

# PICKENS RANCH

~67 ACRES

BANDERA COUNTY

*"Land is not merely soil, it is a fountain of energy flowing through a circuit of soils, plants and animals."*

*~ Aldo Leopold*



# ***PICKENS RANCH - BANDERA, TEXAS***



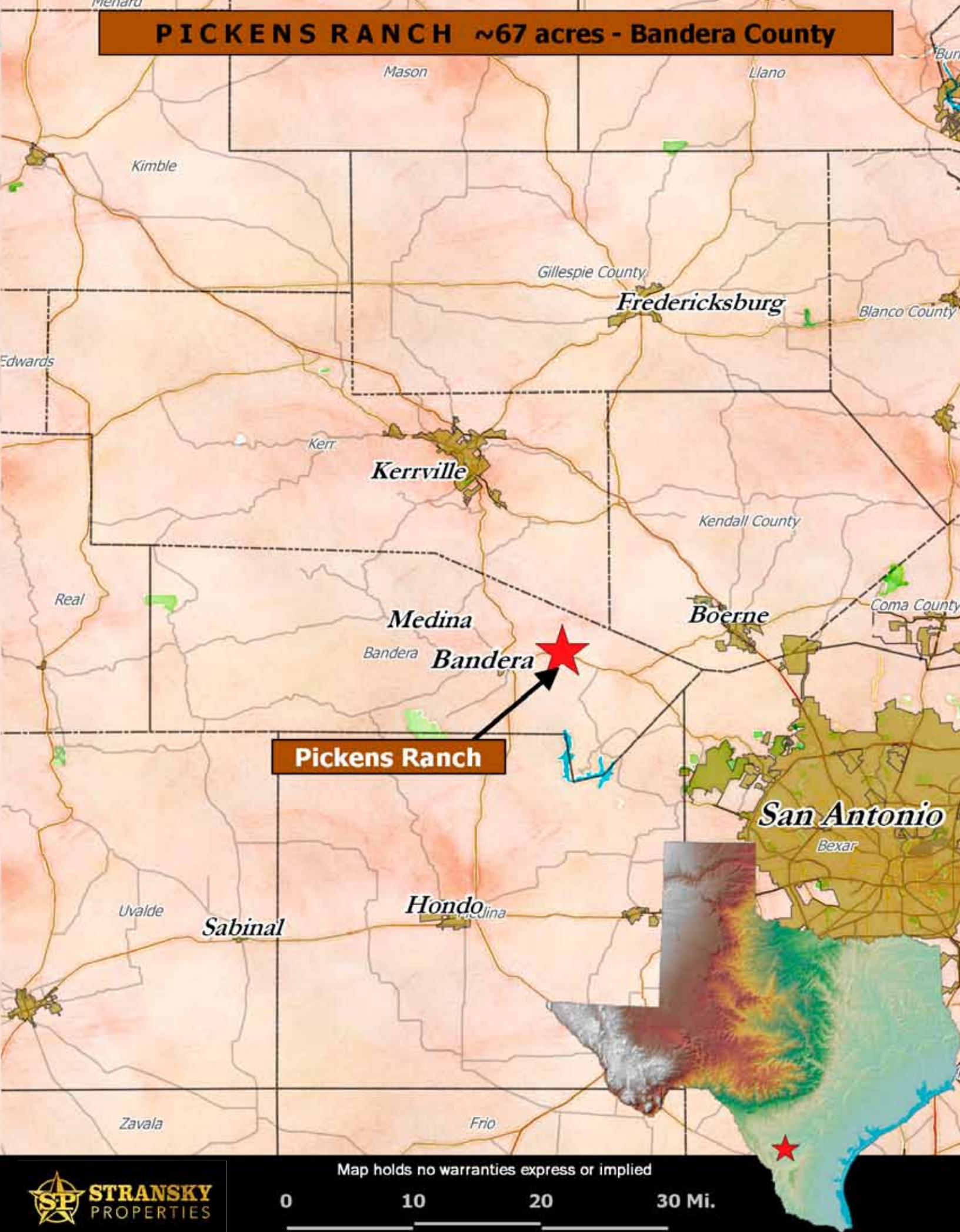
## ***DESCRIPTION:***

***The Pickens ranch is a total of approx. 67 acres fronting on Hwy. 16 just 5 miles south of Bandera, TX. The property is divided into two tracts with approx. 41 acres on the west side and 26 acres on the east side all in Bandera School District. The ranch has a great diversity of large Oak trees with good cover for the wildlife and several open fields with good soils for grazing. This property has been in the same family for several decades and used for agricultural purposes, but with the growing population several properties adjoining this are now being used for commercial purposes. The sellers prefer to sell as a whole, but are willing to consider subdividing into smaller tracts of 20 acres or larger.***

