

Buffalo Draw Ranch



**+/-2412
Acres**

This ranch is a diverse treasure of the western hill country that must be seen. The privacy, views, hunting and lodging comforts that the Buffalo Draw Ranch offers are something to behold. This property is 96% low fenced with many very large neighboring ranches. See the impressive details below.

Located in west central Edwards County It is a 40-minute drive from Rocksprings, 2hrs 40 minutes from San Antonio
Two access points to the property, one where the ranch touches the county road the other through a private deeded easement.

Both gated and end of the road. As private as it gets!

The terrain of the ranch varies greatly, from sprawling mesquite flats with minimal rock to high hilltop views like where the cabin is located. The elevation ranges from 2240ft to 2020ft.

Live oak lined Buffalo Draw runs east to west through the northern part of the ranch carving out unique features.

The abundant large live oaks lining the creek make great turkey roosts

3 water wells provide water to multiple water storage tanks carefully placed throughout the ranch with +/-30,000 gallons of storage that feed 12 watering troughs via 10+ miles of water lines

Two water retention dams have been 85% completed, need finishing touches and a good rain

Abundant new perimeter fencing. All fencing is in excellent condition.

The entire perimeter has been cleared and can be driven by UTV.

20 + miles of improved pasture roads allow access to the majority of the ranch

The 2 story +/-2784 sq ft 4/3 lodge sits on a hilltop with miles and miles of hill country views from both the 2nd floor and bottom porches. Western/ranch style construction and décor. Living area, dining area and kitchen are open concept. Stairway and second floor hallway are open to below. Large storage room, laundry room, modern kitchen, and modern appliances. High vaulted ceiling. Furnished with appliances. Central heat and air. Septic.

Starlink Wifi system. Can easily accommodate 12+ guests with room to spare.

Concrete walkway leading to outdoor hot tub 900 sq ft metal building on slab with roll-up door

Large game cleaning area on a slab with top-of-the-line 8x10 walk-in cooler

Caterpillar 2550 Skid Steer with multiple attachments Ford Ranch pick up

Generac Guardian 24KW propane generator with large propane storage tank

Rainwater catch system off the metal building adds more water to storage tanks

15 feeders are placed throughout the ranch, with multiple gun blinds and many bow stands (Sellers are mainly bow hunters)

Large feed storage bin and feed trailer to make filling feeders easy

Ranch has been under intense wildlife management for at least 15 years

Game includes great free range genetic whitetail, abundant trophy axis, turkey, hogs, aoudad, the occasional elk, sika and several other free ranging exotics

Wildlife exempt taxes \$4,999,000 Listing #2412

Western Hill Country Realty

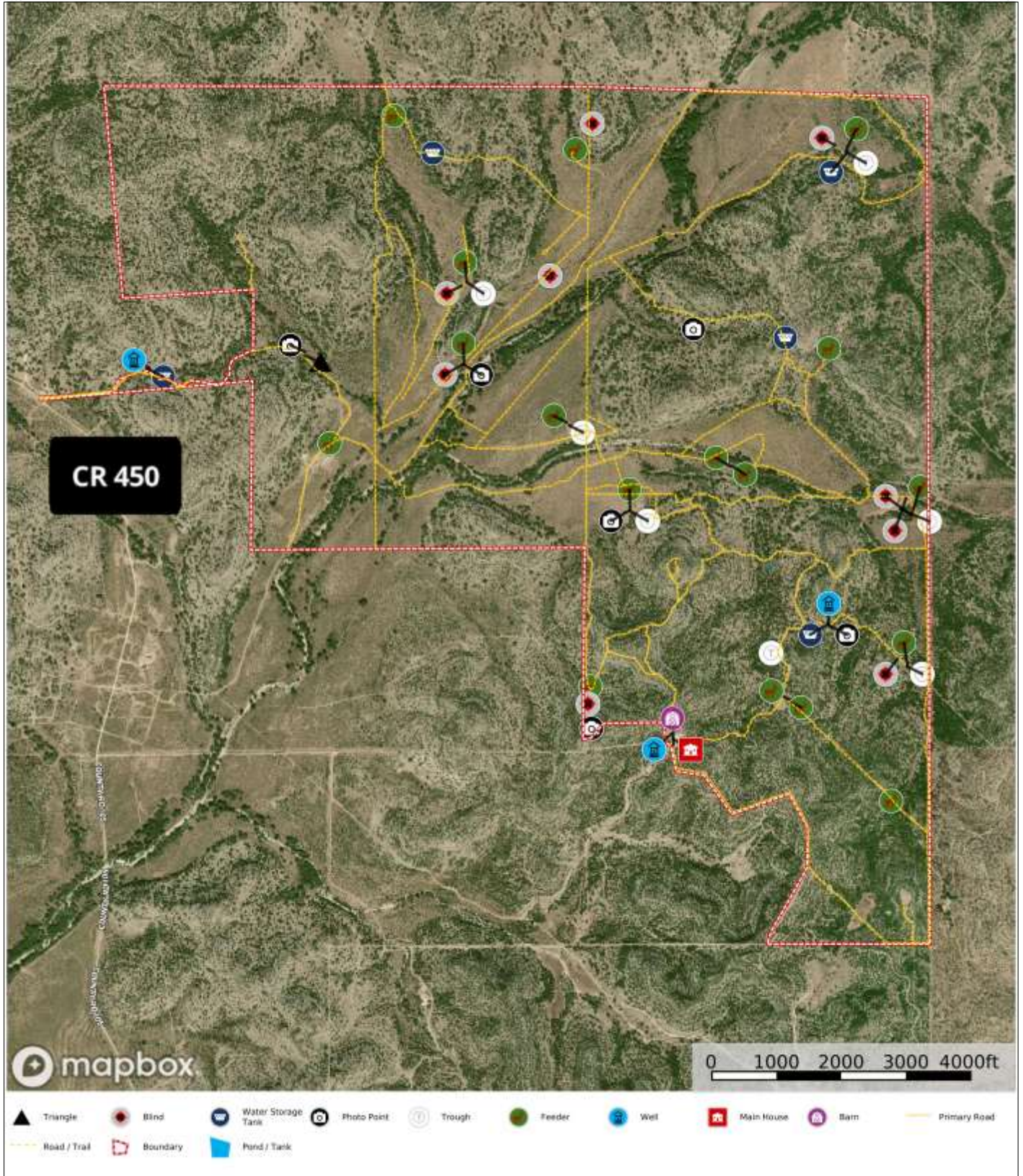
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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Revised

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