Rancho Del Cielo
320± Acres | Medina County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
RANCHO DEL CIELO

Accessible right on I-35 frontage road less than two miles north of Devine and 25 miles south of San Antonio, Texas, the Rancho Del Cielo is in a prime location for commercial use. The rolling South Texas terrain is covered in dense and diverse native brush. Approximately 40% of the property has been cleared of brush and the pastures are blanketed in thick native grasses. Hundreds of massive Oaks freckle the entire landscape. Two quarter-acre ponds provide water for the livestock and abundant native wildlife. A family owned ranch for many years, this ranch would make an excellent commercial, residential or hunting property very convenient to San Antonio.
Medina County

320± Acres

I-35 Access

Rolling Terrain

Located in Devine Texas

25± Miles South of San Antonio

Water and Electricity in Place

Commercial, Hunting or Recreational Use
Medina County ranch or commercial listing for sale accessible on I-35 frontage road less than two miles north of Devine and 25 miles south of San Antonio, Texas. The Rancho Del Cielo is a 320± acre property in a prime location for numerous commercial opportunities. Deposits of high quality sandy silica gravel cover much of the acreage.

The rolling South Texas terrain is covered in dense and diverse native brush including Mesquite, Granjeno, Cenizo, Guajillo, Guayacan and White Brush. Approximately 40% of the property has been cleared of brush and the pastures are blanketed in thick native grasses. Hundreds of massive Oaks freckle the entire landscape. The thick brush and huge Oaks provide the property with privacy from I-35.

Two quarter-acre ponds fed by runoff from Chacon Creek provide water for livestock and the abundant native wildlife. Three water wells service the property, and a city water meter is also in place. Medina Electric provides electricity. A family owned ranch for many years, this ranch would make an excellent hunting and recreational property very convenient to San Antonio.
RANCHO DEL CIELO - 320 AC +/-
MEDINA COUNTY, TX (AERIAL OVERVIEW)

Date: 5/30/2018
Data Source: TNRIS, USDA

Texas Ranch Sales
5331 County Rd 531 Hondo, TX 78861
P: (830) 741-8906
www.texasranchesales.info
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 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.

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>Broker’s Licensed Name or Primary Assumed Business Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Broker’s Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Agent’s Supervisor’s Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Sales Agent/Associate’s Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
</tbody>
</table>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0