

LAND FOR SALE

Walker Realty Group

LAND & RANCH

Hidden Hills Ranch

Donnie Walker
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210-771-9285
bsatcher@phyllisbrowning.com



+/- 99.68 Acres

Comal County

Call Broker for Price

OFFERING SUMMARY

360 degrees of breathtaking views from hilltop

Canyon Lake access 2 miles away

Great location with close proximity to New Braunfels and San Antonio

Wildlife tax exemption in place

Paved county road frontage

Road system in place to access entire 99 acres

Pond with views

No floodplain on 99 acres

Texas Hill Country native wildlife

One of the few reasonably priced large tracts in the area

Perfect for your Ranch Homestead

Welcome to Hidden Hills Ranch, a breathtaking 99.68-acre property nestled in the heart of Comal County. Offering 360-degree panoramic views, this stunning homestead ranch provides the perfect balance of seclusion and convenience, with New Braunfels and San Antonio just a short drive away. Enjoy private gated access off a paved county road, leading to a well-maintained internal road system that allows easy exploration of the entire property. Texas Hill Country native wildlife thrives here, making it an ideal setting for hunting, recreation, or peaceful retreat. With a wildlife tax exemption in place, owners can enjoy the financial benefits of responsible land stewardship. One of the ranch's standout features is its water lake/pond, creating a serene atmosphere and attracting wildlife. Plus, Canyon Lake is only 2 miles away, offering opportunities for fishing, boating, and water recreation. Hidden Hills Ranch is more than just land—it's a lifestyle. Contact us today to experience this Texas paradise firsthand! Schedule a tour today! Co-listed with Brady Satcher, Phyllis Browning Company.



[Video](#)
[Tour](#)

kw CITY VIEW
KELLERWILLIAMS.REALTY

KELLERWILLIAMS
LAND

Hidden Hills Ranch

LOCATION



Watch Video



Boundary line is approximate



Hill top to be partially cleared



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.

<u>Keller Willis San Antonio, Inc.</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>(210)378-0878</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date



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Brady Satcher	738666	bsatcher@phyllisbrowning.com	210-771-9285
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date