



# 5H Ranch



**+/-162  
Acres**

This ranch has it all! With excellent access, first-class accommodations, exceptional hunting opportunities, and breathtaking Hill Country terrain and views, it truly offers the best of everything. Whether you're seeking a luxurious family hunting retreat or a serene place to hang your hat, this ranch is a must-see. Check out the details below.

Located in western Edwards County just over a mile off the highway via excellent maintained road Less than 25 minutes from Rocksprings

The terrain offers a perfect blend, from level valleys with minimal rock and large live oaks and mesquite, to hilltops that offer up spectacular 30 mile views

Great private ranch roads Completely perimeter fenced

Stunning custom pipe custom entrance with electric gate

The luxurious accommodations feature a custom-built main house spanning approximately 860sqft, complete with a spacious master bedroom, expansive sleeping loft, vaulted ceilings, custom cedar woodwork, custom cabinetry, top-of-the-line appliances, a striking floor-to-ceiling rock fireplace, +/-306sqft of front and rear porches, along with a beautifully crafted rock walkway leading to the cozy rock fire pit.

The 720sqft metal building on a slab offers ample space for storing equipment and also boasts a bunkroom for overflow guests

There is also an outbuilding with a retractable roof that houses a Meade LX 200GPS telescope for viewing the stars

Private water well with large storage tank, electricity, licensed septic

Other extras that convey are:

Custom built well shed

2 hunting blinds, 1 protein feeder, 1 corn feeder, 3 hay feeders, 4 watering troughs - 3 with storage tanks, one tied directly to the water well

The hunting on this ranch has been meticulously managed

Areas have been left undisturbed and currently are home to **abundant** axis

The other game includes turkey, hogs and aoudad with great quality whitetail for this part of the hill country Wildlife exempt taxes

This ranch is turnkey, plush and game rich. Give us a call to schedule a showing soon!!

\$1,149,000 Listing #145

\*\*\*Please Note: The "County Road" shown on the interactive map is a mapping error by Google and does not exist. There are no easements through this ranch.

