Comanche Hill Ranch
155± Acres | UVALDE COUNTY, TEXAS
COMANCHE HILL RANCH

Located outside of Utopia, Texas, this beautiful South Texas property is a turn-key ranch with many great improvements. In addition to the three bedroom and four bathroom main home with many outdoor relaxing and entertaining areas, the property also has an apartment, game cleaning station, rock smokehouse and implement shed. Superior Whitetail genetics have been released on the property and the native wildlife is abundant, making the hunting on this ranch excellent.
Uvalde County
155± Acres
Incredible Views
Main Home

Deer Pens
High-fenced
Excellent Hunting
Endless Possibilities
The 155± acre Comanche Hill Ranch is about 11 miles south of Utopia and less than one and one-half hours from San Antonio. This South Texas ranch for sale in Uvalde County, Texas is an ideal turn-key hunting operation, permanent residence, corporate retreat, or weekend getaway.

The terrain of the ranch is gently rolling with the home, studio, and barn at the highest elevation, allowing for outstanding views of the surrounding South Texas landscape. Live Oak is plentiful on the ranch with a scattering of Cedar and Mesquite. Huisache, Prickly Pear, Cat Claw and Acacia are also present. The ranch has abundant forage for wildlife and livestock with open pastures of native grasses and some dense brush.

Comanche Hill Ranch includes a herd of 80 genetically improved Whitetail Deer, 60 bucks and 20 doe. Bucks range from 180 to 200 class deer. There are also eight Axis bucks and two doe. Native game on the ranch includes turkey, dove, and bobcat. The entire ranch is high fenced and there are two high fenced deer pens each consisting of approximately one and one-half acres with troughs and one darting blind. There is a three acre, high fenced field perfect for planting oats or winter wheat.

There is one Edwards water well that supplies water to a nine-stage sprinkler system, two troughs, the deer pens, the pond, and the home. In addition to the well, the main home is supplied by water from a self-sustaining Rain Water Harvest System. It consists of four 6,000 gallon tanks fed to the home via a booster pump and sophisticated filtration system. There is a drilled Trinity water well that is not currently in use located in the three acre field. One pond on the property is approximately 20 feet deep, sealed with 18 inches of clay, and stocked with Channel Catfish and Bluegill Perch.

Comanche Hill Ranch has a beautiful rock and knotty Pine main home of 3,313± square feet with three bedroom and four bathrooms. The home features a spacious open floor plan with 19 foot ceilings in the great room above a massive rock wall and fireplace. The home is surrounded by attractive, well-manicured landscaping within a three acre fenced yard with its own electric gated entry. Behind the home is a fantastic 400± square foot entertainment area with a fire pit, swimming pool with water feature, garden, and a covered outdoor kitchen with a bar. A two-car carport is connected to the home by a breezeway. Nearby is a 24’x40’ climate controlled metal studio building with a large open area inside. It includes a kitchenette, bath, and Murphy bed. Across the parking area from the main home is a metal building with a three bay covered shed on one end and a 1,080± square foot barndominium on the other. The barndominium has two bedrooms and one bathroom, a laundry and utility room, full kitchen, and living area. The barn also has a large game cleaning area, rock smokehouse, and a portable metal carport for implement storage.
COMANCHE HILL RANCH - 155 AC +/-
UVALDE COUNTY, TX (AERIAL OVERVIEW)

Date: 6/14/2018
Data Source: TNRIS, NAIP

- Barn
- House
- Well
- Property Boundary
COMANCHE HILL RANCH - 155 AC +/-
UVALDE COUNTY, TX (TOPOGRAPHIC OVERVIEW)

Date: 6/14/2018
Data Source: TNRIS, NAIP

- Barn
- House
- Well
- Property Boundary

Gravel Pit

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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 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.