28 ACRE ROCKSPRINGS RANCH

22850 SD Hwy Lot 198, Rocksprings TX 78880

28.15+/- Acres $149,900



Texas Ranch Brokers, LLC

313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

Copyright by Texas Ranch Brokers, LLC

28 ACRE ROCKSPRINGS RANCH

MAJOR PRICE REDUCTION – 28.15 Acres | Exceptional Hunting | Outstanding Hill Country Views | Rocksprings, TX

PROPERTY DESCRIPTION:
MAJOR PRICE REDUCTION – NOW $149,900
If you are looking for a smaller acreage property with serious hunting potential, beautiful Hill Country scenery, and plenty of privacy, this 28.15± acre tract near Rocksprings deserves a close look.
Located in Edwards County, an area widely known for its outstanding native and exotic game, the property offers excellent recreational and hunting opportunities. Aoudad, whitetail deer, axis deer, blackbuck, turkey, hogs, and other wildlife are found throughout the area, with large aoudad observed on and around the property.
The terrain is one of the property's strongest features. Elevated portions of the acreage provide impressive long-range views across the surrounding Hill Country, while the rolling terrain, native brush, and natural cover create an attractive setting for both wildlife and recreation.
Whether the goal is hunting, a weekend getaway, a place for a cabin or RV, or simply owning a manageable piece of Texas Hill Country, this property offers a combination that can be difficult to find at this price point.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

28 ACRE ROCKSPRINGS RANCH

Electricity is available, giving a future owner an important head start when considering improvements or a weekend setup.
At approximately 28.15 acres and priced at $149,900, the property is now offered at roughly $5,325 per acre.

PROPERTY HIGHLIGHTS

- 28.15± acres
- Reduced to $149,900
- Approximately $5,325 per acre
- Excellent hunting and recreational property
- Strong native and exotic wildlife presence in the area
- Aoudad, whitetail, axis, blackbuck, turkey, hogs and other game
- Large aoudad observed on and around the property
- Beautiful elevated long-range Hill Country views
- Rolling Edwards County terrain
- Native brush and natural wildlife cover
- Electricity available
- Potential cabin or RV site
- Private and secluded setting
- Convenient weekend getaway from San Antonio

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

28 ACRE ROCKSPRINGS RANCH

This property should appeal strongly to buyers looking for quality hunting acreage with exceptional views without having to purchase a large tract.

DIRECTIONS:
From San Antonio Texas take I-10 west towards Kerrville TX go through Kerrville and take Exit 490 for TX -41 towards Rocksprings/ mountain Home. Turn left onto TX-41 W and go approx. 46 miles and turn left on to Ranch to market road 335 and go 1.7 miles gate will be a New black steal gate on left. once thew the gate follows fence line to the right all the way down until power poles end and you see a little storage building.

For more information or to schedule a showing, contact:

Joey Whelan-Agent
Texas Ranch Brokers, LLC
E: joey@txranchbrokers.com
P: 210-393-5335

