Sanderson Creek Ranch
2,272± Acres | Terrell County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Terrell County

2,272± Acres

Over four miles of wet weather creek

Convenient to Sanderson, Texas

HWY 90 access

One well

Elevation ranges 2,300-2,700 feet

Abundant Native Wildlife
2,272± acre ranch for sale featuring gorgeous West Texas topography and scenery. This ranch is located half a mile north of HWY 90 in southwest Terrell County, 5 miles from Terrell County Airport, 11 miles east of Sanderson and 110± miles west of Del Rio, Texas. The diverse terrain on the Sanderson Creek Ranch consists of canyons, deep draws, scrub brush flats, rugged ridges and wandering Sanderson Creek. Elevation ranges from 2,300’-2,700’, including a scenic 300’ cliff.

One deep water-well equipped with a submersible pump and pressure tank provides water to the headquarters area. Three water troughs have been strategically placed on the property. Over four miles of wet-weather Sanderson Creek traverses the length of the property and an additional 9± miles of distributaries have carved their way through the rough terrain and flow in the rainy season.

It has been years since significant livestock roamed the ranch, and therefore, the property’s grasses, browse, and shrubs are in outstanding condition and provide ample cover and forage to the abundant native wildlife. Mesquite, Catclaw, Greasewood, Yucca and Prickly Pear cactus are just a few of the native plant species dotting the terrain.

The wide variety of wildlife that can be seen on the property include mule deer, Whitetail, elk, aoudad, javelina, dove, quail and the occasional mountain lion. Several blinds and feeders have been placed across the property and will convey with the sale. With a year-round feeding and watering system in place, the ranch is a sanctuary for wildlife.

A 16± mile road system crisscrosses the property offering unlimited 4WD/UTV exploration and adventure. Two travel trailers and a 10’x20’ steel cargo storage container will convey with the sale.

With easy access from HWY 90, incredible topography, and miles of wet weather creek this 2,272± acre West Texas ranch offers tremendous hunting, recreation, adventure and exploration opportunities.
Ranch financing made simple.

Customer owned. Relationship driven.

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. Partner with Texas’ premier land lender.

JASON HELFRICH
NMLS691141

capitalfarmcredit.com | NMLS493828

830.992.2110

Together we’re better. Partnership that really pays.

Sanderson Creek Ranch
2,272± ACRES | TERRELL COUNTY, TEXAS

www.TexasRanchSalesLLC.com

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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.

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**Texas Ranch Sales, LLC**

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<tr>
<th>License No.</th>
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**Regulated by the Texas Real Estate Commission**

Information available at www.trec.texas.gov