

# Colorado Falls



**Mark Fox Real Estate**

Serving the Texas Hill Country

515 US HWY 281 Marble Falls, TX 78654

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## Co Rd 118, Ballinger, TX 76821

**Location:** Situated along 1.6 miles of Colorado River, this 489 acre ranch lies in south eastern Runnels County and is only 15 minutes south-east of Ballinger, 3 1/2 hours northwest of Downtown Austin, 2 hours southeast of Midland, and 3 hours northwest of Downtown San Antonio.

**Directions:** From Ballinger take US 83 south 6.3 miles and turn left onto CR 2406 continue 1 mile to Bethel where the road turns into CR 115 continue another mile and take a left onto CR 118, continue on 118 for 3 miles, gate is on your left.

## Improvements:

- House: 3 bedroom 2 bath country style home. Situated on a 100' bluff, this home offers stunning views of the Colorado River. Could be great move in ready hunters retreat!
- Barndominium: 2 bedroom 1 bath barn/guest quarters. Very modern glass pane garage door opening up garage/entertainment room to the out doors.
- Second Barn: Situated half a mile from the main quarters is the hay/feed storage barn. Completely high fenced with garden inside.

## **Improvements and Features:**

- Roads: Roughly 6.9 miles of well maintained caliche and mowed roadway.
- Pastures: Soils of pastures consists of Spur Loam, Winters Fine Sandy Loam, Miles Loamy Fine Sands, Tivoli-Brownfield Fine Sands. All four pastures are cross fenced and have not been maintained but could easily be brought back into good shape.
- Waterfall: Located on the Colorado River at the eastern edge of the ranch lies the unique waterfall. Spanning the entire width of the river is a sandstone slab rock formation above a deep water hole. Along the steps down to the falls are hundreds of prehistoric sea creatures fossilized into the surrounding sandstone.

**Land:** 489 acres consisting of rolling hills, grasslands, and tree coverage. Abundant wildlife of the area include; whitetail deer, turkey, dove, quail, duck, and wild hog. Trees on the property include; mesquite, live oaks, post oaks, pecans, and many other hardwoods.

**Farmland:** According to USDA Natural Resources Conservation Services there are approximately 117 acres of prime farmland. With approximately 23 acres of prime farmland if irrigated. Growing season typically lasts 228 days beginning around March 30th and ending November 13th.

**Climate:** Average annual temperature for Ballinger Texas is 64.9°F and Average annual precipitation is 24.05 in. (Based on data taken from [www.usclimatedata.com](http://www.usclimatedata.com))

