



# Full Draw Ranch 118 Acres



Located in southwestern Edwards County Good access, remote and near end of road property

Turnkey and ready for the whole family to enjoy

Property backs up to a huge, low fenced neighbor along the eastern boundary  
1100sqft 3/2 2013 mobile home in excellent condition, very clean and comfortable,  
with brand new flooring and new vanities complete with furniture and appliances

Completely covered with metal awning providing nice front porch area  
for relaxing and enjoying the peaceful hill country nature and fresh air

Water, electricity, and septic in place

500sqft bunkhouse with full bath newly painted and repaired walls

24x18 covered shed, 12x36 storage and tool room

Fire pit, game cleaning area, ice making machine

Beautiful terrain that is rolling to moderately steep with the vegetation and habitat

to include live oaks, shin oaks, pinion pine and cedar

Several cleared areas,

yet still lots of areas left undisturbed creating plenty of good sanctuary for the wildlife  
Great trail system in place leading to 5 hunting areas with water run all over the property  
to several different troughs year round

4 box blinds, 5 spin cast corn feeders, 2 protein feeders,

4 holding tanks with watering troughs, 2 tripods

Wildlife includes whitetail, elk, axis, aoudad, turkey, hogs

Wildlife exempt taxes \$475,000 Listing #125

## Western Hill Country Realty

[www.westernhillcountryrealty.com](http://www.westernhillcountryrealty.com)

[info@westernhillcountryrealty.com](mailto:info@westernhillcountryrealty.com)

830-683-4435



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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

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Glynn Hendley

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Revised

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