Madera Bonita Ranch
452± Acres | Stonewall County, Texas

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MADERA BONITA RANCH

Texas Ranch Sales offers for sale an incredible 452 acre game-fenced, North Texas hunting ranch located just minutes from the Salt Fork of the Brazos River. Open pastures and abundant native brush makes this property accommodating to countless uses and needs. Careful attention has been paid to the Whitetail deer herd with the release of superior genetics to ensure top quality animals. The Madera Bonita ranch has numerous wells, water troughs, and tanks for the wildlife to water from. This ranch features a 5BR/2BA hunting camp/lodge, which can easily sleep 15-20. In addition, there is a shop with a walk-in-cooler and cleaning rack, an equipment barn, an overhead storage bin behind the house, a set of soft release deer pens in the center of the property, and much more, making this a truly turn-key property.
Stonewall County

452± Acres

Game-Fenced

Located in Old Glory, Texas

Good Roads

Livestock Working Pens

Large Lodge

Abundant Native Wildlife
Acres: 452± Acres

Location: This Stonewall County property is located approximately 8 miles north of the small community of Old Glory, Texas on County Road 237.

Description: This 452± acre high fenced ranch is located just minutes from the Salt Fork of the Brazos River, making it a great hunting location with awesome views. With a mix of open pastureland, native brushland, and an open field, this property can accommodate many different needs. Covered with various native grasses and brush, it provides lots of natural forage for the wildlife.

Water: The Madera Bonita Ranch is well watered with numerous wells, water troughs, and tanks for the wildlife to water from. The house is also connected to a co-op water line.

Wildlife: Whitetail deer, Scimitar Oryx, Fallow Deer, Red Stag, Aoudad Sheep, Blackbuck Antelope, Axis Deer, Dove, and Quail. Careful attention has been paid to the Whitetail herd with the release of superior genetics to ensure top quality animals. It is also to be noted that Stonewall County is the farthest Southeastern county in which Mule Deer can be hunted.

Improvements: There is a 3,900± sq ft 5BR/2BA house that can sleep 15-20 people easily. A shop with a walk-in cooler and a cleaning rack make it easy to store and clean game. There is also an equipment barn and an overhead storage bin behind the house. Gravel roads provide easy access thru the property. A set of “soft release” pens which have been used to release deer and exotics onto the ranch is conveniently located in the center of the property making it easy to turn game out in either of the high-fenced pastures. Multiple blinds, corn, and protein feeders are strategically placed across the ranch. There is also a set of cattle pens on the ranch as well.

Minerals: Seller will convey all owned minerals.

Remarks: This ranch is ideal for anyone searching for a turn key hunting ranch that has been properly managed. Don't miss a great opportunity to own a nice piece of property that sells with all owned minerals.

Price: $1,200,000.00
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:
    o that the owner will accept a price less than the written asking price;
    o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    o 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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<th>Broker’s Licensed Name or Primary Assumed Business Name</th>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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