



ELM CREEK RANCH

KINNEY COUNTY | BRACKETTVILLE, TX

ELM CREEK RANCH

US 90 Brackettville | Kinney County



Price: Contact Broker For Pricing

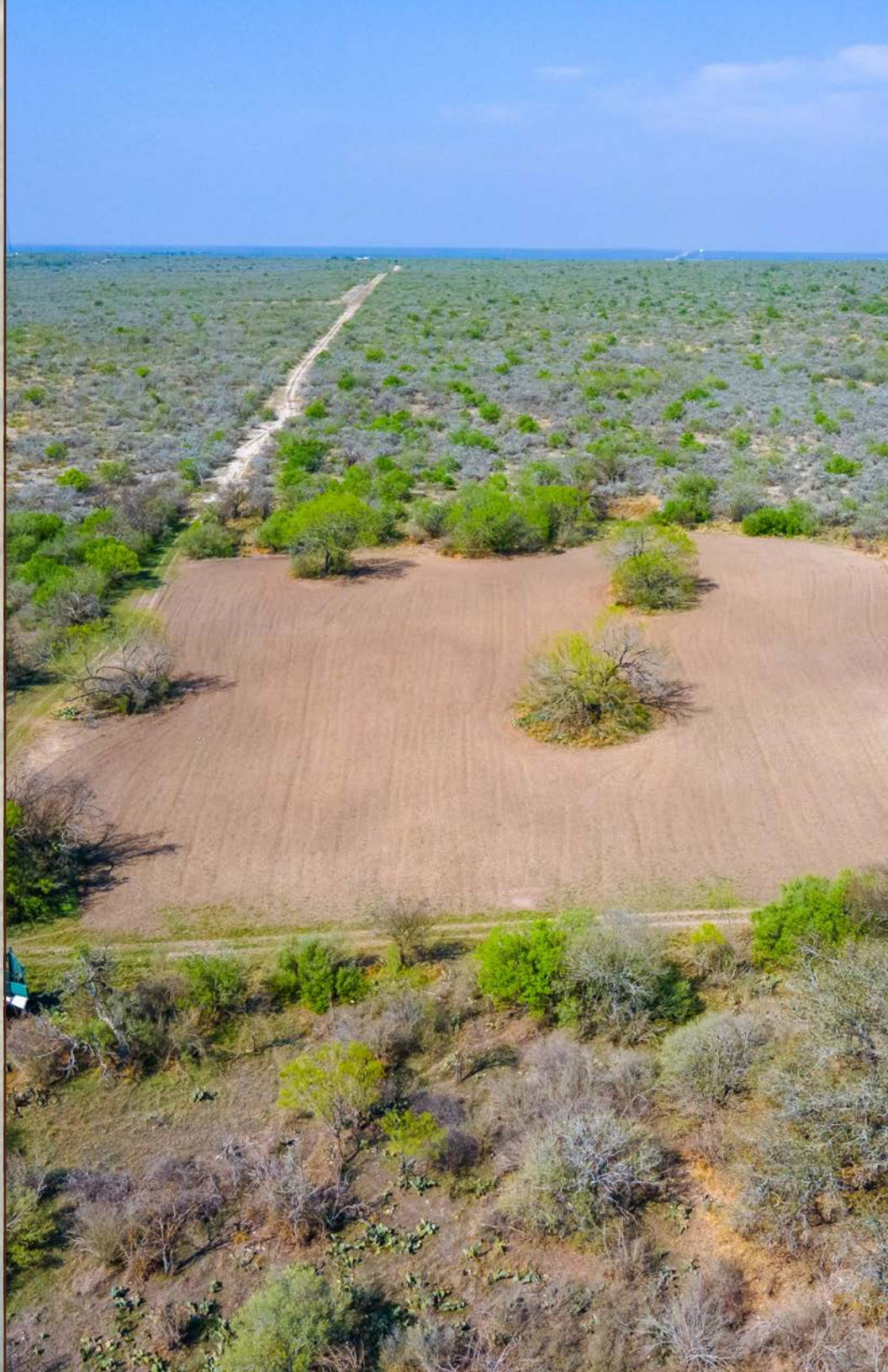


Land Size: ± 640 AC



Price/AC: Contact Broker For Pricing

Elm Creek Ranch is conveniently located 25 miles west of Uvalde in Kinney County. The ranch is perfectly located in the transition zone between the Hill Country and South Texas, offering rolling hills, as well as thick brush and native forbs that provide nutrient rich protein for the well managed wildlife. Elm Creek Ranch has been meticulously cared for and the simple, but well-maintained improvements will allow the new owner to enjoy this beautiful ranch from day one.



PRIME HUNTING

Elm Creek Ranch has been painstakingly managed for the past 17 years with selective harvesting of native Whitetail Deer and Axis. The abundant wildlife on this ranch has benefited from a year-round supplemental feeding program, food plots and the natural vegetation of the area. In addition to the feeding program, the ranch is also equipped with 5, strategically located watering stations. These water stations are supplied by the house well, providing year-round water for the wildlife. Other management tools include high fence on the East and West sides, and US-90 acting as a natural barrier to the South. In addition to Whitetail Deer and native Axis, the ranch is also populated with both Bob White and Blue Quail, as well as dove and turkey.



The modest, but very well-maintained improvements on the ranch allow the new owner to enjoy this South Texas paradise immediately. The headquarters consist of a 3 bed/2 bath mobile home located under the well-constructed barn. The barn was built with security in mind, as well as providing enough room for storage of equipment and feed, it also serves as a nice place to enjoy the evening after a successful hunt. In addition to the headquarters, the ranch also has a good set of cattle pens with sorting pens and fixed loading ramp.

TRUE SOUTH TEXAS PARADISE

While Elm Creek Ranch provides all the amenities of a “turn-key” ranch, there is still room for a new owner to expand on the well-thought-out improvements already in place and make this ranch your own. If you are looking for a ranch that checks all the boxes, Elm Creek Ranch is that ranch.



PROPERTY OUTLINE



ELM CREEK RANCH

KINNEY COUNTY | BRACKETTVILLE, TX

For more information about this property or Oldham Goodwin's Land Services, please contact



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

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