Los Vecinos Ranch
1,795± ACRES | UVALDE COUNTY, TEXAS

Texas Ranch Sales, LLC
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Uvalde County
1,795± Acres
Main Lodge
Guest Homes

Located in Uvalde, Texas
Great Brush
Good pastures
Abundant wildlife
The Los Vecinos Ranch is an exceptional live water ranch for sale in Uvalde County, Texas. This expansive ±1,795 acre ranch has everything in place for a turnkey commercial hunting and vacation getaway operation, highly productive cattle ranch, and a recreational showpiece with over one and half miles of private frontage on the scenic Frio River.

The ranch is less than 15 miles from Uvalde, under an hour to Interstate 35, and under two hours from San Antonio. The opportunities here are endless for the savvy ranch investor or developer.

Located in the famed Golden Triangle of Texas deer hunting, Los Vecinos Ranch is home to exceptional Whitetail deer, as well as quail, dove, turkey, javelina, and hogs. The gently rolling terrain, with large mesquite, fortified grasslands, and nourishing South Texas brush varieties, are ideal for livestock and wildlife alike.

The ±4,000 square foot main lodge is of log and limestone rock construction and sits on a bluff above a pooling area of the Frio River. It has four bedrooms and three and one half baths. An inviting porch wraps around the house offering stunning views of the river below. A ±1,200 square foot guest house is also a log home trimmed with rock and has two bedrooms and one bathroom. There is also an old ranch house that offers renovation possibilities from its vantage point overlooking the river.

Hunting, fishing, swimming, and kayaking can all be found on this expansive ranch, that can support multiple profitable operations at the same time, while still offering space for your private getaway. Live water Los Vecinos Ranch on the Frio River is ready today as a commercial hunting or vacation investment and can easily and simultaneously support profitable livestock and crop operations.
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.

 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 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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