

CAPITAL

RANCH SALES



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FINDELCAMINO RANCH



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DESCRIPTION

Welcome to **FinDelCamino Ranch**, a stunning 53.94-acre ranch with a beautiful 5 bed/2.5 bath metal home, barn, and unparalleled hill country views! The custom built, fully furnished metal home, was thoughtfully engineered and provides a central haven for gatherings surrounded by natural landscape.



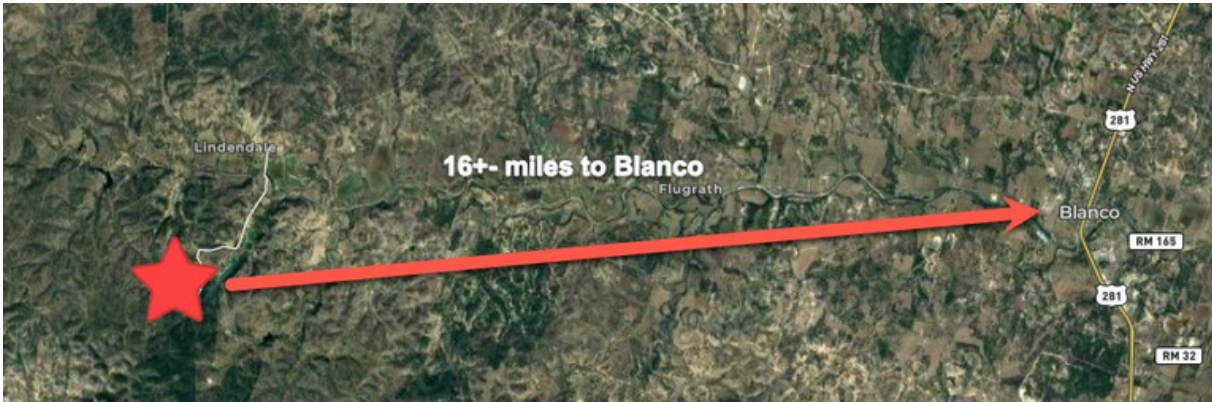
AGENT INFORMATION

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LOCATION



FinDelCamino Ranch is Located at the end of the private and paved Delaware Creek Rd where the resurfaced caliche road traverses to the heart of the ranch. Delaware Creek Rd is accessed off of RM RD 1888.
From Fredericksburg- 23+- miles
From Blanco- 16+- miles

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Property Map Link

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LAND FEATURES

- **Views:** Unlimited 360-degree panoramic views
- **2 Ponds:** one Spring-fed pond
- **Internal Road System:** Ideal for ATVs or walking trails
- **Property Tax Benefit:** Wildlife Valuation



WILDLIFE

- Whitetail Deer
- Hogs
- Turkey

- Aoudad
- Occasional Axis Deer
- Occasional Fallow



IMPROVEMENTS

HOUSE- FULLY FURNISHED (except one bed set)

- Size: 2,080 sq. ft. under A/C
- Porch & Balcony: 994 sq. ft.
- Bedrooms: 5 (1 upstairs, 4 downstairs)
- Bathrooms: 2 full, 1 half
- Outdoor Shower: Hot and cold water
- Aerobic septic system
- 760' water well with water softener and carbon filter
- Propane tank for stove
- All premium appliances included



BARN

- Size: 40' x 30'
- 2 roll-up doors (12' each)
- concrete floor

PERSONAL PROPERTY SOLD SEPARATELY

- Blinds: 1 tower blind
- 3 feeders available for sale
- 2023 CAN-AM Defender Lonestar Edition HD 10



TOPOGRAPHY

Topo Range from 1760-1900 Ft





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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Charles Y. Armstrong	687513	Charles@capitalranchsales.com	512-997-8855
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
J.Boyd Vaughan	793526	jboyd@capitalranchsales.com	830-400-9108
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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