

#173 Axis Oaks



**+/-197.24
Acres**



Located in Sutton County, Texas, less than 5 miles west of Sonora
and just over a mile north of I-10

Paved road access to the property via county road frontage

The property is completely perimeter high game fenced

Stocked with high quality Axis, Oryx, Fallow, Blackbuck, Sika, along with native Whitetail,
as well as lots of Turkey, Dove and Quail

Newly built 1875sqft 3/2 barn-dominium with 2 large living areas, high vaulted ceilings,
gun closet with permanently mounted gun safe, Covered porch overlooking the vast terrain,

Covered carport area, outdoor entertainment with cooking area and fire pit,
fenced in yard, circle driveway

2 water wells, backup generator, electricity, licensed septic, 1000-gallon propane tank,
multi-deer processing rack, RV hook ups, Livestock working pens with squeeze shoot

Covered equipment shed constructed of two 20 ft and one 40 ft connex container

Large pond stocked with big catfish and bass providing fun for all the guests, friends and kids

3 additional watering troughs strategically placed throughout the property
providing year round water for the wildlife

3 nice hunting blinds, 3 protein feeders, and 3 corn feeders, 2 feed pens for cotton seed and hay

Very gentle rolling terrain that is 100% usable and easily traversed by 2-wheel drive

Abundant fertile soil in several areas Dry creek area running through the property

Great trail system in place

Scattered live oak and shin oak thickets along with very minimal pockets of cedar
providing good habitat for the wildlife

Nice views from some of the high points of the roll of terrain

A refined gentleman's ranch, fully set up and ready to enjoy, offering the ideal setting for family
and friends alike. This versatile property also presents immediate income potential, making it
well-suited for business ventures or corporate retreats, with truly endless possibilities.

Ag exempt taxes \$1,799,950 Listing #173

Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



Axis Oaks +/-197.24 Acres



Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



Axis Oaks +/-197.24 Acres



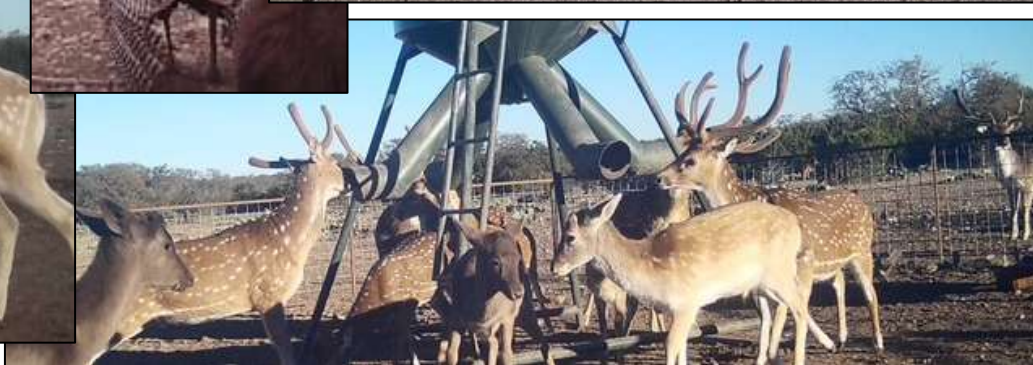
Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



Axis Oaks +/-197.24 Acres



Western Hill Country Realty

830-683-4435

www.westernhillcountryrealty.com info@westernhillcountryrealty.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

WHCR, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9005992

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

Glynn Hendley

Name of Designated Broker of Licensed Business Entity, if applicable

532099

License No.

whcr@swtexas.net

Email

(830)683-4435

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

John Morgan Davis III

Name of Sales Agent/Associate

598874

License No.

jmdavis@swtexas.net

Email

(830)683-4435

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Western Hill Country Realty, 202 E. Main St. Rocksprings TX 78860

Phone: 8306834435

Fax: 8306837301

Lopez West Neeses

Glynn Hendley

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com