A tascosa County
1,289± Acres
2,440± square foot house & a casita
Convenient to Campbellton, Texas
Two wells
7± acre lake
2,440± square foot house & a casita
4,500± square foot hunters lodge
MLDP Whitetail deer management program
The Red Rock Ranch is a highly productive 1,289± acre game-fenced hunting ranch for sale in Atascosa, Karnes, and Wilson Counties. The ranch is located northeast of Campbellton, Texas on County Road 413, just over an hour from San Antonio International Airport, and just 28± miles from the Karnes County Airport.

The centerpiece of this ranch is an incredible headquarters featuring the main home, a casita and a lodge complete with all of the comforts of home. The main home is a beautiful 2,440± square foot ranch style stucco house with three bedrooms and three bathrooms. The open floor plan in the living areas feature expansive windows providing natural light and incredible views. Arched stone accents around the back patio overlook the hillside and a pond in the distance.

The casita is a 2,700± square foot lodge with four bedrooms and four bathrooms. At one end of the casita is an outdoor bar & entertainment area, complete with sink, grill and plenty of room for seating. Separate and in one corner is the gunroom, completely self-contained for maximum security and safety.

The 4,500± square foot hunters lodge with two bedrooms and two bathrooms is fashioned as one would expect of a ranch of this nature. A beautiful open living and dining area with seating areas are spaced perfectly around the huge windows and the rock fireplace, with excellent views of the outdoors, and perfectly landscaped headquarters. The outdoor veranda follows the theme of the grand western South Texas ranch with its high vaulted tongue & groove ceiling, to the rocked walls and stained concrete floors. It offers the comfort of outdoor dining and entertaining with the convenience of its own kitchen, BBQ pits, chefs grill and bar.

Miles of underground water lines span from two electric wells to supply water to the improvements, lakes, ponds, and troughs across the property. The largest lake, at an approximate seven-acres, features a covered fishing dock and a covered boat shed. Other ponds across the property feature a fishing pier, a drivable bridge, and a 100’± walkway bridge.

Not far from the headquarters are two large barns. The first of which is a 3-bay implement shed with an air-conditioned office. The second barn has 4 bays with overhead doors and open bay for cleaning harvests and a refrigerated holding area. Over 1.3± miles of black top roads extend from the entrance to the barns and headquarters.

A MLDP whitetail deer management program has been in place for several years. The Red Rock Ranch has been meticulously improved to provide an exceptional habitat for quail, blackbuck, dove, turkey and the highly improved whitetail genetics. This is an outstanding South Texas deer and quail hunting ranch.
Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

BRETT RIFF 830.741.2040
NMLS835201
capitalfarmcredit.com | NMLS493828

Together we’re better.
Partnership that really pays.
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.

Texas Ranch Sales, LLC 542739 info@texasranchsalesllc.com 830-741-8906
Licensed Broker /Broker Firm Name or Primary Assumed Business Name
Sheldon Grothaus 477163 sheldon@texasranchsalesllc.com 210-854-5833
Designated Broker of Firm License No. Email Phone
Licensed Supervisor of Sales Agent/Associate License No. Email Phone
Sales Agent/Associate’s Name License No. Email Phone
Buyer/Tenant/Seller/Landlord Initials Date
Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
11-2-2015