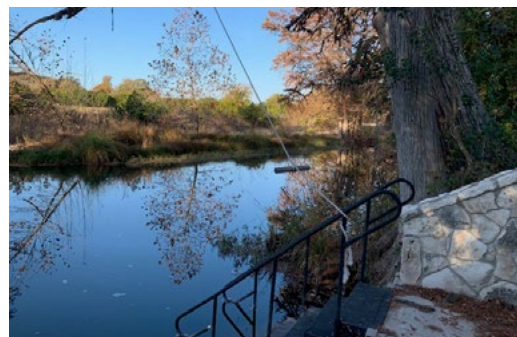


FOR SALE



 17.1± Acres | 240 River Bend Road, Hunt, Texas 78024



2,186 SF (3/2/2 Home)



Over 400 feet of Guadalupe River Frontage

Contact:

Don W. Foster, CCIM

Senior Vice President

+1 210 839 2047

don.foster@am.jll.com

www.17achunriverproperty.com

Property snapshot



17.1± acres



Ag exempt

River Bend Ranch



Utilities

Water well & Septic System



\$1,485,000

Asking Price

FOR SALE

17.1± acres

LOCATION OVERVIEW

Hunt, Tx is known to enjoy more temperate weather and lower humidity due to the altitude and proximity to west Texas.

The property is located less than 4 miles from Hunt, TX off Hwy 1340, between Camp Stewart and Camp Waldemar. Views of Camp Waldemar and the lush river valley will greet you from the covered porch and gazebo.

Western Kerr county is home of many large ranches. Smaller tracts, particularly with river frontage, are unique and desirable.

PROPERTY HIGHLIGHTS

- 17.1 acres with 406 feet fronting the North Fork, Guadalupe River in Hunt, TX
- 3/2/2 Home, 2,186 SF (per Kerr County Appraisal District)
- Deed restricted River Bend Ranch subdivision
- In addition to your private river frontage, subdivision residents share private common area river park with party pavilion, fire pit and dock
- Breathtaking views from almost 2000 feet above sea level overlooking the Guadalupe River valley
- Gazebo and fenced garden
- Great for weekends or as a permanent residence

Contact us

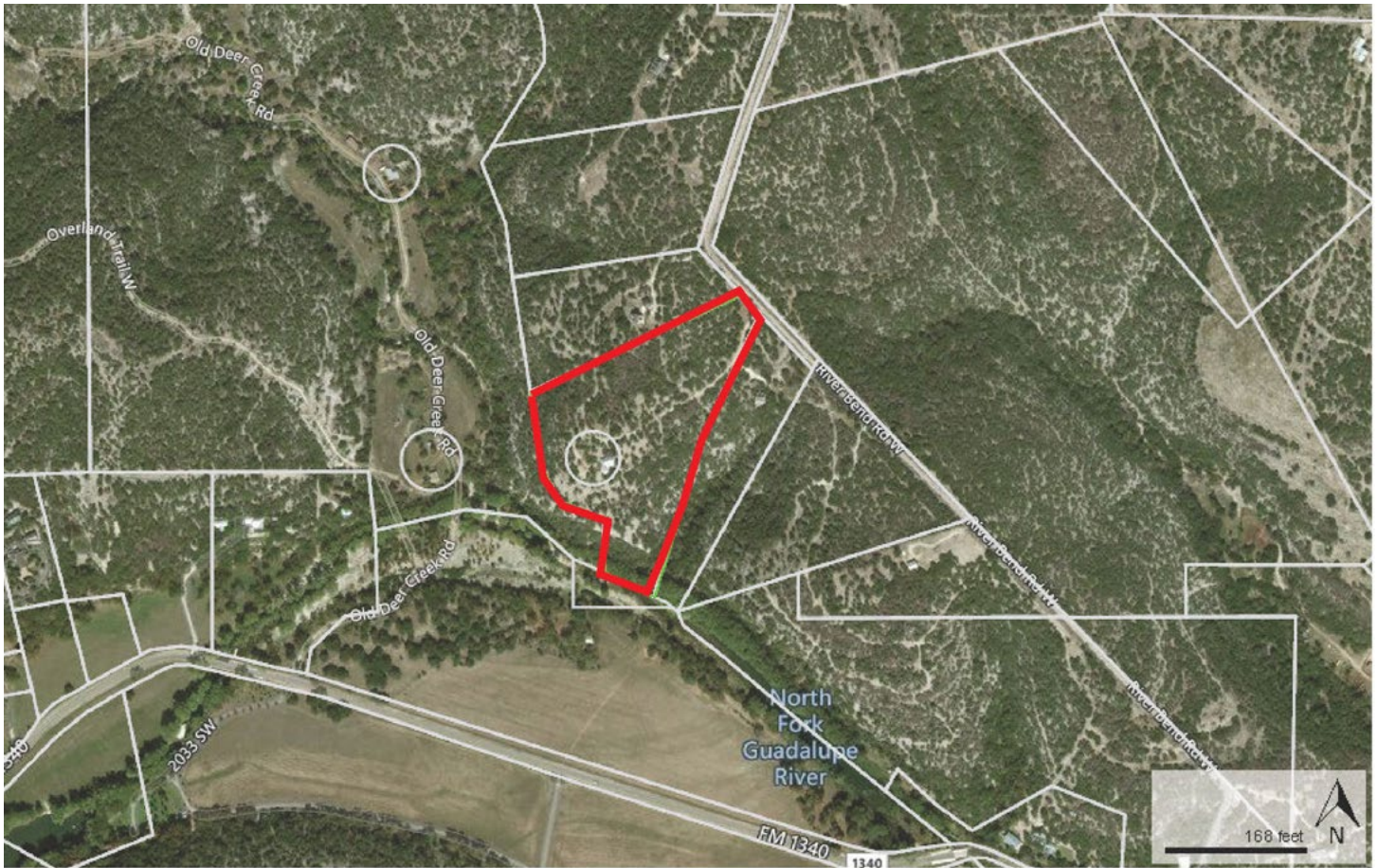
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Location overview



