

FRIO SOUTH RANCH

±1,725 Acres | Frio County



SIMPSON RANCHES
&
LAND, LLC

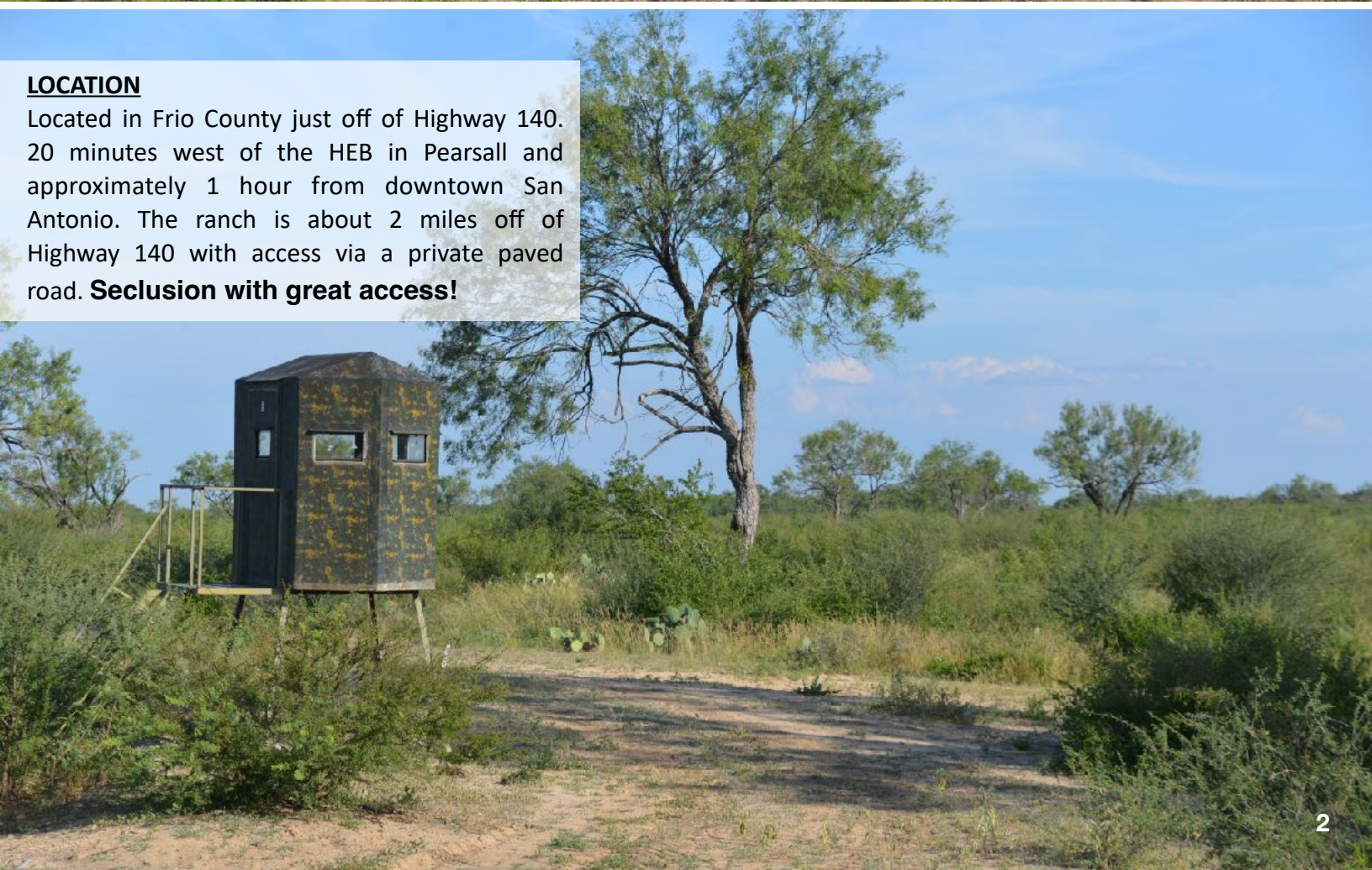
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DESCRIPTION

We are very excited to offer this fantastic high fenced hunting ranch for sale! The ranch is located in Frio Town, Texas ten minutes west of I-35 with access off of Highway 140. The diversity of this ranch is really impressive! It has bottom land with excellent fertile sandy loam soil, high hills in the center with great views, two creeks, five stock ponds and superb brush diversity. Set up with blinds and feeders this ranch is ready to go!