## **Listing Price**

489 Acres - \$1,795,000 - \$3670.76/Acre

Cash or Conventional

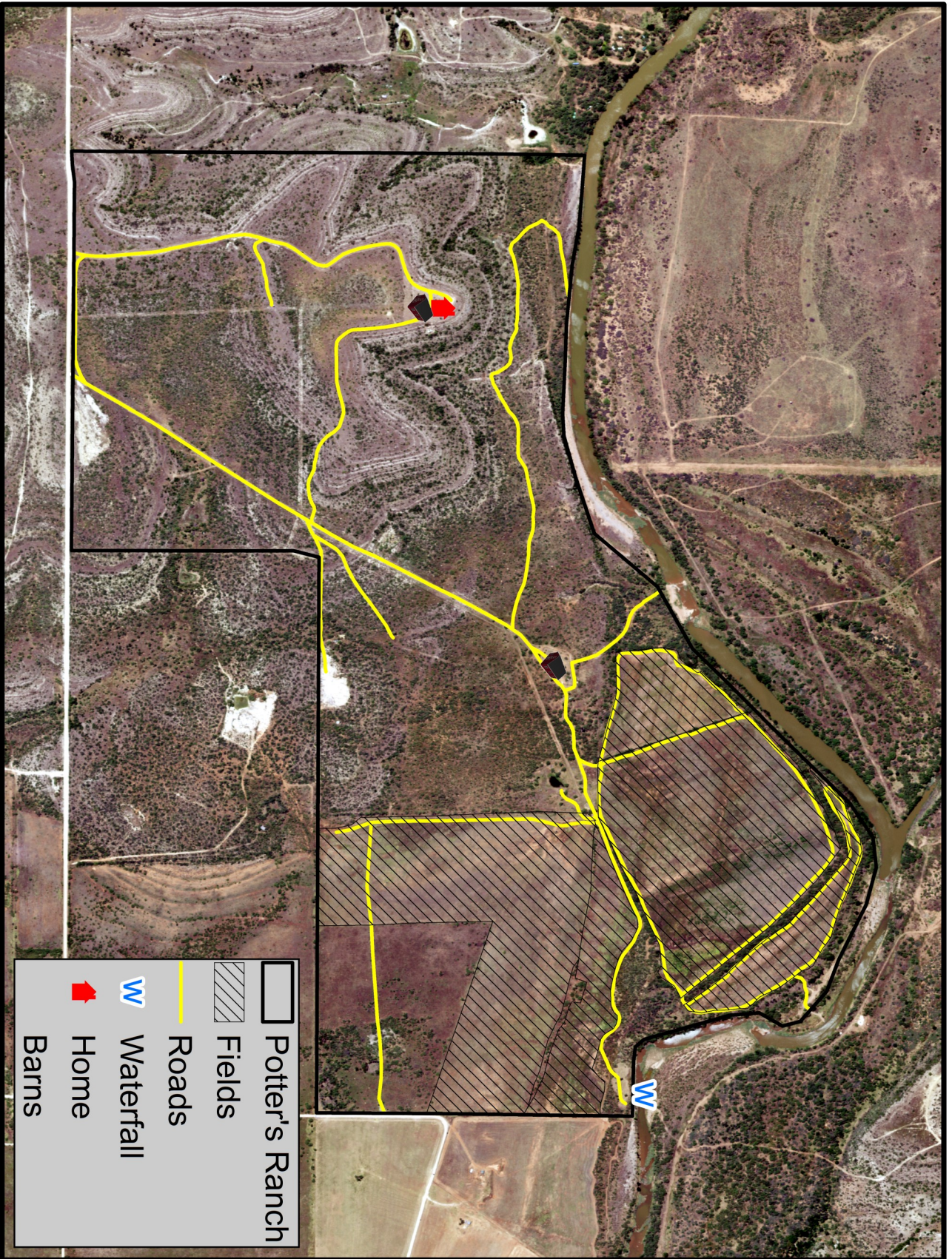
## **Interactive Map**

<http://arcg.is/1q0iDi>

**PROPERTY IS VIEWABLE BY APPONTMENT ONLY**

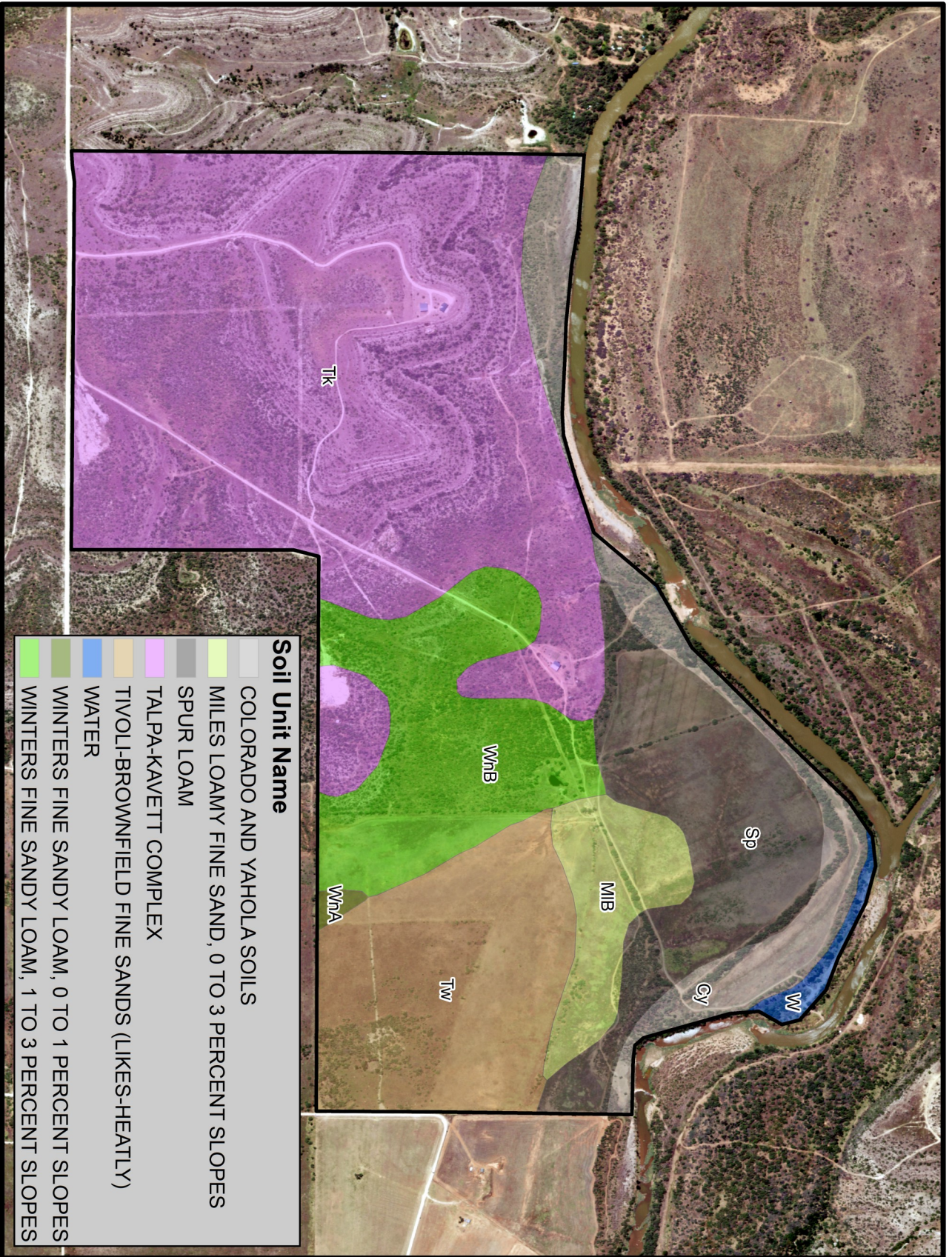
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All information provided is deemed reliable but not guaranteed by broker or sellers and is subject to change.



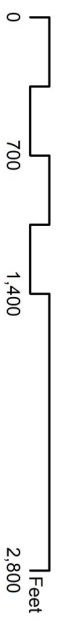






**Soil Unit Name**

- COLORADO AND YAHOLA SOILS
- MILES LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES
- SPUR LOAM
- TALPA-KAVETT COMPLEX
- TIVOLI-BROWNFIELD FINE SANDS (LIKES-HEATLY)
- WATER
- WINTERS FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES
- WINTERS FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES





















## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<b>Mark Fox Co. Real Estate</b>	<b>159017</b>	<b>Nona@MarkFoxRealEstate.com</b>	<b>(830)693-8884</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Fox</b>	<b>159017</b>	<b>Mark@MarkFoxRealEstate.com</b>	<b>(830)693-8884</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Todd Fox</b>	<b>334987</b>	<b>Todd@MarkFoxRealEstate.com</b>	<b>(830)693-8884</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date