



Pitch A Fit Ranch 149 Acres



Located in far eastern Val Verde County
Great easy access being less than ½ mile off Hwy377
Quick short trip to Lake Amistad and Devils River State Park, less than 25 minutes from Del Rio
Nice neat fully functional 36 ft Kountry Aire Travel Trailer with covered awning,
covered front porch with mini bar overlooking the canyons
Comfortable neat as a pin 300 sq ft cabin with bedroom and restroom
Additional travel trailer in fair condition
All appliances and furnishings convey along with Honda generator, solar system,
water catch system all in perfect working order
3 blinds, 4 feeders, water holding tank and trough, Polaris ranger
Great mixture of terrain with several nice valleys along with high hilltops, dry creek bottom,
small range of bluffs with outcroppings
Lots of thick heavy cover mixed in with live oaks, shin oaks, cedar, pinion pine, mesquite
Nice trail system in place leading to the blinds and feeders
Spectacular views from high on the hilltops
Great area for hunting, recreation, and exploring
Several acres left untouched as sanctuary for the wildlife
Axis, aoudad, whitetail, hogs, Corsican rams, turkey
Wildlife exempt taxes \$365,000 Listing #126

Western Hill Country Realty

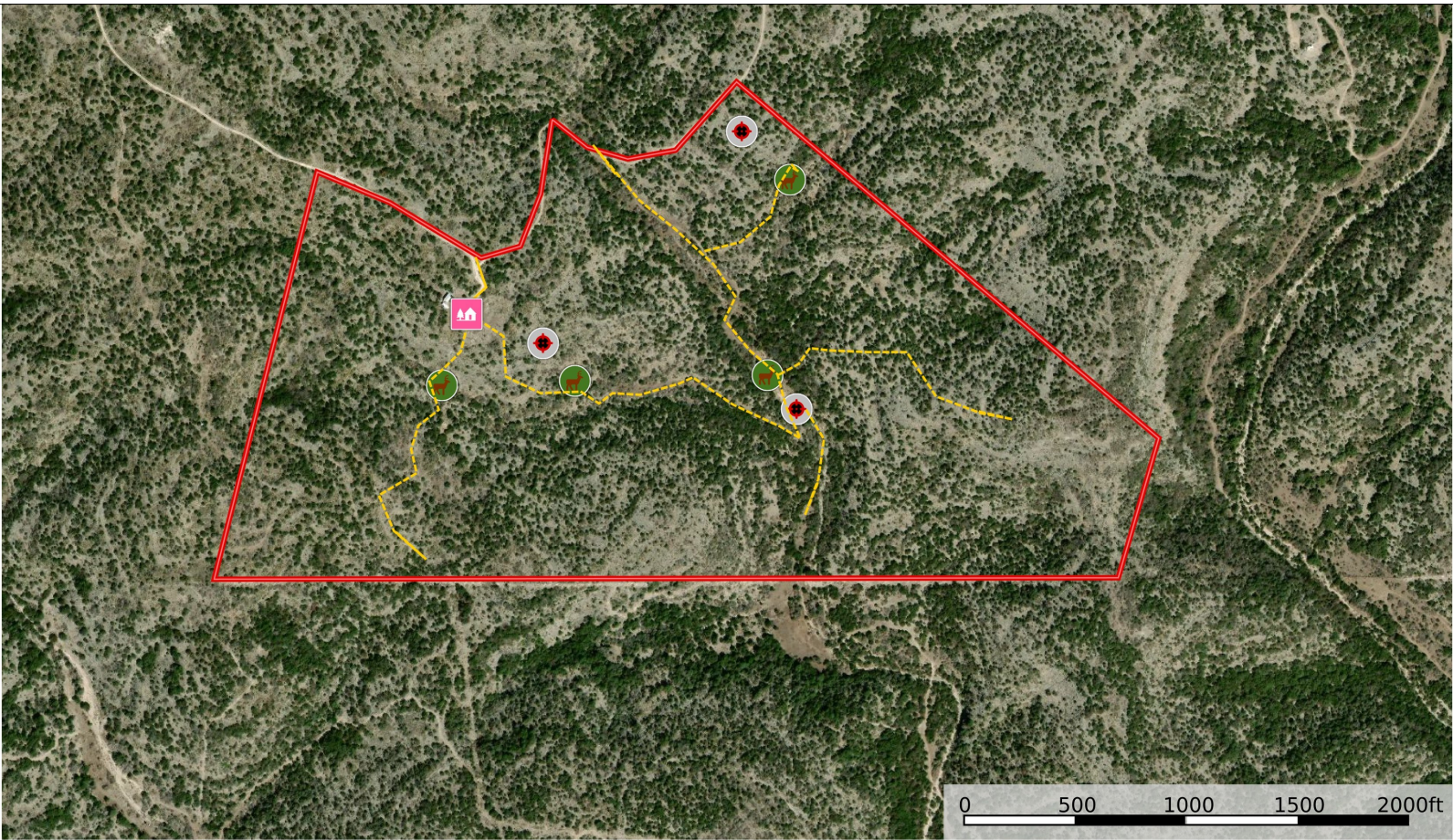
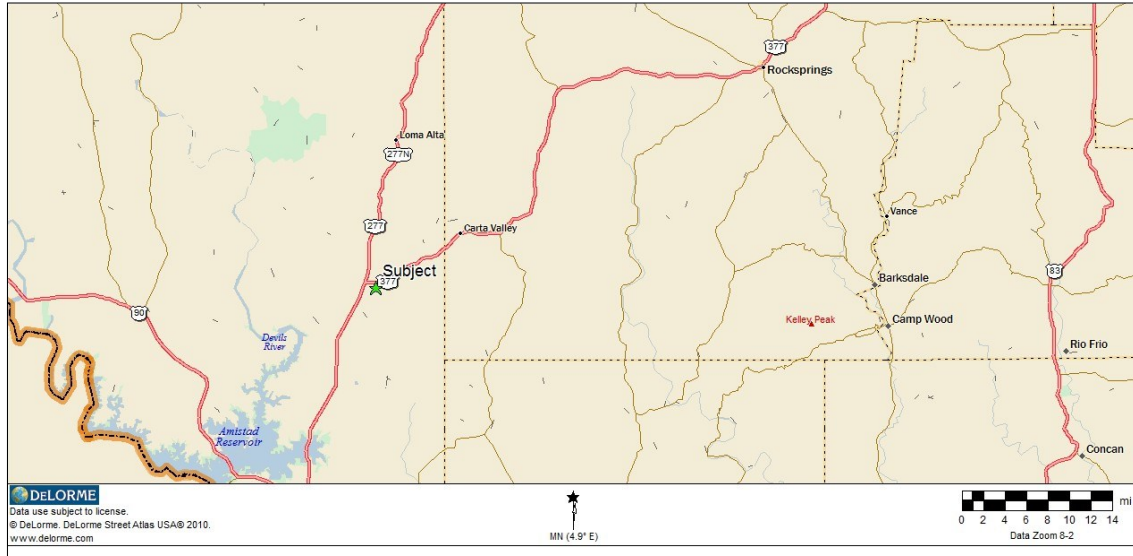
www.westernhillcountryrealty.com

