilled in 2021 & has a Yield of 15gpm.
The Included Game Feeder with Blind is a Prime spot for Hunting & Wildlife Watching.



Topography Map



- | | | | | | | | | | |
|----------|---------|------------------------|----------------------|-------------|------------|-------------|---------------------|---------------------|---------------------|
| Feeder | Barn | Gate | Blind | Well | Windmill | Pond / Tank | 210 +/- ACRE TRACTS | 100 Year Floodplain | 500 Year Floodplain |
| Floodway | Special | Unmapped/ Not Included | Stream, Intermittent | River/Creek | Water Body | Water Wells | | | |

THE VITALS

MINERALS:

50% OF ALL MINERALS OWNED-TO CONVEY
(Remaining Interest-Negotiable)

SCHOOL DISTRICT:

DIVIDE ISD

TAX EXEMPTION:

WILDLIFE: 2022

FLOOD PLAIN:

NONE

ZONING:

N/A-OUTSIDE CITY LIMITS

ETJ: NO

UTILITIES:

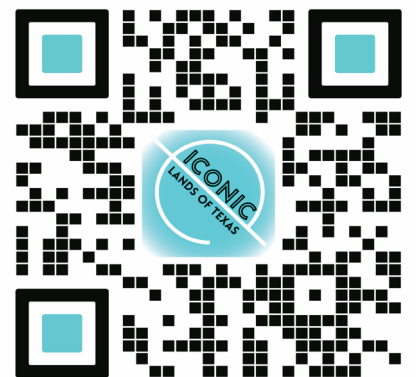
WELLS: 2 : Tract 1 & 2(Solar)
2021 | 15gpm

ELECTRIC: AVAILABLE
WITH A LINE RAN TO IMPROVEMENTS

AQUIFER: EDWARDS-TRINITY

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CLICK OR SCAN

[LISTING FILE](#)

The information contained herein is deemed reliable, but is not warranted by Broker or Seller, and is subject to change, prior to sale, errors /omissions and withdrawal from market.

Buyer and Buyer agent to verify all information provided.

MLS #: NTREIS 20159519 | ACTRIS 8855640



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date