PROPERTY DESCRIPTION

At almost 2000 ft above sea level, this tract commands breathtaking views for miles of the north fork of the Guadalupe River valley. The altitude serves to provide cooler temperatures in the summer. The home site is high above the riverbed alleviating any threat of flooding.

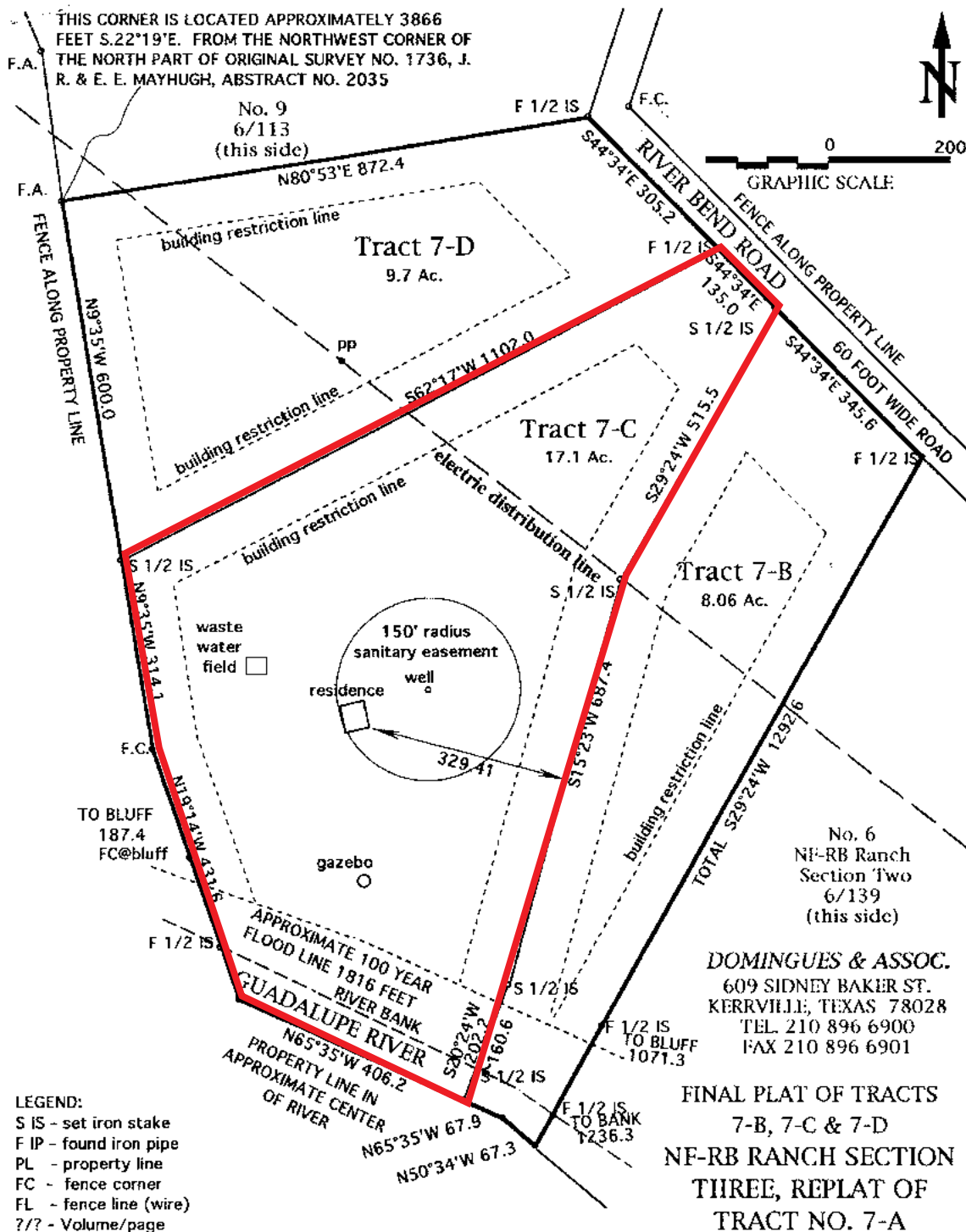
Descend a custom-built stone staircase to your private cypress lined river frontage, with caves and ancient rock formations. The home features an attached garage, shop area and over 350 square feet of covered porch. Additionally, there are multiple building sites to build your dream family compound.

AREA ACTIVITIES

Family fun activities include swimming, tubing, canoeing, fishing, hiking and exploring. The Ag exemption is secured through a shared herd of goats, included with the purchase. Spectacular sunrises and sunsets are events to be enjoyed every day of the year.

DON W. FOSTER, CCIM | +1 210 839 2047 | don.foster@am.jll.com

Property survey



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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.



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>Donald W Foster</u>	<u>0211329</u>	<u>don.foster.am.jll.com</u>	<u>713/829-1971</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date