Hondo Creek Ranch
1,485± Acres | Medina County Texas

Texas Ranch Sales, LLC
830.741.8906
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TexasRanchSalesLLC.com
Medina County

1,485± Acres

Great Access

Convenient to Hondo, Texas

Judge Roy Bean Inspired Cabin

Abundant Native Wildlife

Completely High-Fenced

Endless Possibilities
Balanced on the transitional zone between the Texas Hill Country and South Texas, this vast ranch for sale in Medina County, Texas has ±1,485 acres of incredible high-fenced topography in the heart of prime Texas deer hunting territory. The possibilities are endless here for recreation, hunting, and ranching in a private and secluded, yet convenient, location.

This impressive piece of land lies along Hondo Creek and FM 462, about 15 minutes north of Hondo and just an hour from San Antonio. The area is scenic and wild, and the ranch is just eight miles down the road from the Hill Country State Natural Area. The topography of the ranch is dramatic with elevation changes of over 150 feet, that range from rolling hills to steep limestone bluffs. The multiple peaks of the ranch offer compelling panoramic views for miles across the surrounding countryside. There is over two miles of frontage on wet weather Hondo Creek.

The Hondo Creek Ranch has abundant native wildlife including Whitetail and Axis deer. The entirety of the ranch is high fenced and is outfitted with several blinds and feeders that will convey with the sale. The majority of the ranch is covered by trees and high protein brush, but an array of senderos have been cut across the land with hunting in mind. The two essential elements of a destination hunting ranch are in place with ±1,485 high fenced acres and close proximity to San Antonio by car, or to air transportation via San Antonio or Hondo Municipal airport, just 15 minutes away.

The ranch has two operating water wells, one solar and one electric, and has a SAWS water conservation easement. There is a two bedroom cabin on the property with a Judge Roy Bean inspired design.

The opportunity to own this expansive, scenic, and wild ranch, so close to urban amenities, is a special occasion. The simple joy of setting off across this extraordinary piece of land for recreation, exploration, and adventure is a special opportunity in and of itself, but there is also tremendous potential here for a multitude of revenue producing concepts.
HONDO CREEK RANCH - 1,485 AC +/-
MEDINA COUNTY, TX

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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844.932.6277   www.mapright.com

10/25/2018

Stream, Intermittent
Stream, Perennial
Pond/Tank
Property Boundary
10/25/2018
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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>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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