



**+/- 150 acs - Jim Wells Co.  
Muerto Creek Ranch**



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## **+/- 150 ac. Jim Wells County Muerto Creek Ranch**

**Location:** Muerto Creek Ranch is located in western Jim Wells County approximately 7 miles NW of Alice. Corpus Christi is 50 miles to the east, Laredo is 100 miles to the west and San Antonio is quick 2 hour drive north. County Road 170 runs along the western boundary of the property providing convenient, paved access. With its population hovering around 20K, Alice is where you can find most modern day conveniences including Regional hospitals, hotels, chain restaurants and HEB grocery.

**General:** Driving along CR 170 you can't help but notice the towering old growth brush that flanks the entire western boundary of the property. Shielding the heart of the ranch from the county road, this thick strip of brush creates privacy to those within.

Almost perfectly square in shape, this property was originally designed for hay production, cattle grazing and now with its abundant native game population, hunting delivers an added bonus. There is a set of working pens centrally located and cross fencing that creates +/- 7 separate pastures. Approximately 45 acres of field is clean and has recently been utilized for round bale hay production. Most of these pastures are in various stages of mesquite re-growth. Fencing, both exterior and interior, is fair to poor with some areas in need of repair. The entire perimeter is low-fenced with neighbors consisting of a +/-700 acre ranch to the north, a +/- 150 acre ranch to the east and +/-50 acre tract to the south.

A natural feature of the property are the two branches of Muerto Creek that converge in the center of the ranch creating a unique riparian area. This creek bottom is a haven for wildlife and lined with Elm, Hackberry, Persimmon and bull Mesquite trees that tower over the landscape.

From the entrance to the property, an all-weather road leads you to a 3 bedroom 2 bath +/-2500 sqft brick home with office originally built in 1978. Majestic, healthy Live Oaks and Pecan trees surround the residence accenting this picturesque homesite. This home is set towards the back of the property, away from the county road and the interior is clean, functional and livable. There are 2 water wells on the property, one being a submersible pump and pressure tank located at the main house and the other being a windmill located at the cattle pens in the center of the property.

**Summary:** Not often does a property this size, this close to town come up for sale. If you've been looking for a weekend retreat to graze cattle and hunt game, or a full-time residence in a peaceful country setting, come see Muerto Creek Ranch and all it has to offer.

**Financial:** **\$575,000** Cash to Seller. This is a surface offering only and the property currently holds an over 65 exemption as well as an ag-exemption. Taxes for 2015 are \$1,336.36. \*\*\*\*Buyer's broker 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 sole discretion of Bluestem Ranch Group, Broker. \*\*\*\*

Information contained herein is deemed reliable, but is not warranted by Broker or Sellers, and is subject to change, errors and/or omissions, prior sale and withdrawal from market. Buyers are urged to verify representations on their own regarding the usefulness and value of the property for any given purpose. Property is sold "as is where is, with all faults and without warranty other than that of title." **Showings by appointment only with Bluestem Ranch Group, Listing Broker. Do Not Trespass.**

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**Muerto Creek Ranch**

**FM 170**

**US Hwy 281**

**US Hwy 281 Bypass**

**US Hwy 44**

**ALICE**

**US Hwy 44**

**US Hwy 281**



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CR 170

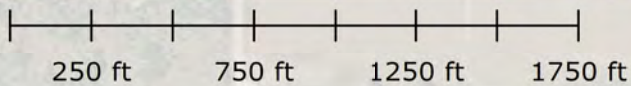
CR 170

Muerto Creek

Water Well

Muerto Creek

Water Well



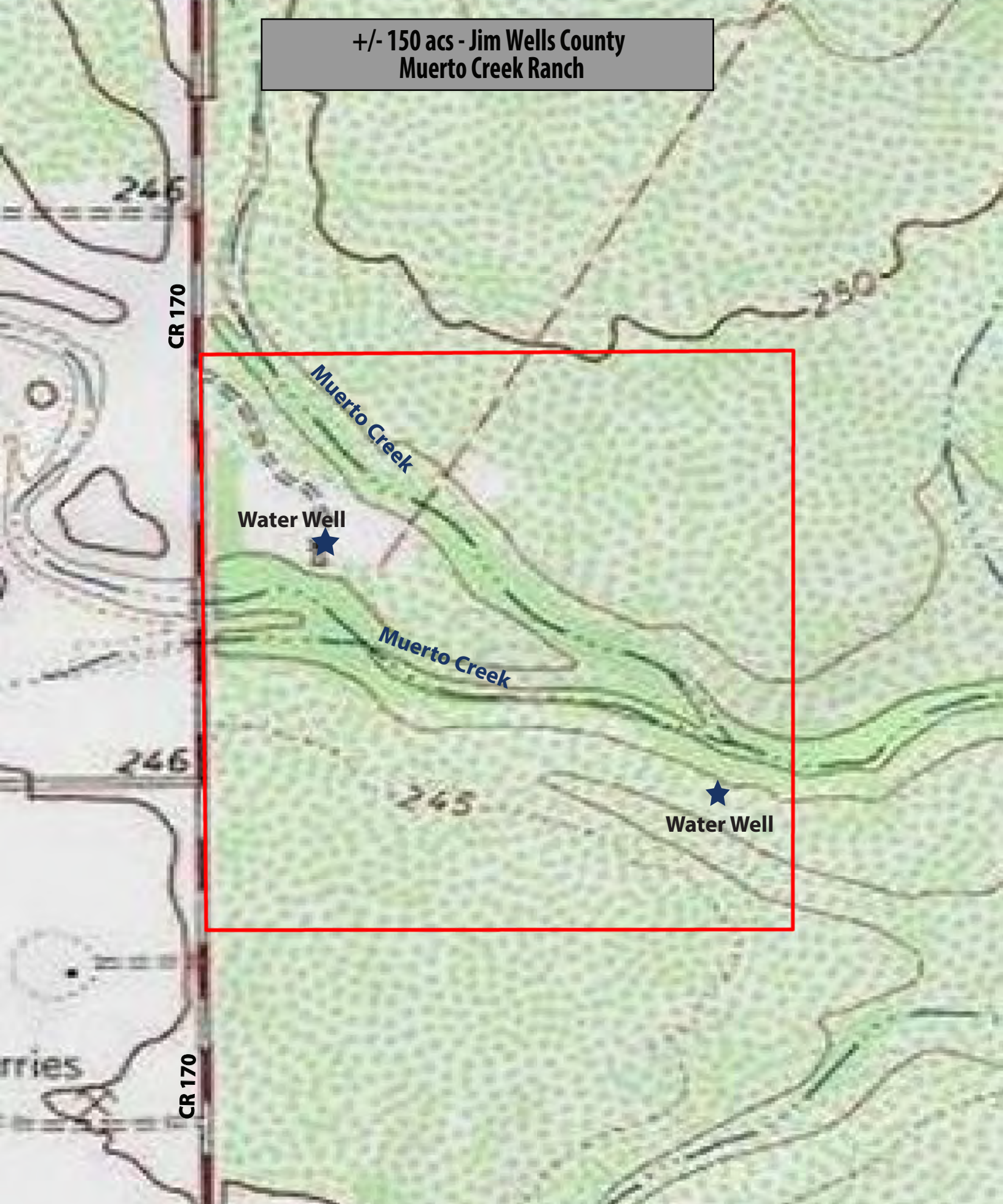
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**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K