

Bart Ranch





This hill country treasure offers a diverse landscape, featuring level, fertile lowlands adorned with large mature live oaks and oak motts, as well as rolling to moderately steep hilltops densely populated with pinion pines, shin oaks, mountain laurel, cedar, persimmon, and agaritas

Located in southwestern Edwards County

Remote, near end of the road

Not far from Kickapoo State Park

Completely perimeter fenced Large adjoining neighbors

Electricity available

Good road systems with several miles of trails throughout the property

The hilltops allow for extraordinary views that go on forever

Large seasonal creek bed near the west prong of the Nueces River sweeps through the property featuring numerous caves and beautiful rock outcroppings

This prime piece of property has been part of a large working family ranch for many years

Several Indian mounds and areas with ancient Indian artifacts

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Known for one of the best areas of the county for great variety of wildlife to include whitetail, aoudad, turkey,

hog, elk, axis, nilgai

Ranch is perfect for hunters and outdoor enthusiasts

Ag exempt taxes \$1,695,000 Listing #1007

Western Hill Country Realty

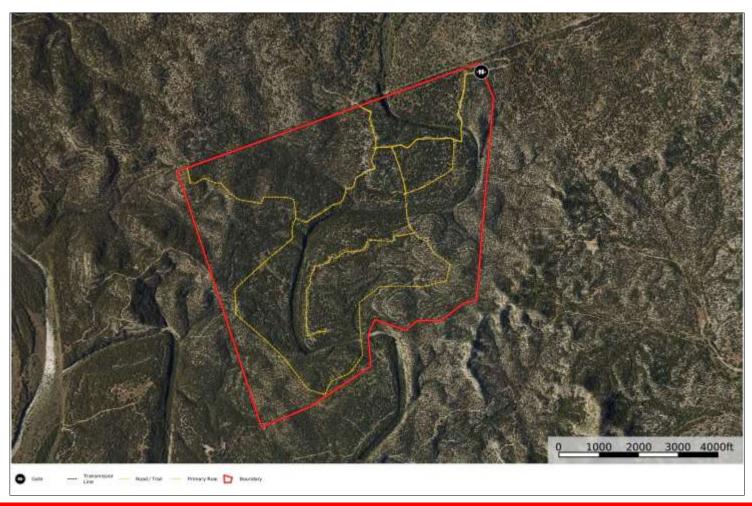
www.westernhillcountryrealty.com info@westernhillcountryrealty.com 830-683-4435



Bart Ranch 1007 Acres







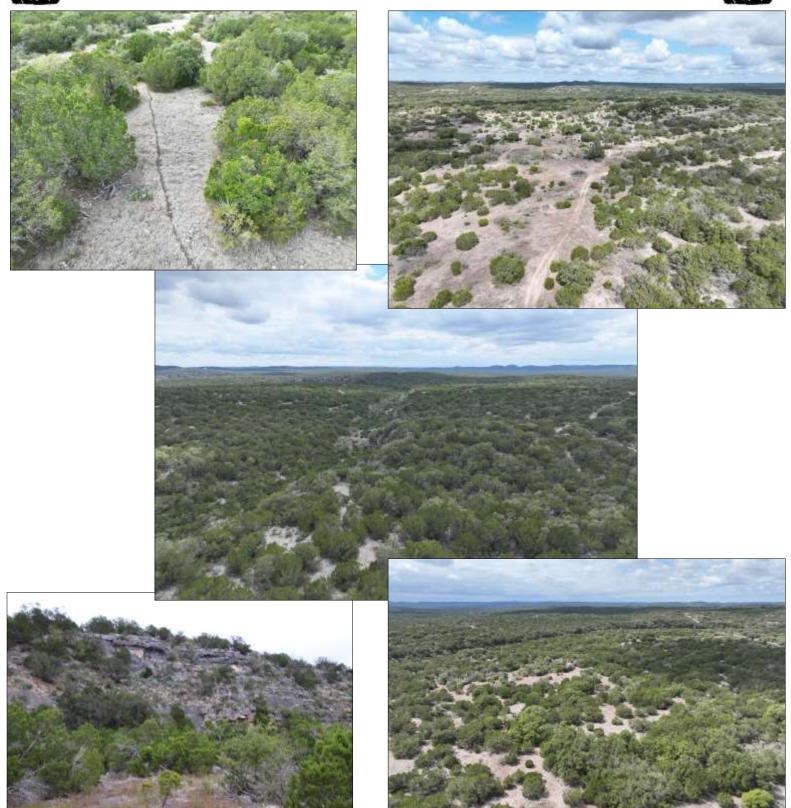
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Information About Brokerage Services

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	9005992	whcr@swtexas.net	(830)683-4435
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Glynn Hendley	532099	whcr@swtexas.net	(830)683-4435
Designated Broker of Firm Glynn Hendley	License No. 532099	Email whcr@swtexas.net	Phone (830)683-4435
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Morgan Davis III	598874	jmdavis@swtexas.net	(830)683-7090
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	l'enant/Sellen/Landlord Initia	ls Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

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IABS 1-0 Date