LOCATION

Located in Frio County just off of Highway 140. 20 minutes west of the HEB in Pearsall and approximately 1 hour from downtown San Antonio. The ranch is about 2 miles off of Highway 140 with access via a private paved road. **Seclusion with great access!**



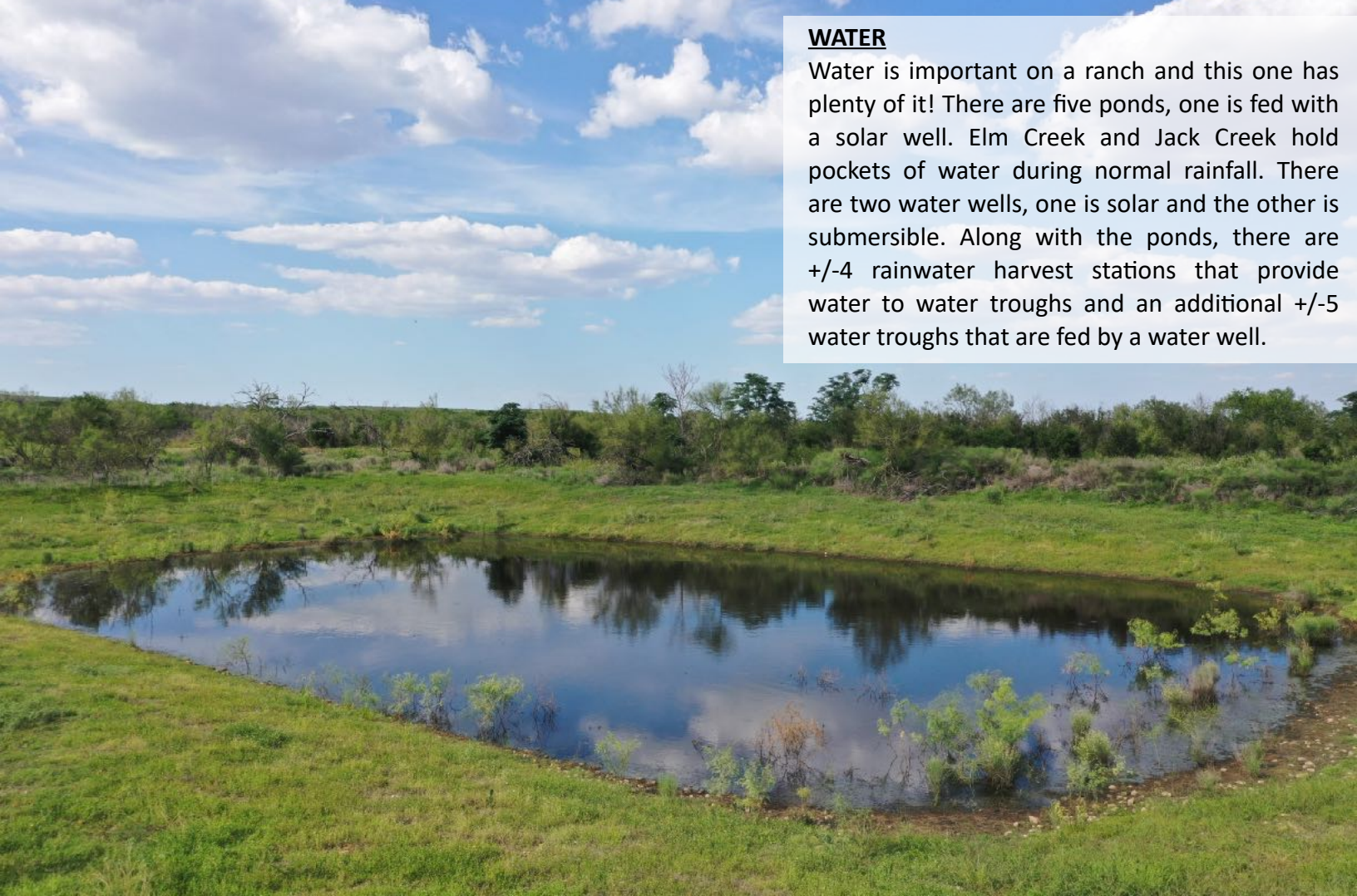
IMPROVEMENTS

This ranch is a blank slate with no structural improvements to allow for a new owner to set things up exactly as they wish. The ranch has +/-7 nice hunting blinds, corn feeders and protein feeders.



