

Top of the Hill Ranch at Charco Ranch

350+/- acre tract | Beeville, TX



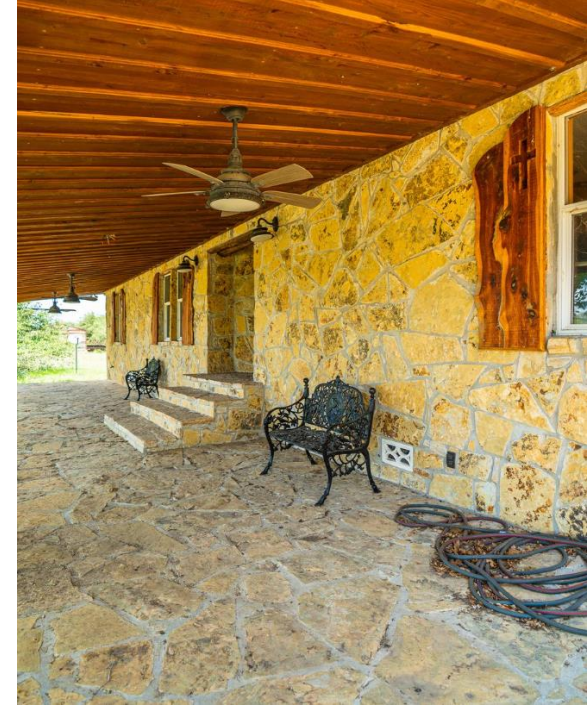
Overview

Charco Ranch 350 +/- acre tract is an incredible turnkey South Texas hunting and working ranch with a mixture of mature hardwoods, open pasture and a farm field. This ranch is located 10 minutes from downtown Beeville with access off Dickerson Rd. There is more acreage available if desired. Abundant amount of wildlife including whitetail deer, dove, quail, hogs, waterfowl, coyotes and more.

- 3 BR/2BA House with detached garage
- 1 acre stocked tank
- Quail pen
- Metal barn/workshop with 4 large bays to drive in (9 rolling doors)
- 2 smaller storage barns
- Large greenhouse
- Caliche pit
- Pipe fencing around main ranch house.
- Low fenced on 2 sides
- 65% pasture and 35% brush with large mature oaks, mesquite, and brush.
- New senderos have been cleared throughout the ranch
- The ranch is supplied by a water well
- Low taxes under agricultural exemption

