



**Jacobs Properties**

## **EL HALCON RANCH**

- 3,900 Acres of Historic Hill Country •  
Brown County, Texas

***PRICE REDUCED!***



**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**





## Jacobs Properties

**OVERVIEW:** El Halcon Ranch lies in the heart of the beautiful northern Hill Country, a scenic 2.5-mile drive from Ft. Worth or Austin. One of the largest land tracts in the area, the ranch covers 3,900 acres and offers panoramic views that span 20+ miles.

Ideal for ranching, hunting or a relaxing retreat, El Halcon Ranch has rolling hills and mature oaks, which is excellent wildlife habitat. Miles of horseback and ATV trails beckon riders to explore the property.

El Halcon boasts an abundance of water. Crystal-clear, rock-lined springs provide a natural water source throughout the ranch proper, which has 20+ ponds as well as an 11-acre stocked lake. Fishermen of all ages will be enticed by the prospect of landing a 10-pound bass, catfish or bluegill.

Superb native grasses sustain a year-round herd of 200± head of cattle. This professionally managed ranch was never overgrazed.

Improvements include a comfortable rustic cabin overlooking a stocked lake. Nicely appointed, the cabin features granite countertops, rock fireplace and oak flooring--the perfect getaway. Numerous building sites take advantage of the wide-open views. This ranch is conveniently located 15 minutes from shopping and restaurants in Brownwood.

El Halcon is rich in history. Once part of the Elkins Community in the 1800s, this area was also home to several tribes of Comanche Indians and 1,000+ year-old artifacts have been found.

This unique property provides endless possibilities and the space to make your dreams realities. The only thing missing is you!







## Jacobs Properties

**THE LAND:** 3,900 contiguous acres in southern Brown and northern Mills Counties with rolling terrain and scenic views. El Halcon's landscape is comprised of mature red oaks, live oaks and Spanish oaks scattered throughout. Partial terracing remains from productive fields many years ago. Water is plentiful.

**THE WATER:** El Halcon has abundant water resources with 20+ ponds and lakes. Natural springs and seeps provide a clear water source feeding the ponds, which provide excellent water for livestock and waterfowl. An 11-acre "Tea Cup" lake stocked with bass, catfish and bluegill is the focal point of all the water amenities and has an area where boats can be launched. Three water wells provide water for cabins and livestock.

**THE IMPROVEMENTS:** A rustic waterfront cabin has all the conveniences of home, including oak flooring, central heat and air, rock fireplace, granite countertops and a tree-covered rock patio. Hunters enjoy a separate cabin converted from an older barn complete with wood stove and central heat and air. Complete set of working pens is centrally located with a water well, electricity and squeeze chute. Another set of holding pens is near the hunter's cabin. The ranch is very scenic and homesites are numerous.

**THE WILDLIFE:** This sportsman's dream features huge whitetails, turkey everywhere, quail, rabbits, dove, waterfowl almost year-round on the abundant water and catfish, bass and bluegill in most of the ponds and lakes.

**RECREATION:** In addition to the wildlife, the ranch has excellent roads and trails. All areas are accessible with a normal truck or jeep, but horseback and ATV trails allow you to explore, as well.