EQUIPMENT TO BE CONVEYED

None other than +/-7 blinds, corn feeders and protein feeders.



WATER

Water is important on a ranch and this one has plenty of it! There are five ponds, one is fed with a solar well. Elm Creek and Jack Creek hold pockets of water during normal rainfall. There are two water wells, one is solar and the other is submersible. Along with the ponds, there are +/-4 rainwater harvest stations that provide water to water troughs and an additional +/-5 water troughs that are fed by a water well.

TERRAIN/HABITAT

The elevations range from less than 650' to 800' above sea level. Soils consist of sandy loams and clay loams in the bottom with heavy gravel loam and gravel in the hills. The brush diversity is some of the best I've seen with species such as granjeno, guayacan, guajillo, blackbrush, and lotebush to name a few. Trees consist of mesquite, cedar elm, hackberry, persimmon and live oak along with a few others that are common to the area. Native grass of big bluestem, gramma, windmill grass, curley mesquite and others cover the ranch. The grasses along with the brush provide great quail habitat and great habitat for deer and turkey as well.



WILDLIFE

This ranch is high fenced and has a quality deer herd that is currently under an MLD management program. There have been some whitetail genetics introduced in the past. There is an abundance of turkey and dove and we have been seeing good numbers of quail as well. Wild hogs are plentiful, although we are currently working on lowering those numbers. Overall a great combination with diverse wildlife!



