Paradise Ranch
1,124± Acres | Sutton County Texas

Texas Ranch Sales, LLC
830.741.8906
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TexasRanchSalesLLC.com
Sutton County
1,124± Acres
Great hunting ranch
Convenient to Sonora, Texas

Great topography
Abundant Native Wildlife
Low-fenced
Endless Possibilities
Some of the best hunting in Texas can be found in Sutton County, the location of the ±1,124 acre Paradise Ranch. This ranch for sale near Sonora, Texas, is a massive hunting and recreation paradise with gently rolling topography, lush grassy meadows, and beautiful views.

Paradise Ranch is just 15 miles southeast of Sonora and Interstate 10, just over an hour to San Angelo, and two and a half hours to San Antonio. Located on paved Sutton County Road 320, the ranch is accessed via a 1,000 foot lane off of the county road, so privacy is ensured and no fences face the road.

The rolling acreage is dotted with grand Oaks and Mesquite trees, ample high protein brush species, and lush clearings of native grasses, perfect as cover and forage for the bountiful native and exotic wildlife of the region. The ranch is teeming with herds of Whitetail and Axis deer, Turkey, Doves, Quail and rabbits. Hogs and other varmints are also plentiful on the ranch, and there are occasional Aoudads. There are six corn feeders and two protein feeders strategically placed across the ranch in conjunction with seven hunting blinds.

There is a new water well with a submersible pump and a 3,000 gallon cistern that supplies water to the home, two water troughs, and a small pond for wildlife and cattle. The entire ranch is wrapped with a well-maintained low fence. A half-acre caliche pit supplies any road base needed for additional roads or other projects.

A two year old ±3,200 square foot modular Palm Harbor home has four bedrooms and two bathrooms. The home is substantially anchored on concrete footings and provides all the modern conveniences and comforts you’ll desire when returning from a day of hunting or recreation across this property.

Paradise Ranch is a tremendous opportunity for an incomparable hunting and recreation getaway with potential for a world-class commercial hunting operation.
Paradise Ranch
Sutton County, Texas, 1124 AC +/-
Boundary Stream, Intermittent River/Creek Water Body

Texas Ranch Sales, LLC
P: (830) 741-8906          texasranchsalesllc.com

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.
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.

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NMLS835201
capitalfarmcredit.com | NMLS493828

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.
Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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