info@westernhillcountryrealty.com

830-683-4435



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Feeder Blind Cabin Road / Trail Primary Road Boundary

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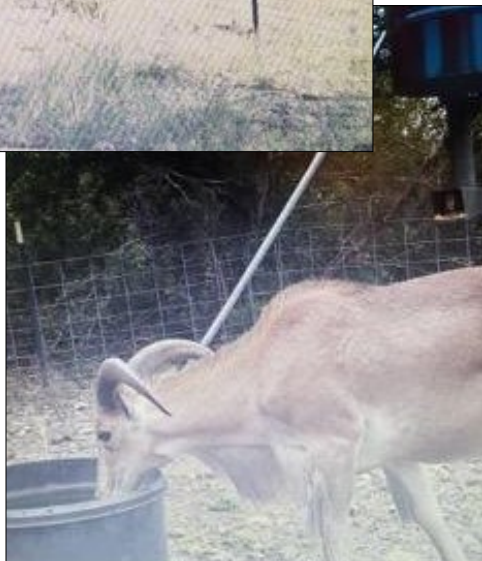
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Information About Brokerage Services

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

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.

Western Hill Country Realty

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Western Hill Country Realty, 201 E. Main St. Rocksprings TX 78866

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Information available at www.trec.texas.gov

IABS 1-0 Date

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Belvin

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