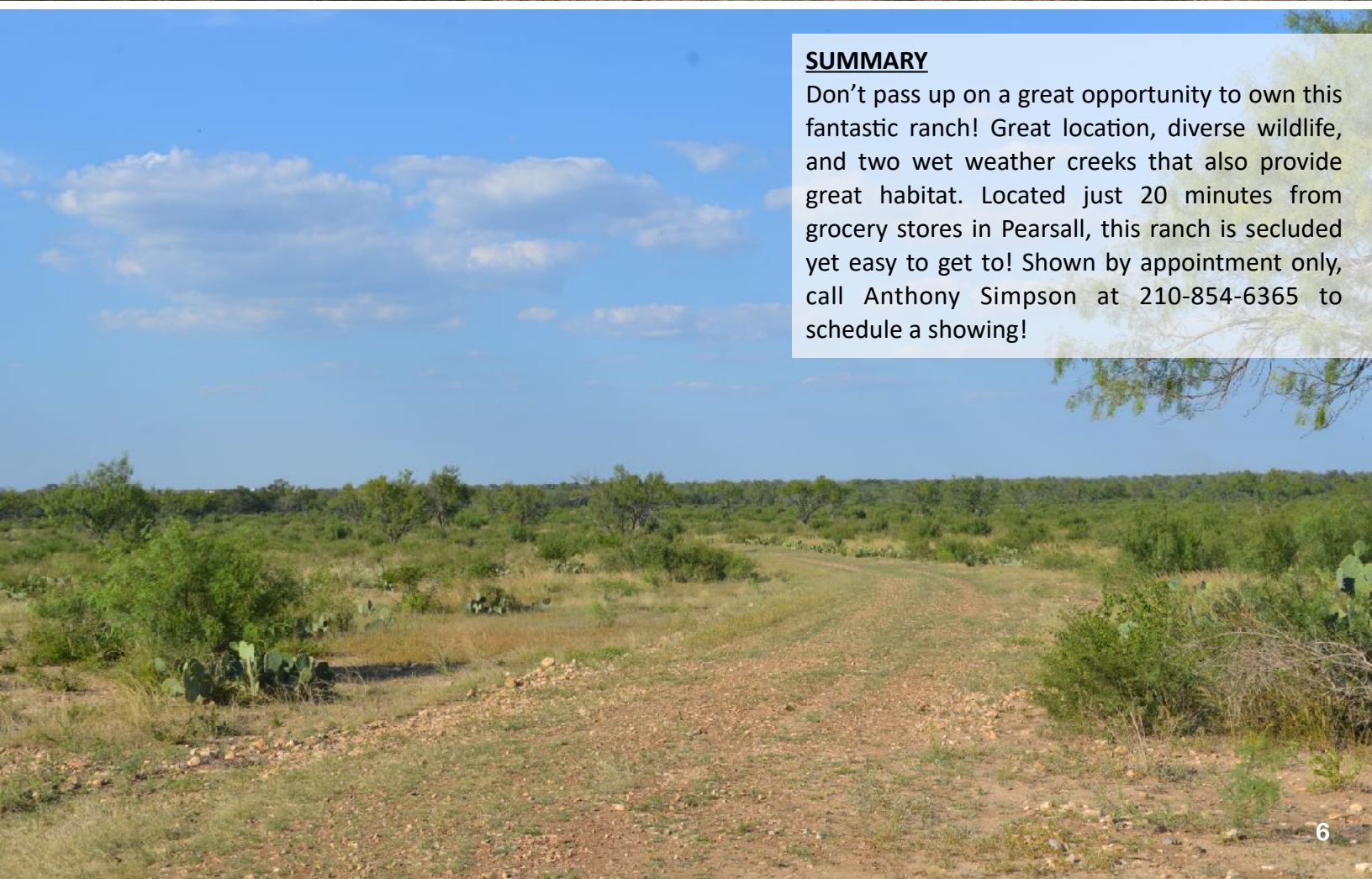
EASEMENTS
One pipeline easement





MINERALS

Surface sale only



SUMMARY

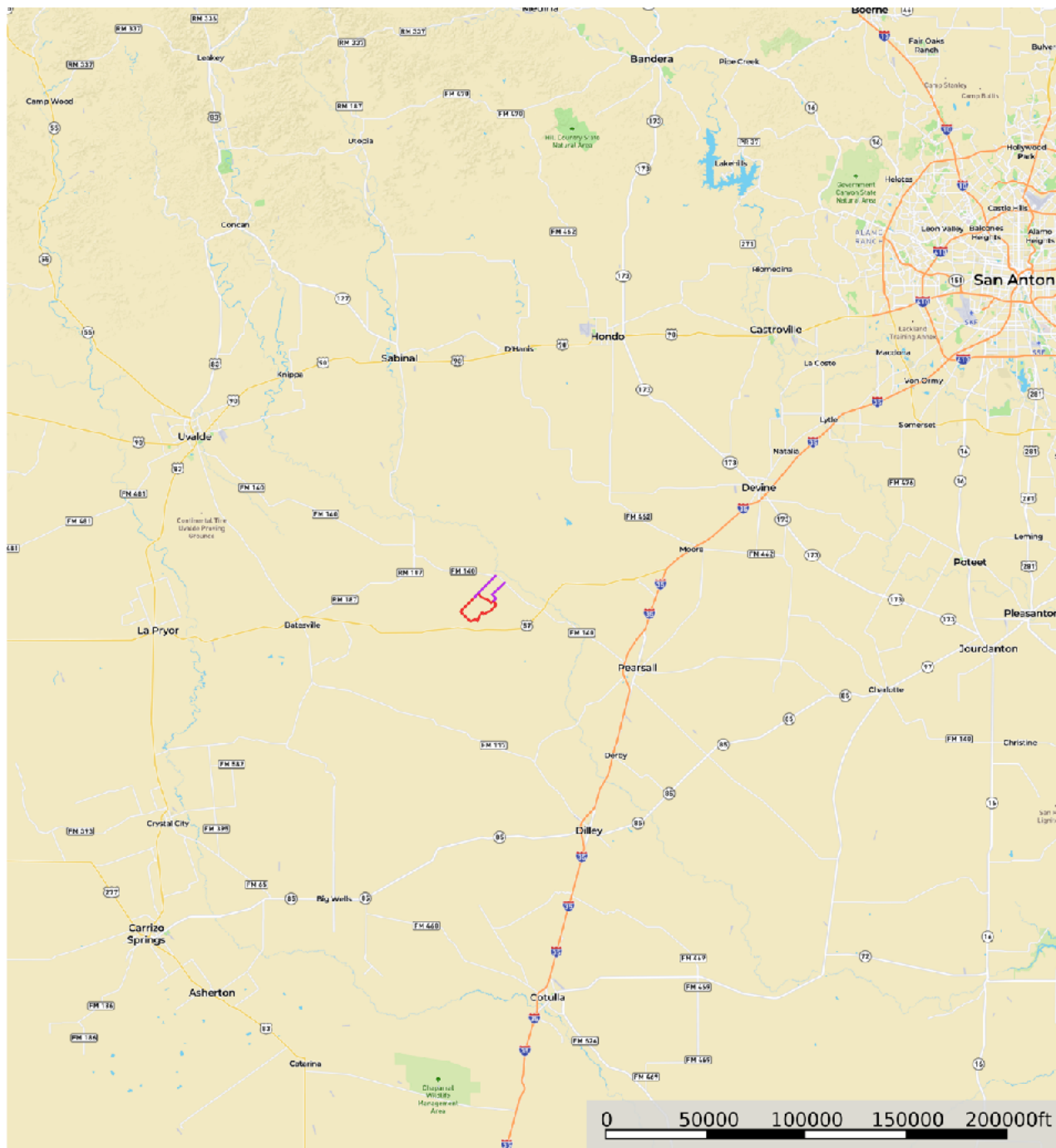
Don't pass up on a great opportunity to own this fantastic ranch! Great location, diverse wildlife, and two wet weather creeks that also provide great habitat. Located just 20 minutes from grocery stores in Pearsall, this ranch is secluded yet easy to get to! Shown by appointment only, call Anthony Simpson at 210-854-6365 to schedule a showing!

DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



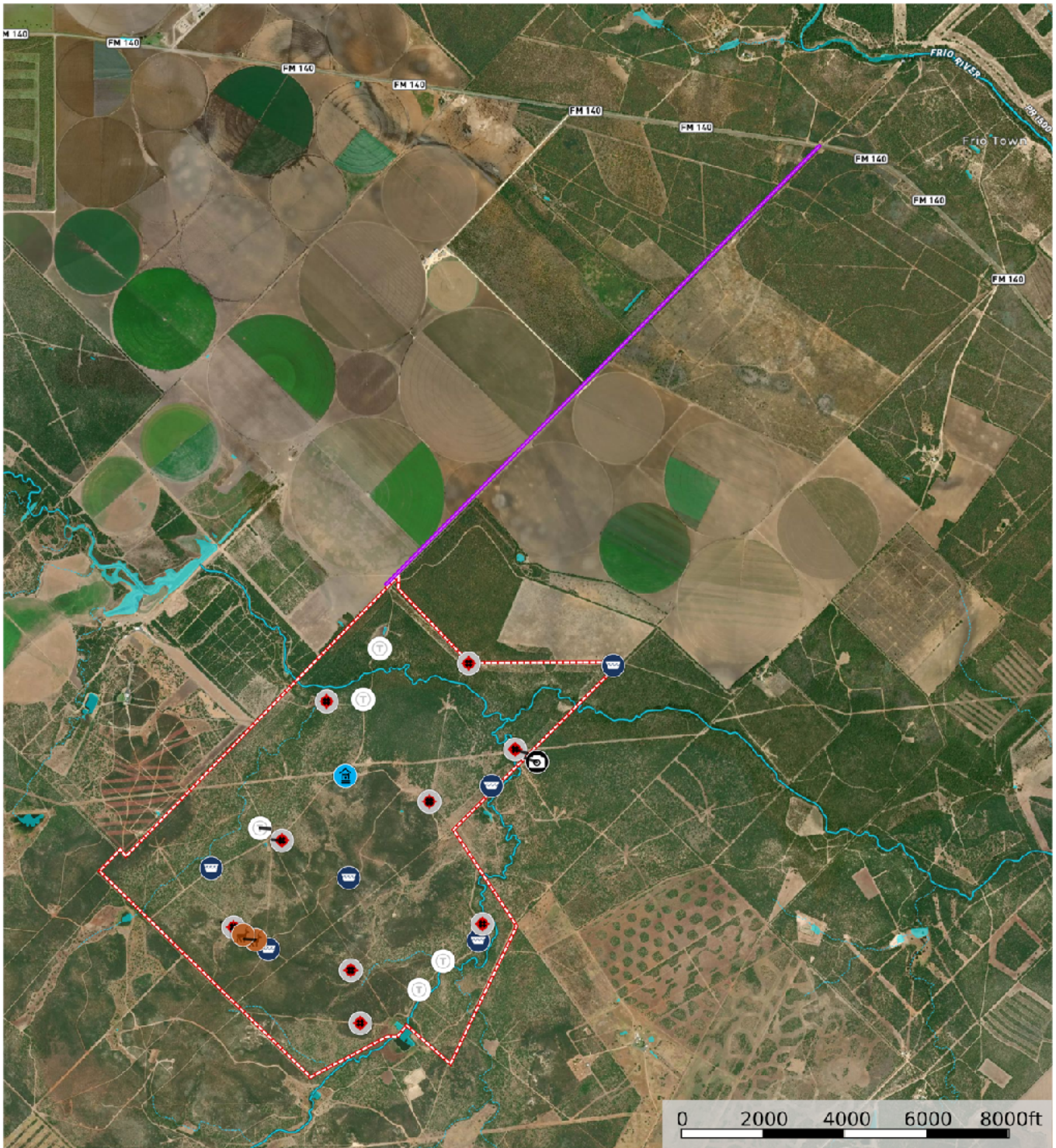
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- Protein Feeder
- Photo Point
- Blind 2
- Water Storage Tank
- Trough
- Well
- EASEMENT
- Boundary
- Pond / Tank
- Stream, Intermittent
- River/Creek
- Water Body

