

#181 Rusk Ranch

+/- **101.5**
Acres



Located in southwestern Edwards County, Texas

Good access less than 25 minutes from town

Perched high on the hilltop is a spacious furnished 30' x 60' barndominium featuring a 30' x 30' living area with two bedrooms, one bath, and an upstairs loft that provides additional sleeping accommodations for several guests

Private water well, licensed septic, electricity, additional shared water for the wildlife 30'x30' garage, shop, barn, and extra bathroom

Very clean, new feel, comfortable for the whole family and all the friends

Front deck overlooking the valleys and hills

allows for very relaxing early mornings and late afternoons

The garage can easily park a vehicle or two ATVs with roll up doors

Perfect weekend getaway property, must see to appreciate

Terrain is rolling to moderately steep

Heavy thick cover for the wildlife with several acres of more open terrain

Spectacular views from the hilltops

Several dry creek bottoms running through the property that feed into the Indian Creek, providing travel avenues for the variety of wildlife

Cedar, pinon pine, live oak, shin oak, agarita, mountain laurel making good habitat and vegetation for the wildlife. Wildlife to include axis, whitetail, elk, aoudad, hogs, occasional fallow, sika, dove and turkey

Great trail system all through the property leading to four areas with blinds and feeders and watering troughs that are maintained year round for the wildlife

4 blinds, 4 protein feeders, 5 corn feeders, 4 hay feeders, 3 watering troughs will convey

Cleaning and skinning area Wildlife exempt taxes \$779,000 Listing #181

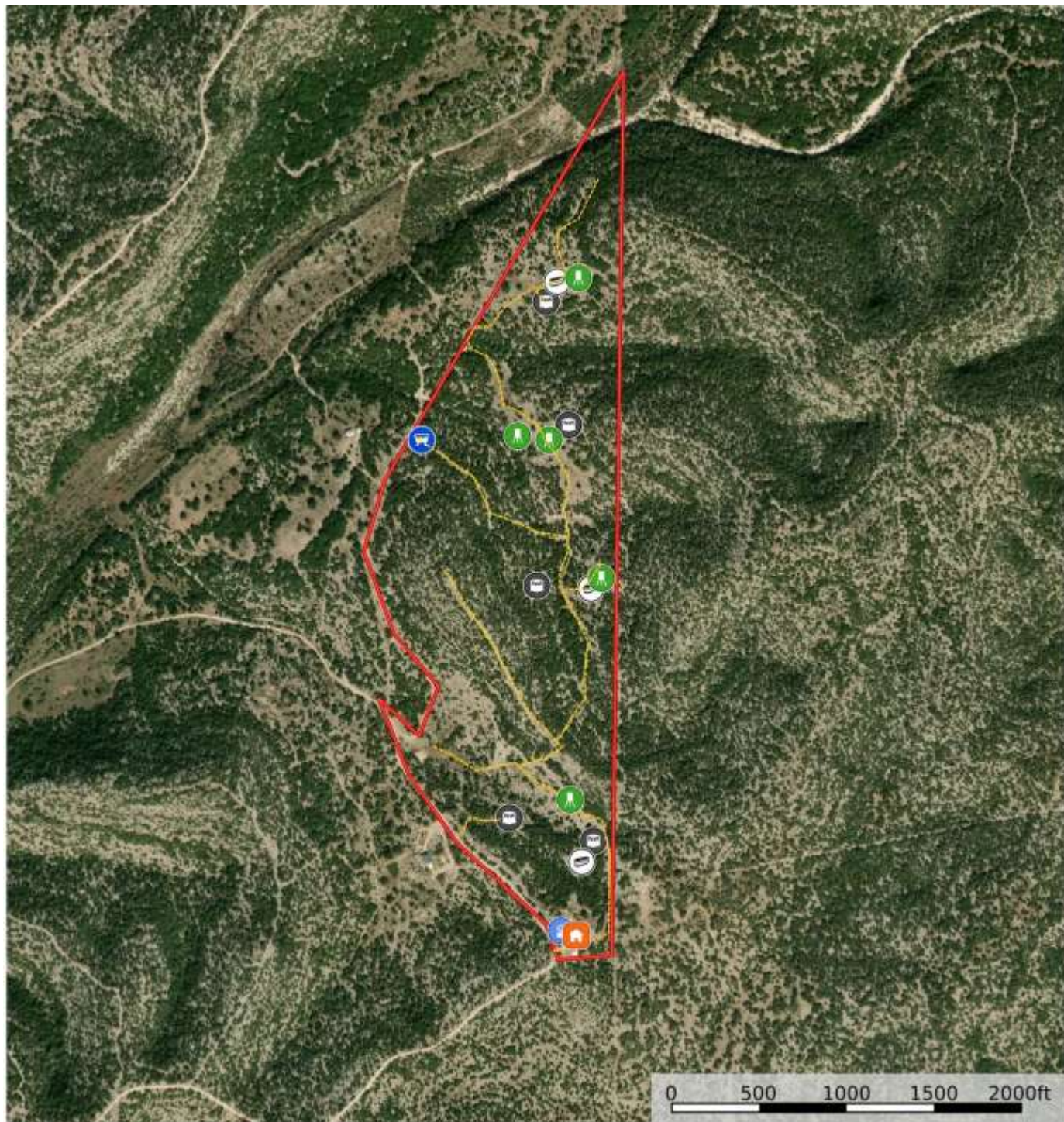
Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



#181 Rusk Ranch +/- 101.5 Acres



House Well Water Storage Tank Feeder Trough Blind Primary Road Road / Trail Boundary

Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



#181 Rusk Ranch +/- 101.5 Acres



Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



#181 Rusk Ranch +/- 101.5 Acres



Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



#181 Rusk Ranch +/- 101.5 Acres



Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



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.

WHCR, LLC	9005992	whcr@swtexas.net	(830)683-4435
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Glynn Hendley	532099	whcr@swtexas.net	(830)683-4435
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
John Morgan Davis III	598874	jmdavis@swtexas.net	(830)683-4435
Name of Sales Agent/Associate	License No.	Email	Phone