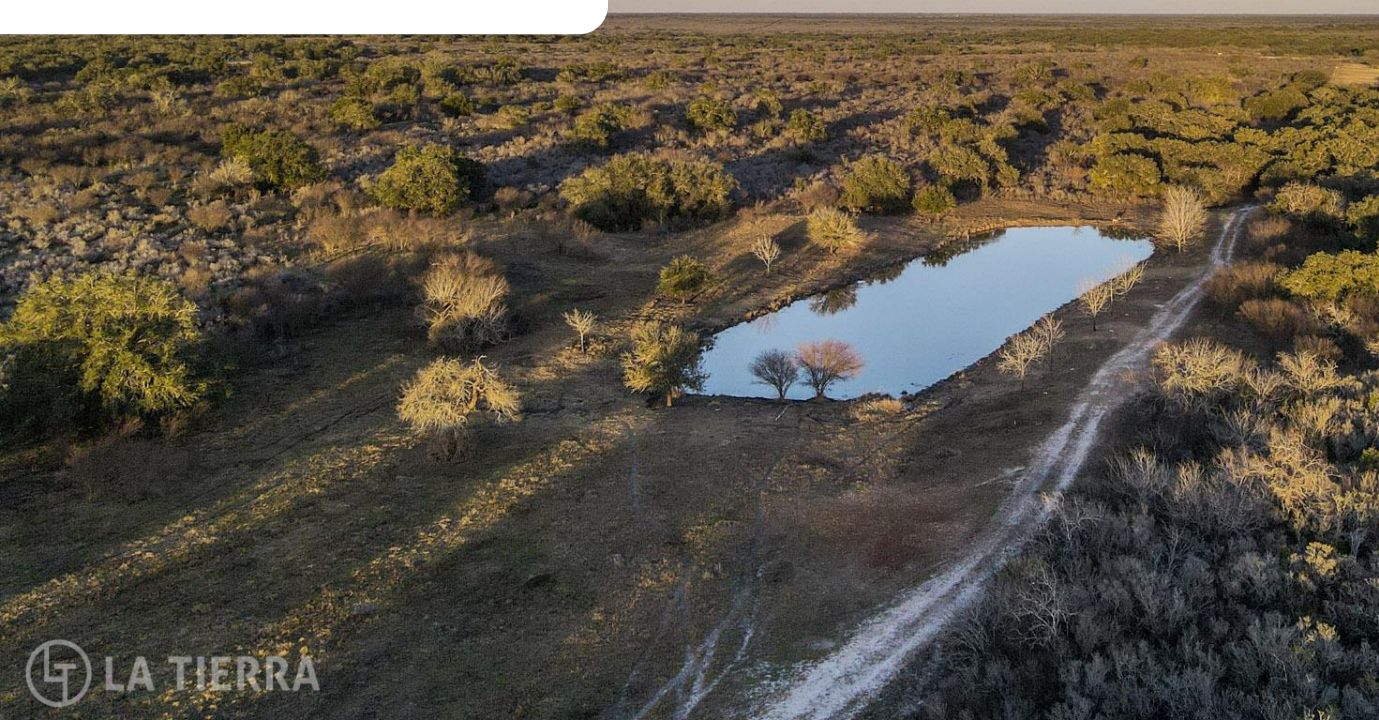
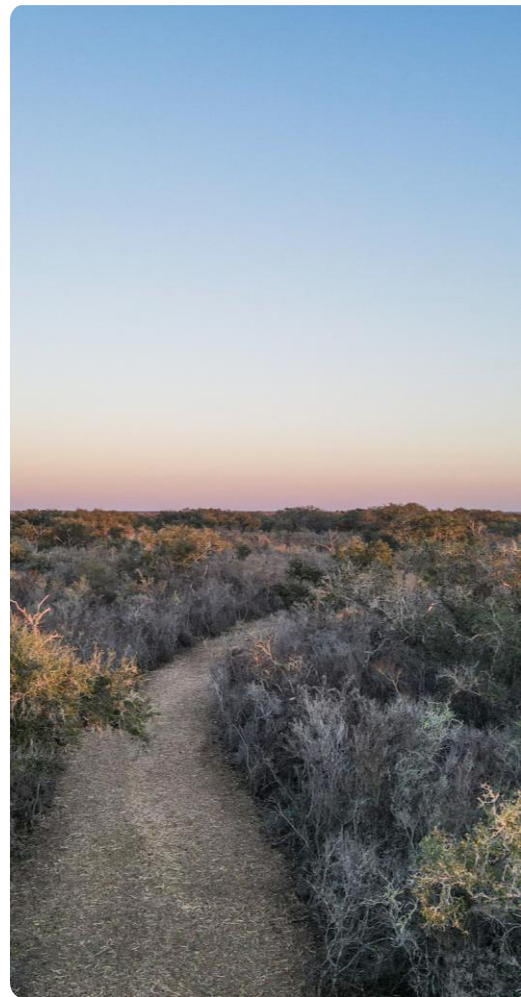
Ranch House

Called "The Top of the Hill", this ranch house features 3 bedrooms and 2 bathrooms with a wrap-around stone patio and a built-in fire pit which would be great for the family and friends to hang out while looking up at the stars. The house also has a 900 sqft finished garage with a lofted storage area. Pipe fence surrounds the ranch house.