***There is over 2,000' of frontage on Hwy. 16 and approx. 1,450 of depth. The ranch has 3 phase power and also a pipeline running through it. There is good perimeter fencing and some cross fencing dividing the property.***

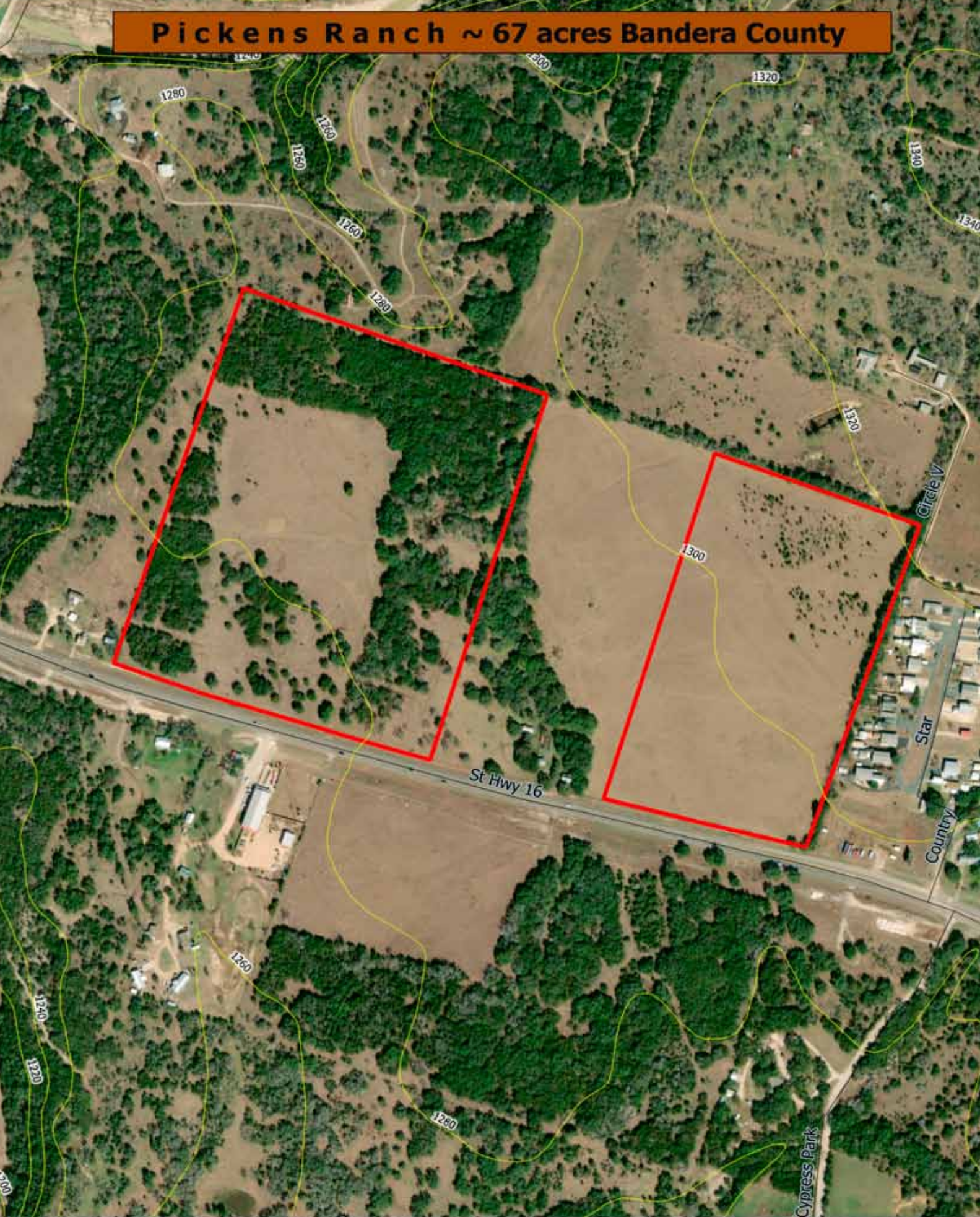


**PICKENS RANCH ~67 acres - Bandera County**





# Pickens Ranch ~ 67 acres Bandera County



Map holds no warranties express or implied

