Nichols Creek Ranch
32± Acres | Kerr County Texas

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Kerr County

32± Acres

Historic Guadalupe River Frontage

Convenient to Kerrville, Texas

Hwy 27 Frontage

Excellent commercial exposure

Electric service & water well in place

Limitless Potential
This 32± acre ranch for sale in Kerr County, Texas is located between Ingram and Kerrville with access from Highway 27 and over 700’ of frontage on the historic Guadalupe River. The live water Nichols Creek Ranch, on the bank of the Guadalupe River, is an exceptionally rare opportunity to own a unique tract of land in the Texas Hill Country. This property offers limitless potential for personal and commercial development.

The Guadalupe River frontage is pristine, with towering cypress trees lining the banks of the waterway. The river alternates between wide pools and rushing waterfalls, offering countless spots to enjoy the sights and sounds of the river. The river frontage offers enough surface water for recreational pursuits like kayaking, canoeing, swimming, and fishing.

The property includes frontage on State Highway 27, locally referred to as Junction Highway, with excellent exposure for commercial use. This frontage is approximately one mile from Ingram and less than five miles from Kerrville with a traffic count of over 14,000 vehicles per day. Electric service and one water well are already in place. This would be an excellent location for a commercial business, an investment property, or residential development.
Nichols Creek Ranch
Kerr County, Texas, 35 AC +/- Boundary
Stream, Intermittent River/Creek Water Body

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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.

STEVEN AHRENS  830.257.4444
NMLS1031422
capitalfarmcredit.com | NMLS493828

Together we’re better. Partnership that really pays.

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 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.

<table>
<thead>
<tr>
<th>Company Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
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<tbody>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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