## Western Hill Country Realty

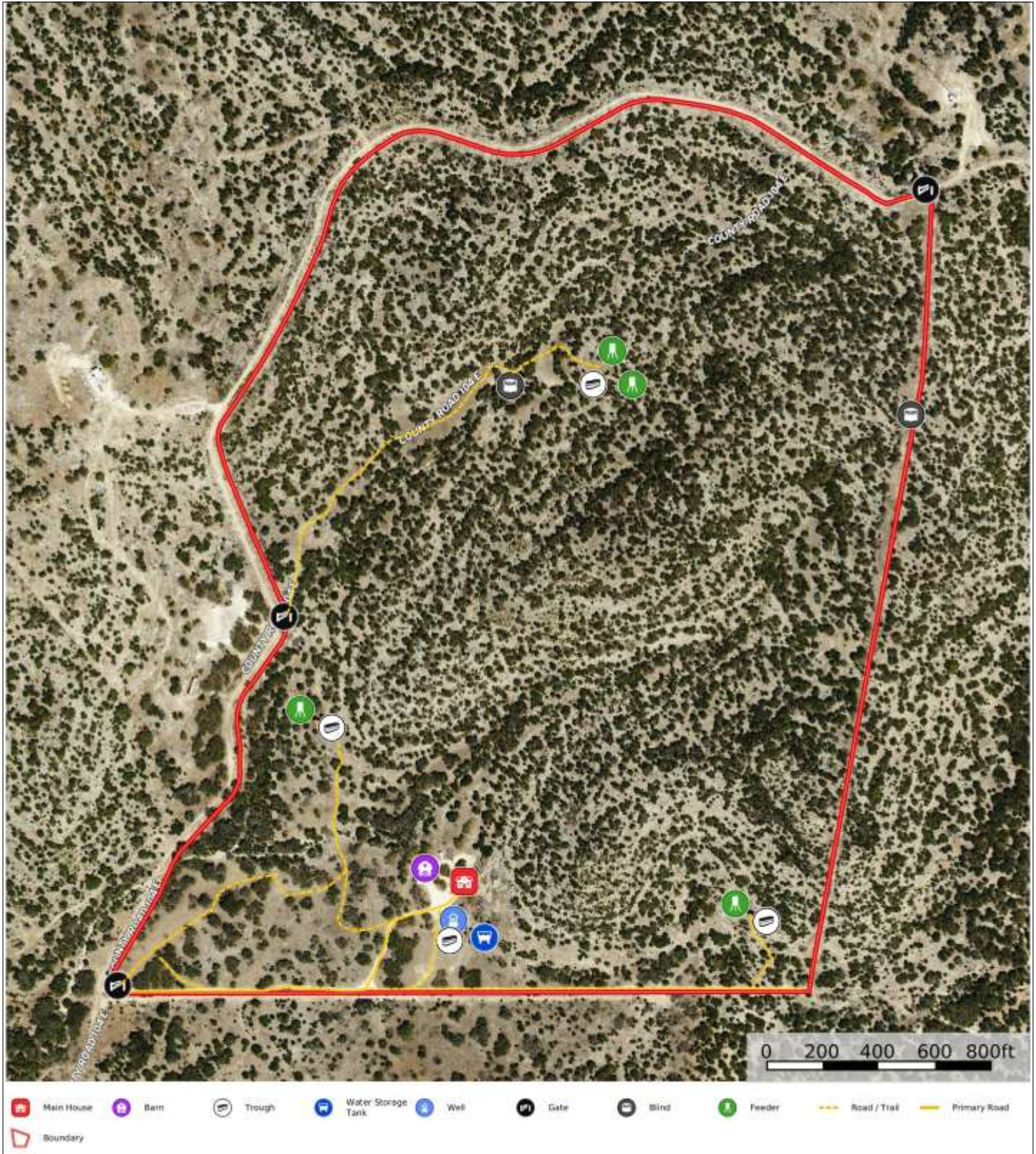
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830-683-4435



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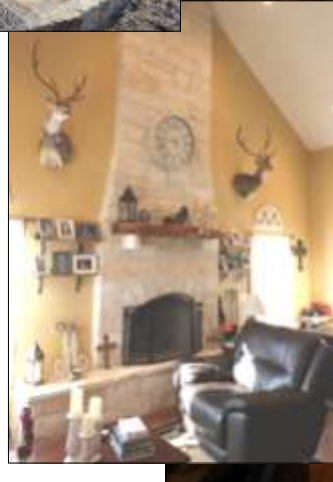
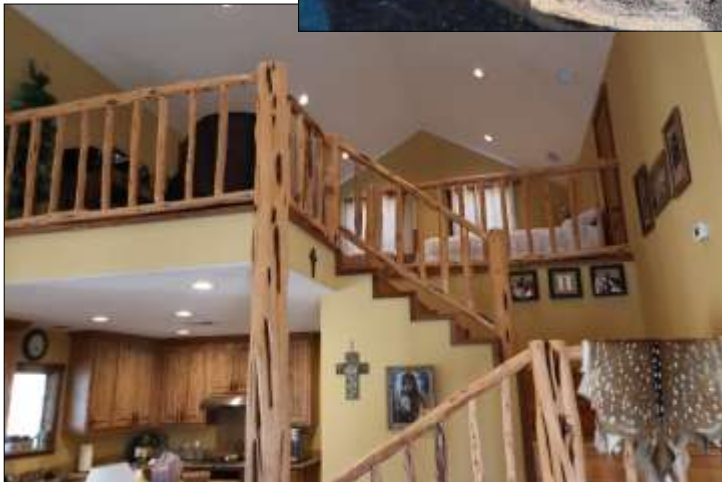
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## Information About Brokerage Services

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Morgan Davis III</u>	<u>598874</u>	<u>jmdavis@swtexas.net</u>	<u>(830)683-7090</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Western Hill Country Realty, 283 E. Main St., Rocksprings TX 76866  
Glynn Hendley

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Revised

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