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

Copyright by Texas Ranch Brokers, LLC

28 ACRE ROCKSPRINGS RANCH





All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

28 ACRE ROCKSPRINGS RANCH

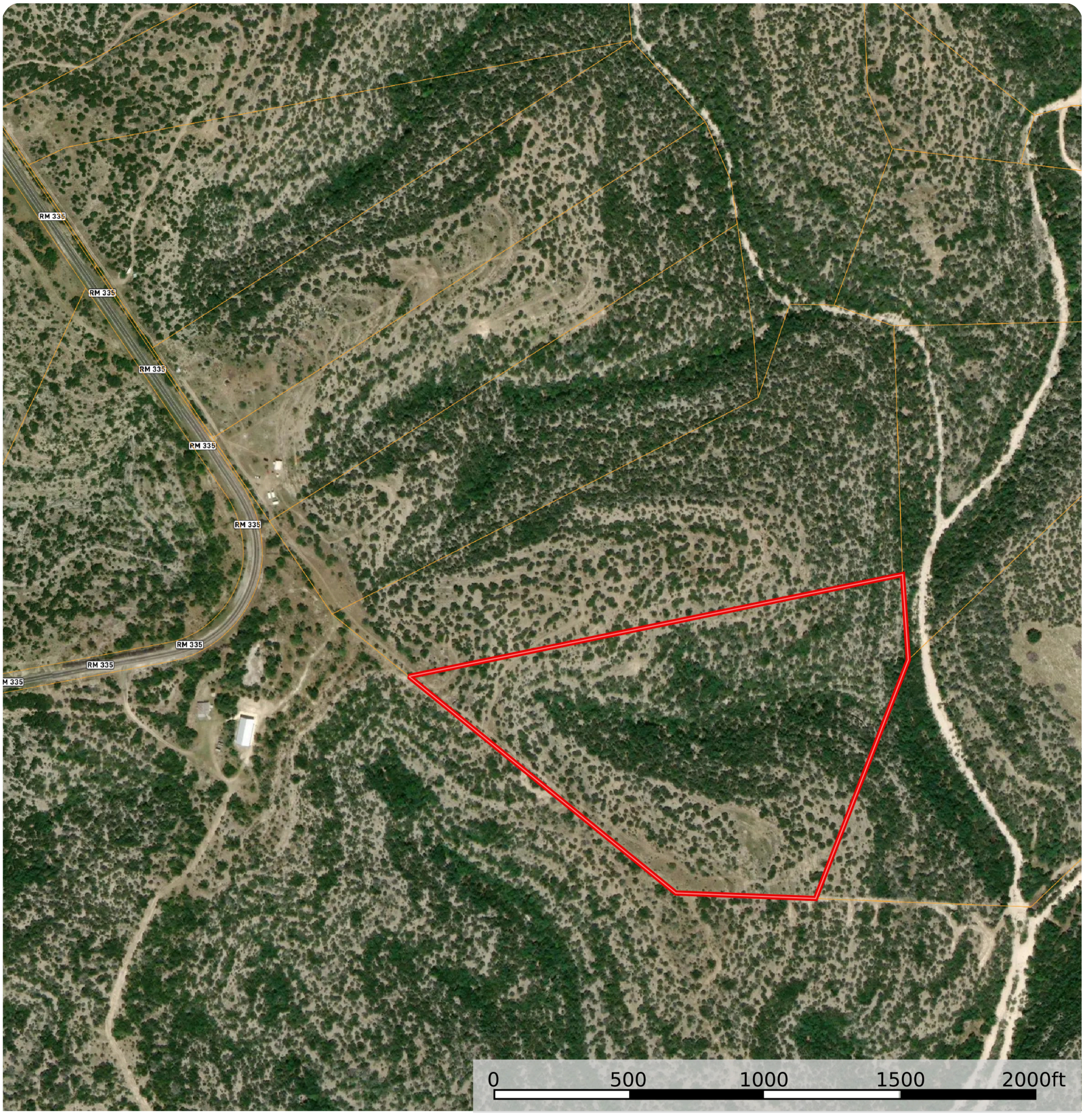






All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

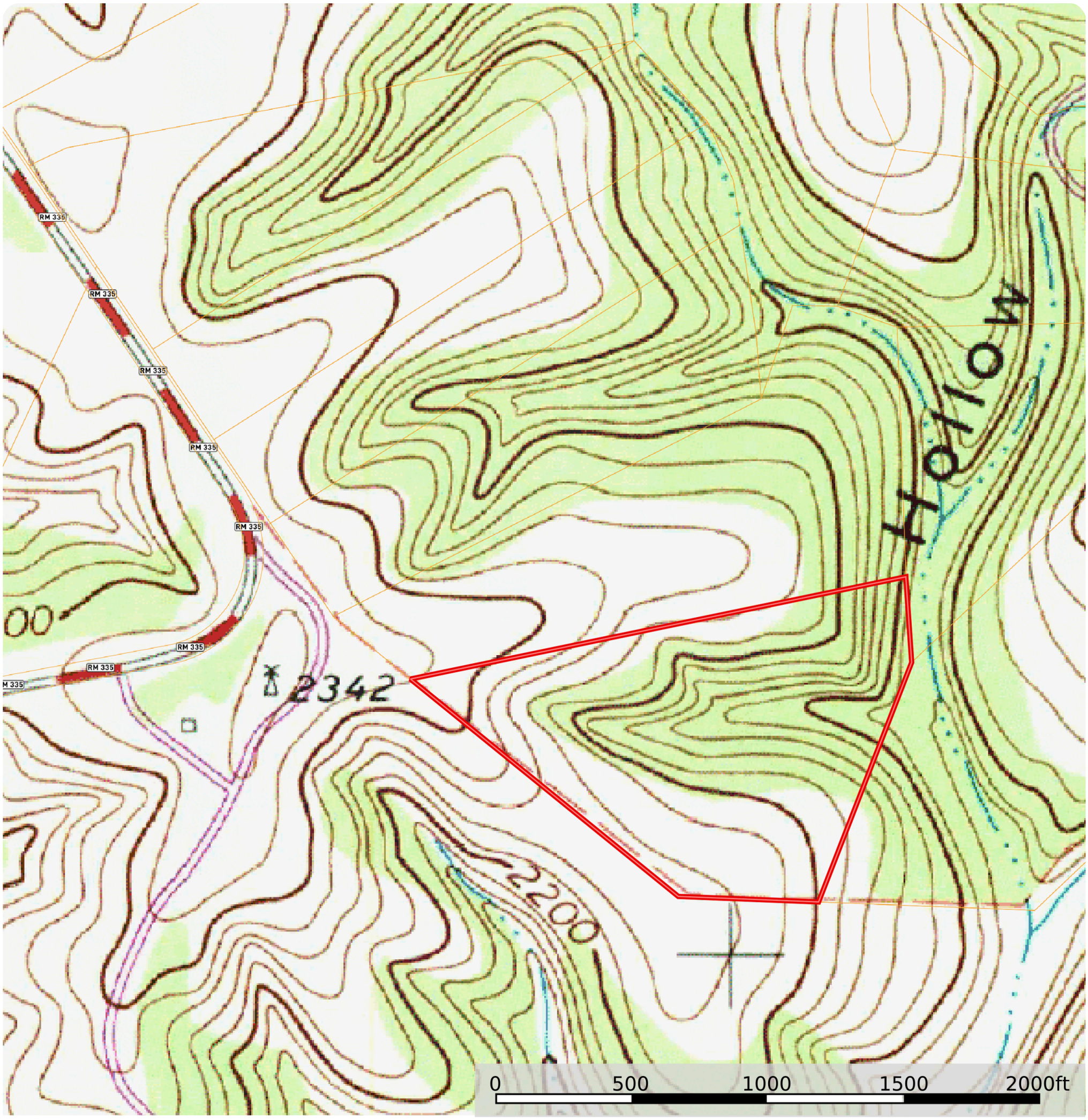
MAPS



Boundary

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

MAPS



Boundary

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

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.

EQUAL HOUSING OPPORTUNITY

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. **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:
  - 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.

Texas Ranch Brokers, LLC		**info@txranchbrokers.com**	**(512)756-7718**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael (Mike) Bacon		**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
		jwhelan@commanderclearing.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joey Whelan	**797218**	**Joey@txranchbrokers.com**	**(214)537-2997**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Listing Agent: Joey Whelan



210-393-5335 joey@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

TXRANCHBROKERS.COM

DISCLAIMER: *The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.*

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.