



Hideaway at Indian Creek



**111
Acres**



- Located in south central Edwards County
- Easy drive less than 25 minutes from Rocksprings
- The access off the highway is a very well-maintained county road for about 5 miles and quick easy drive off similarly maintained road for about a mile
- Perfectly placed with views over Indian Creek is a custom built 2541sqft 3/2 home with 720 ft of front and back porches. House has hardie plank siding, custom stone skirt, metal seam roof, hardie plank wrapped posts with cedar bracing, bamboo flooring, tile baths, large walk in shower in master, cast iron tub, granite counter tops, custom knotty alder cabinets, stainless steel appliances, high ceiling in living area with solid pine beam trusses, custom modular closets, fiber optic internet service, cat 5 connections in all bedrooms, surround sound, Ir security cams, attic with drop down stairs
- Licensed private water well with new well house to match décor of house, licensed aerobic septic system, Electricity in place on 2 places on the ranch
- 3000sqft barn, with 12' peak, 6'' concrete slab, 14 ft roller door, covered porch, roughed in electricity and plumbing
- Great terrain variation on this property offering a little bit of everything. Very large hill top offering spectacular views all across the southwest
- 2 large open valley bottoms lined with large oaks all around the boundary
- Seasonal dry Indian Creek runs through the middle of the property funneling tons of game all through the area
- Good pockets of heavy thick vegetation for the wildlife consisting of large live oaks, shin oak, cedar, agarita, and persimmon
- Located in a well-managed wildlife area with additional shared water well pumping water to 3 watering areas from 2 1500 gallon water holding tanks
- Year round feeding with great trail system with 4 high blinds with stairs and railing, 3 protein feeders, 3 corn feeders, hay feeder, and turkey feeder, electric fencing and solar energizers for 3 of the feeding areas
- Area has lots of good axis, elk, whitetail, aoudad, turkey, hogs, dove, fallow
- Perfect spot to retire on, raise a family, or just getaway to enjoy a relaxing weekend
- Wildlife exempt taxes
- \$995,000
- Listing #133

Western Hill Country Realty

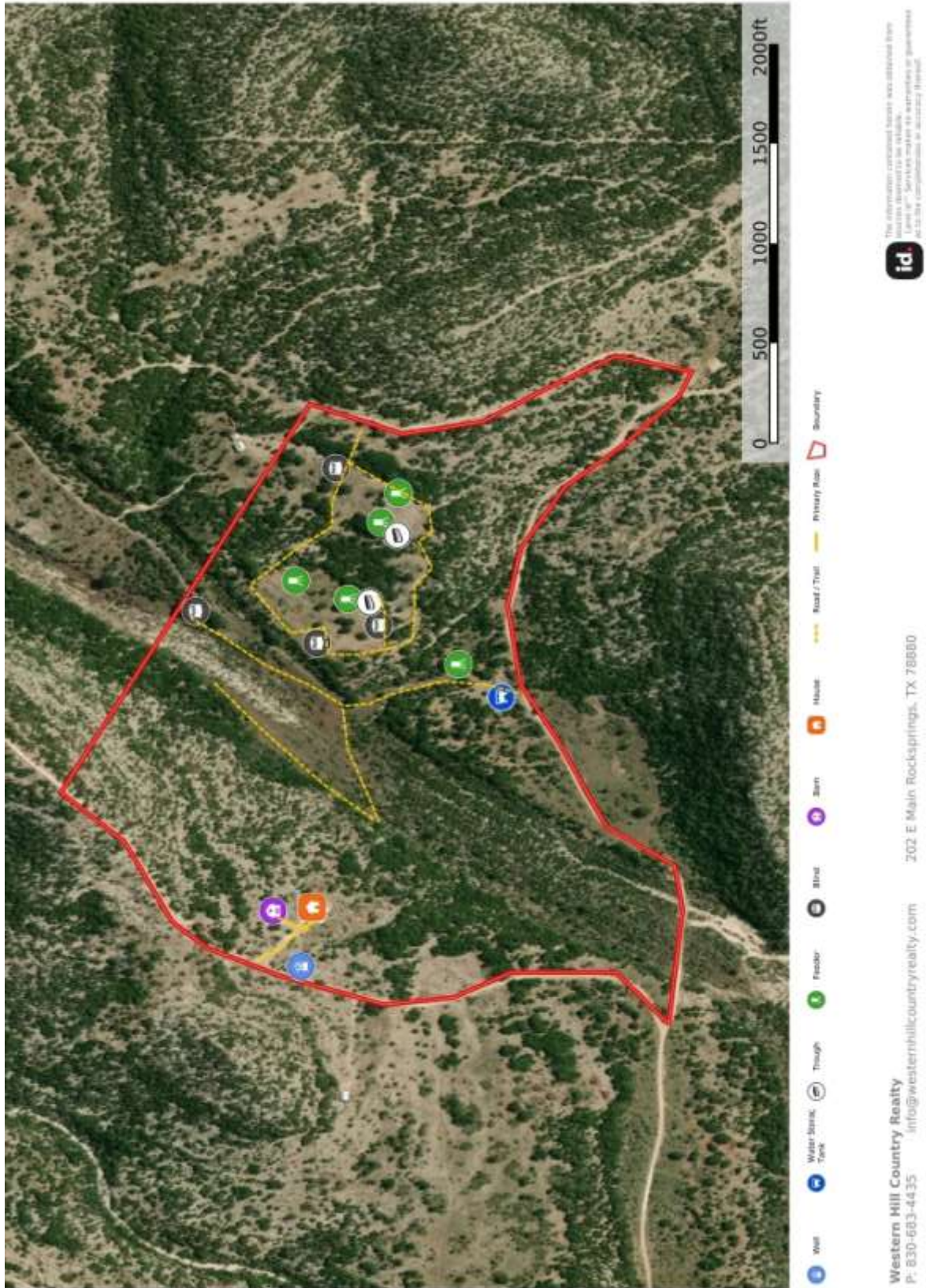
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Information About Brokerage Services

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.

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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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Revised

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