



#1540 Double K Ranch



**+/-1540
Acres**



- The Double K Ranch is a rare gem that has been in the same family for 27 years. The years of intense property and game management shines brightly. The ranch is slightly remote, offering maximum seclusion but it is very accessible by county-maintained roads. The variety of terrain offers a little bit of everything, yet the ranch is 100% useable. The Dry South Llano cuts through the southeast corner of the ranch carving out beautiful rock outcroppings. You must see the ranch to appreciate the property's rare characteristics.
- Located in far north central Edwards County, Texas
- The property can be accessed from the south via Edwards county road or from the north via Sutton County/Edwards county road from IH 10. Less than 30 minutes off the Interstate.
- Private entrance gate. No easement roads through the property
- The variety of terrain includes 20-mile hilltop views, lush fertile valleys with minimal rock, 2 large fields that could be reclaimed with clearing, and the South Llano River bottom that carves through the southeast part of the ranch
- The ranch boasts a mixture of thick vegetation areas and areas of spot clearing to allow forgeable vegetation to grow for wildlife. Sellers have created a prime habitat for wildlife.

Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com

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- Complete perimeter fencing (3 sides low, south side is game fenced), multiple cross fences, and an old set of livestock working pens
- Neighbors are all larger properties; no small neighbor
- 3 strong water wells equipped with electric sub pumps (windmill towers still intact to add aesthetics to the ranch)
- Large cisterns at each well with multiple watering troughs for wildlife
- The historic ranch house is a charming +/-1,478 sq ft 3-bedroom, 2-bath home offering all the comforts of home. Nestled beneath towering pecan trees, the house sits in a spacious open setting with breathtaking 360-degree views of the surrounding ranch. Furnishings and appliances will convey with the sale, making it ready to enjoy from day one.
- The bunkhouse under the huge oak trees is +/- 1220sq ft with an open floor with all amenities and can sleep a small army of family or guests (appliances and furnishings convey) Additional +/- 224sqft bonus house
- +/- 957 sq ft detached garage with 2 bays and a cozy apartment
- 1 covered parking shed to keep vehicles out of the elements, an additional shed/cover used as a game cleaning station
- 3 additional barns/farm buildings +/-2004 sq ft, 837 sq ft, and +/- 2772 sq ft allow for ample storage for all equipment and ranch extras
- (all square footage provided by ECAD)
- Large corn storage bin to store bulk corn, Feed hopper with ranch truck to fill feeders, John Deere crawler loader, Walk in cooler
- Miles and miles of improved ranch roads making ranch easily accessible
- Numerous blinds and feeders will convey with sale (exact number t/b/d)
- The abundance of free ranging game includes whitetail, turkey, hogs, abundant axis. This region of Edwards County is known for superior axis deer
- All mineral rights owned will convey
- Wildlife exempt taxes \$4,995,000 Listing #1540



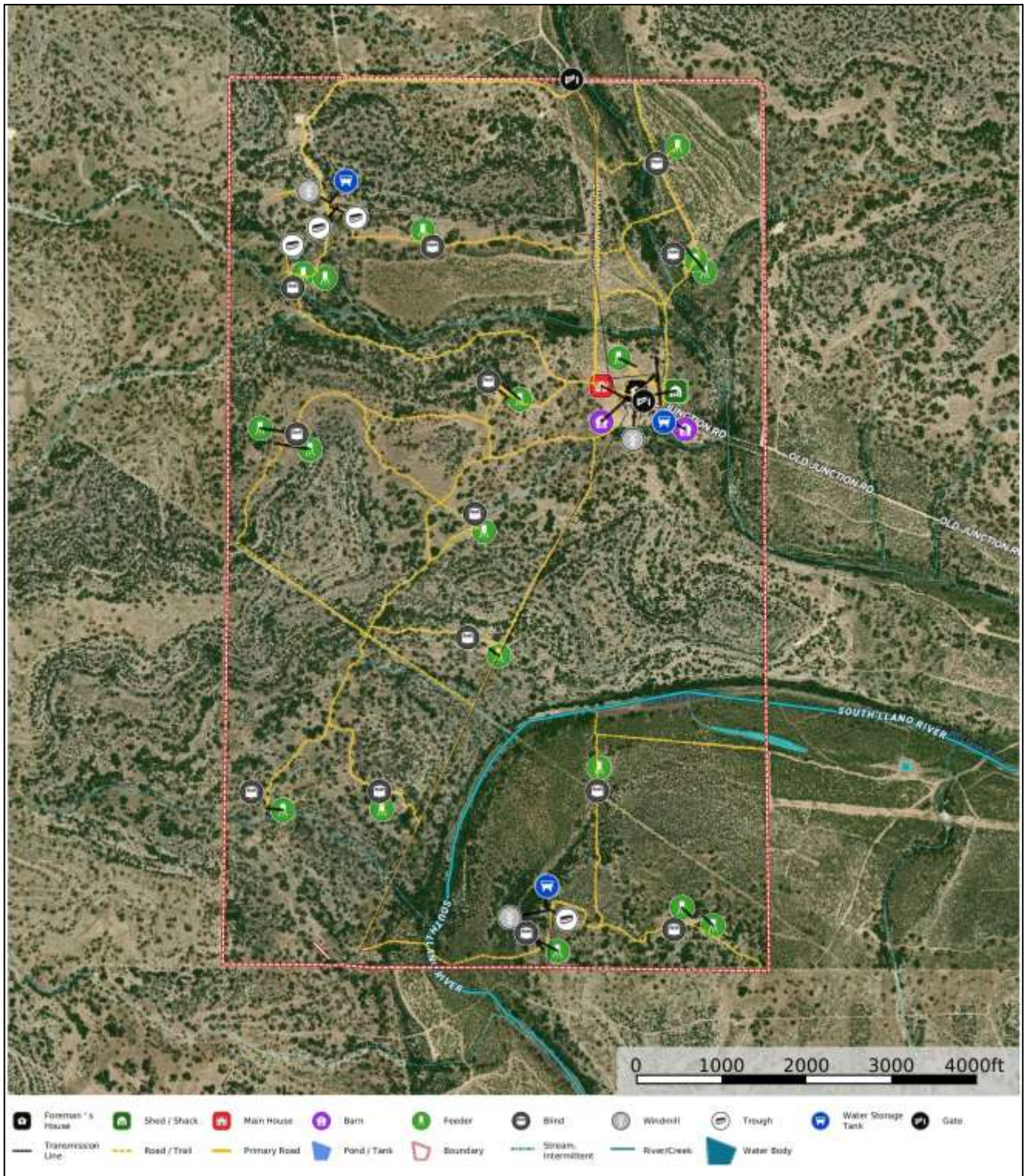
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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