~~Offered for \$9,995,000~~

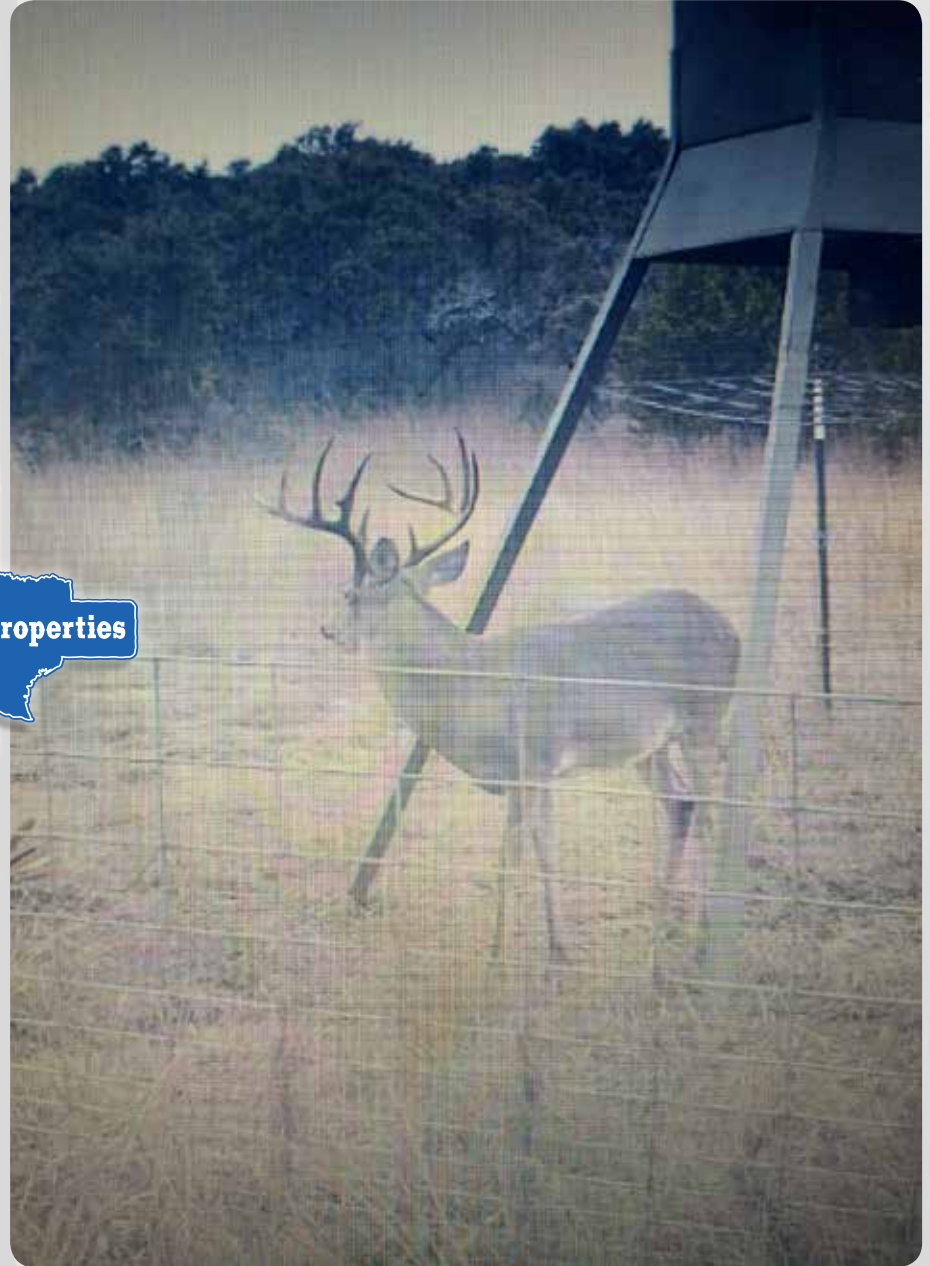
**Offered for \$9,250,000**

*Appointments:* For an appointment, please give 48 hours' notice.  
Call Mel at 940-659-8042 for an appointment or directions.





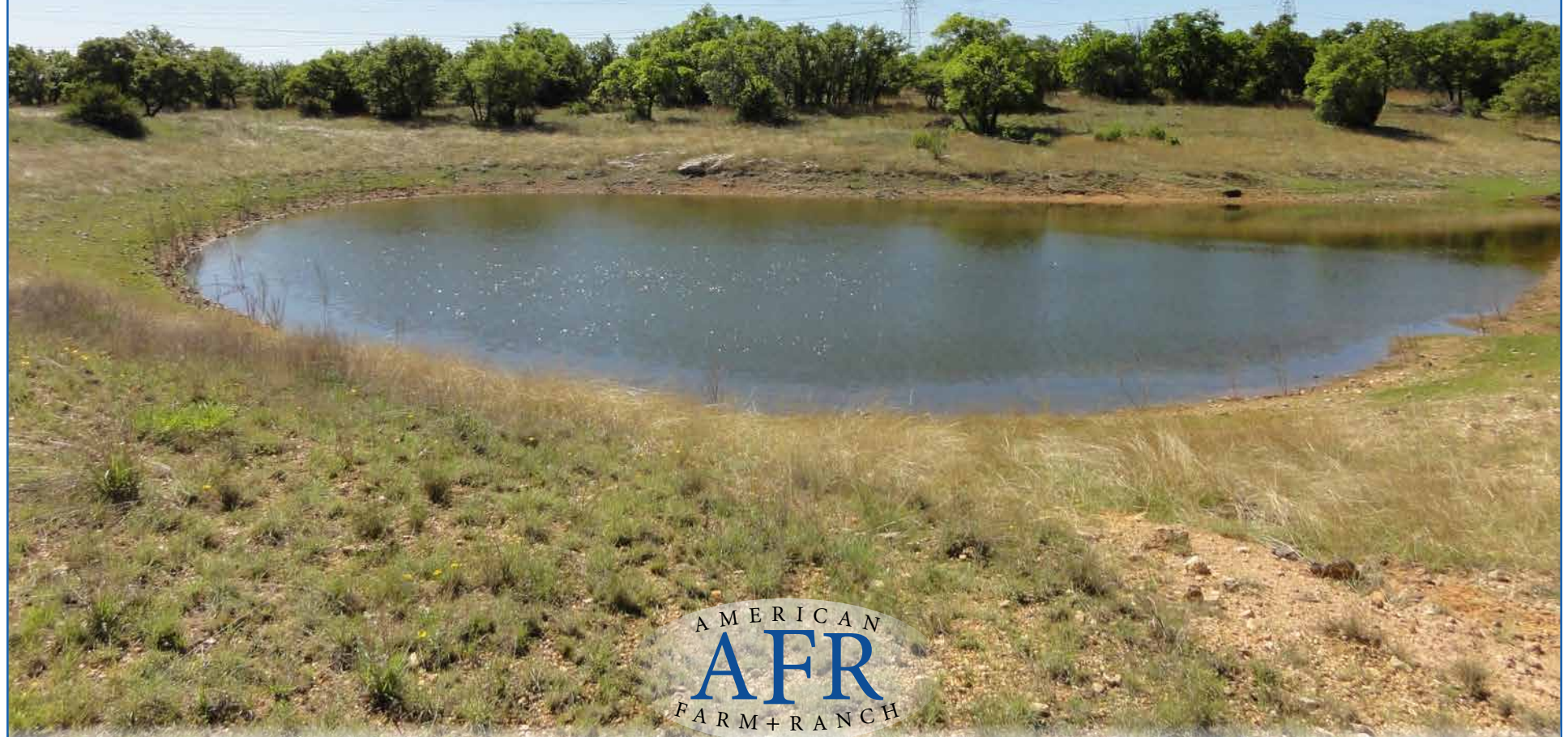
# EL HALCON RANCH







Land • Lifestyle • Legacy



Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)



# Information About Brokerage Services

11-2-2015

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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
--	--------------------	--------------	--------------

<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
----------------------------------	--------------------	--------------	--------------

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
--	--------------------	--------------	--------------

<u>Larry Jacobs</u>	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
--	-------------

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**