0 250 500 750 1000 1250 ft



**Stephen Stransky**  
210-254-7700  
stranskyproperties.com

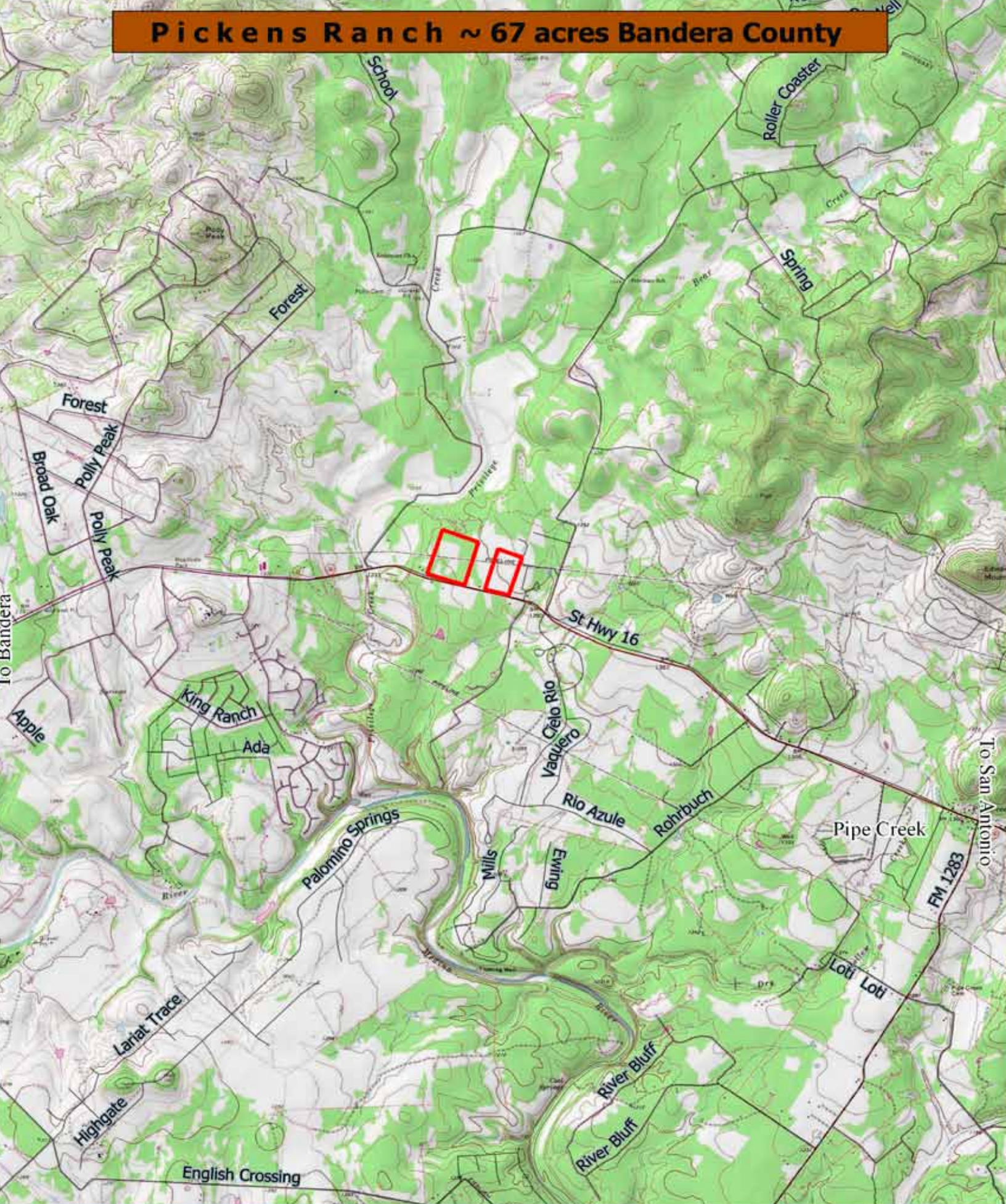








# Pickens Ranch ~ 67 acres Bandera County



Map holds no warranties express or implied

0 0.5 1 1.5 2 Nm

**Stephen Stransky**  
210-254-7700  
stranskyproperties.com



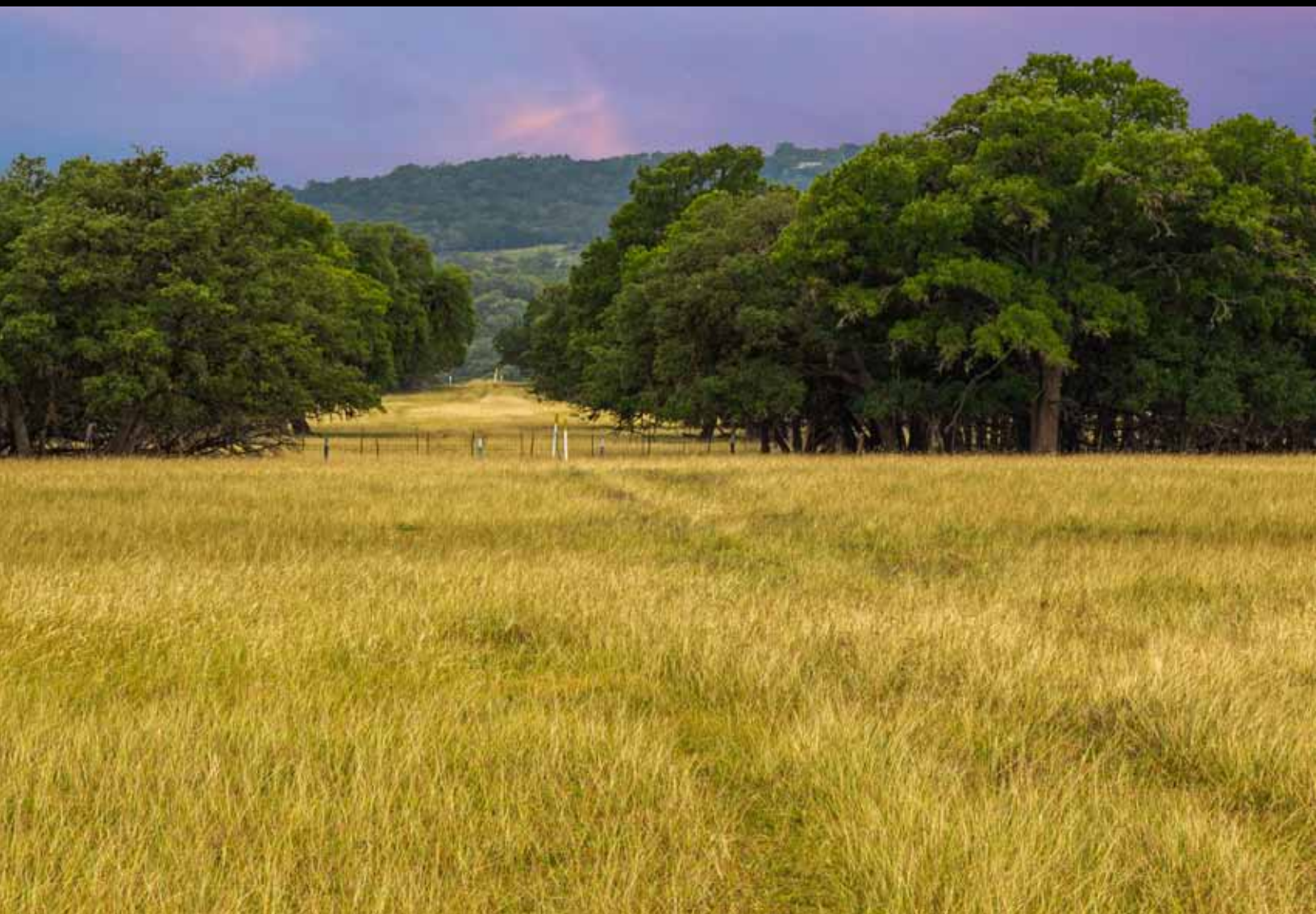








**STRANSKY**  
PROPERTIES







# 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.



11-2-2015

## 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.

STRANSKY, STEPHEN MICHAEL	481714	stephen@stranskyproperties.com	210-254-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

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

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials

Date