Branch Ranch
2,408± Acres | Kerr County, Texas

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Located approximately 30 minutes west of Kerrville, Texas sits this 2,408± acre game-fenced recreational, hunting, and cattle ranch. This beautiful property has been highly improved with a recently remodeled 6BR/5.5BA 2-story main home, a guest home, three hunter/guest cabins, caretakers home, and more. Gentle rolling hills covered in native grasses make up the north half of the ranch and lead to steep canyons on the southern edge, which provide spectacular views overlooking the rugged terrain of the Sabinal and Frio River Canyons.

This property is co-listed with Mystic Hills Realty.
Kerr County

2,408± Acres

6BR/5.5BA Main Home

Numerous Improvements

Located in Kerrville, Texas

Incredible Views

Rolling Hills to Steep Canyons

Superior Whitetail Genetics
2,408± acres located just 30± minutes west of Kerrville, Texas in Kerr County is the incredible Branch Ranch. The Branch Ranch is a magnificent Hill Country retreat like no-other. The ranch features a 4BR/4.5BTH 2-story main home, a guest house, three hunter cabins and a caretakers home. A large workshop and equipment barn provide a sufficient amount of storage. The main drive originally doubled as a 3000’ runway for single engine or light twin aircraft. The perimeter of the ranch is high-fenced and much of the cedar has been cleared providing excellent pastureland. This property has ten deer breeding pens and numerous hunting blinds and feeders.

Wildlife is abundant on the ranch and includes whitetail, axis, turkey, black buck, fallow and aoudad.

The ranch features four storage tanks, and four water wells serving three pastures along with three stock tanks to keep the ranch well-watered for cattle or game animals.

The main house was recently remodeled; the property is covered with native grass and large hardwoods including post oak and live oak trees. Topography includes much usable land with gentle rolling hills and a few steep canyons.

This ranch is a ready-to-go cattle or hunting ranch, this is an extraordinary turn-key rare find large tract in Kerr county.
Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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 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.

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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<tr>
<th>Broker’s Licensed Name or Primary Assumed Business Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
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<tr>
<td>Agent’s Supervisor’s Name</td>
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<tr>
<td>Sales Agent/Associate’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials | Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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