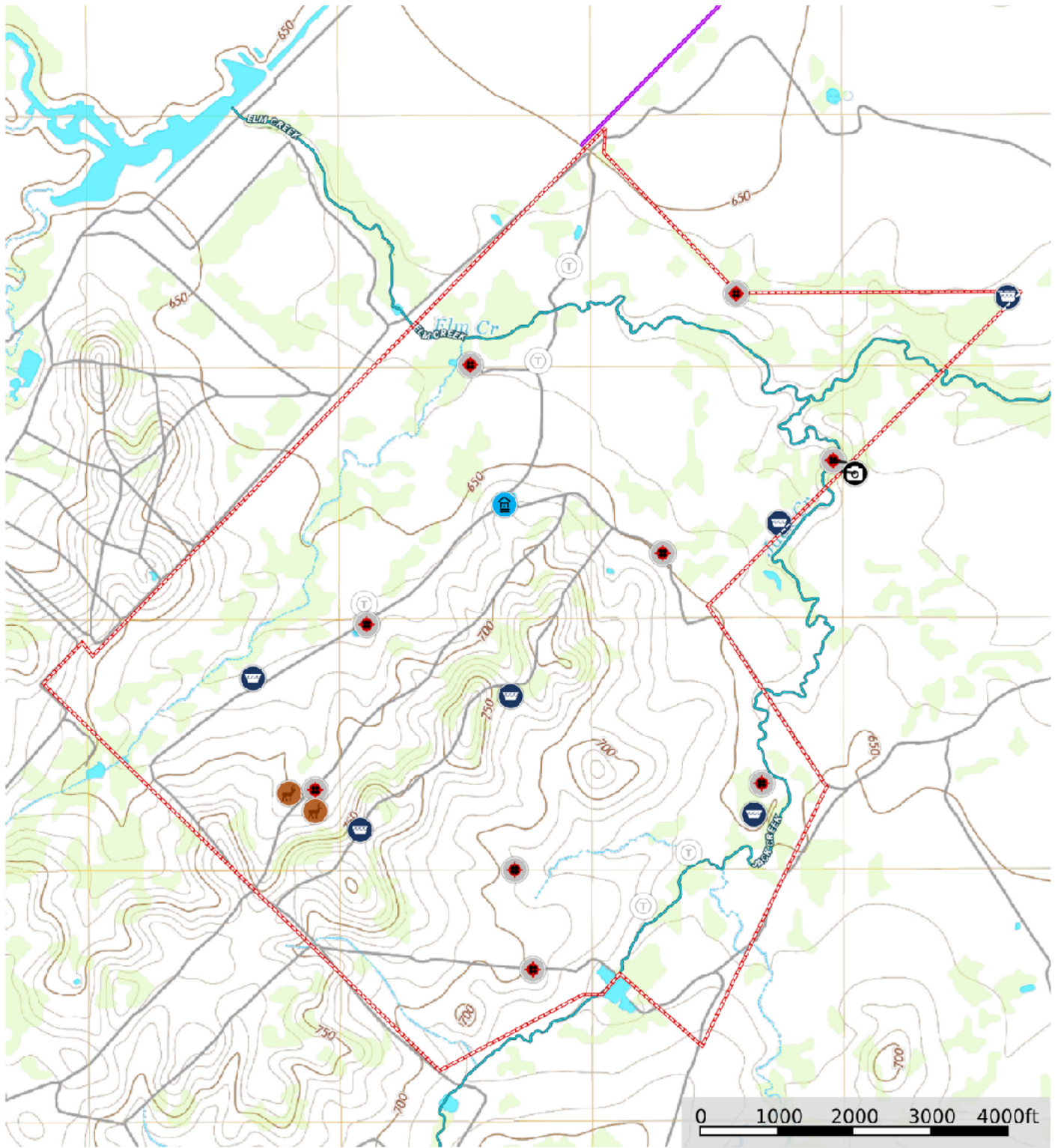
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Information About Brokerage Services

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:
 - 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.

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.

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Anthony Simpson	508054	anthony@SimpsonRanches.com	210.854.6365
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	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

