Located in Yancey, Texas, the 444 Ranch has huge Live Oak trees which are scattered throughout the property, along with dense underbrush providing excellent cover and forage for wildlife. The entire ranch has new galvanized perimeter and interior fencing; is fenced into 4 pastures, appx 60% native brush, 40% in improved coastal hay fields. It has a newly renovated 2 bedroom/1 bathroom cabin, an equipment/storage barn, an excellent set of livestock working pens, Priefert working chute, pipe sorting/holding pens and a load-out ramp.
Medina County

444± Acres

Located in Yancey, Texas

60% Brush & 40% Improved Pastures

Cabin

Galvanized Fencing

Excellent Hunting

Great Location
Acres: 444 +/- Acres

Location: SW of D’Hanis, TX, south of Hwy 90 and fronts on CR 7421.

Description: The 444 Ranch has huge Live Oak trees which are scattered throughout the property, along with dense underbrush consisting of large mesquites, guajillo, granjeno, black brush providing excellent cover and forage for wildlife. The entire ranch has new galvanized perimeter and interior fencing; is fenced into 4 separate pastures; with approximately 60% being native brush and the remaining 40% in improved coastal hay fields.

Water: Water on the ranch is inclusive of 2 shallow water wells, one new 30gpm Edwards well, two ponds ranging in size from .5 to 1 acre, a rural water meter and the wet-weather Tehuacana Creek. (The Tehuacana Creek rises seven miles south of Hondo in central Medina County and runs southeast seventeen mile to its mouth on Hondo Creek, six miles west of Moore in Frio County (at 29°03’ N, 99°08’ W). West Tehuacana and East Tehuacana creeks join Tehuacana Creek within a mile of each other two miles southeast of Yancey.)

Wildlife: Native wildlife including turkey, quail, dove, and whitetail deer is abundant and roam freely through the ranch.

Improvements: 444 Ranch is a low-fenced cattle and recreational ranch; it has a newly renovated 2 bedroom/1 bathroom cabin, an equipment/storage barn, an excellent set of livestock working pens, Priefert working chute, a nice arrangement of pipe sorting/holding pens and a load-out ramp. There are also four hunting blinds and four corn feeders that will convey with the sale of property.

Minerals: Owner will convey all minerals owned.

Remarks: This is a very quiet place located off of an all-weather County Road that receives very little traffic. It has great roads servicing the entire property; is clean and well maintained ready for someone to come in and put their personal touch on it!

Price: Call for price.
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.
INFOGRAPHIC

**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>
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</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>
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<tr>
<td>Sales Agent/Associate’s Name</td>
<td>License No.</td>
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<td>Phone</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