- Main Road System
- - - - Senderos
- · - · Natural Gas Pipeline

Caliche pit

Tank

Barns & Sheds

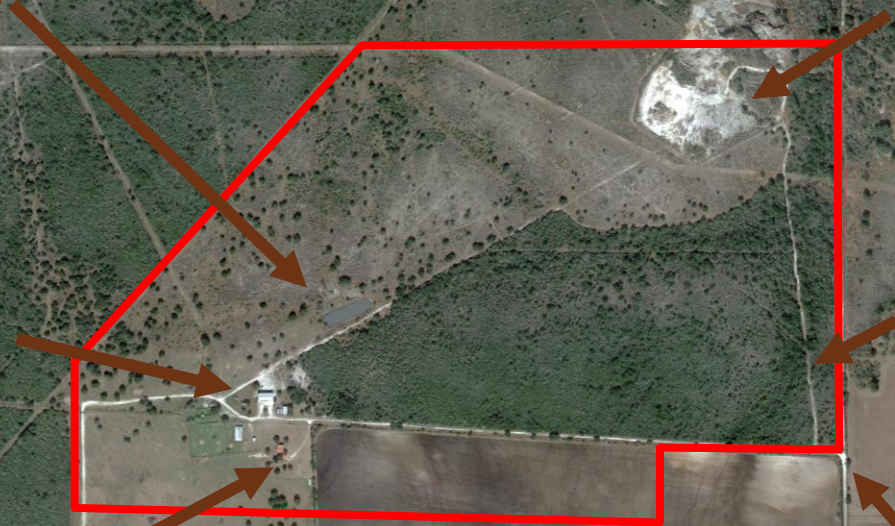
Windmill
& well

Entrance

Quail Pen

House

Dickerson Rd



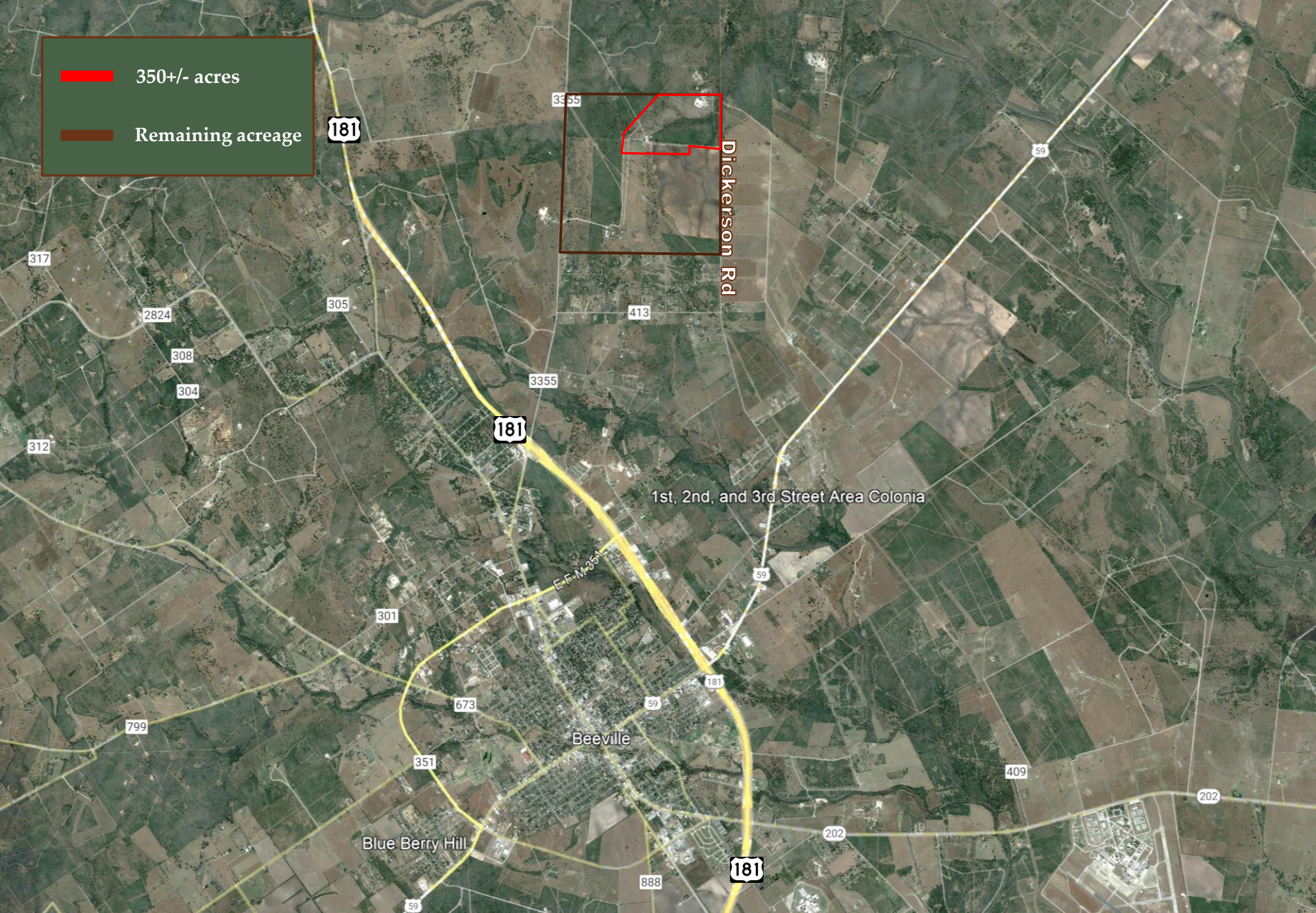
Dickerson Rd

350+/- acres

Remaining acreage

Charco Rd

Dickerson Rd





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Links:

[Website](#)

[Lands Listing](#)

[Mapright](#)

Shown by appointment only with La Tierra Realty, LLC or Transwestern. Buyers broker must be identified on the first contact and must accompany buyer prospect on all showings to be allowed full participation. If this condition is not met, fee participation will be at the sole discretion of La Tierra Realty LLC, Broker.



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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TXR-2501

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IABS 1-0 Date

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