

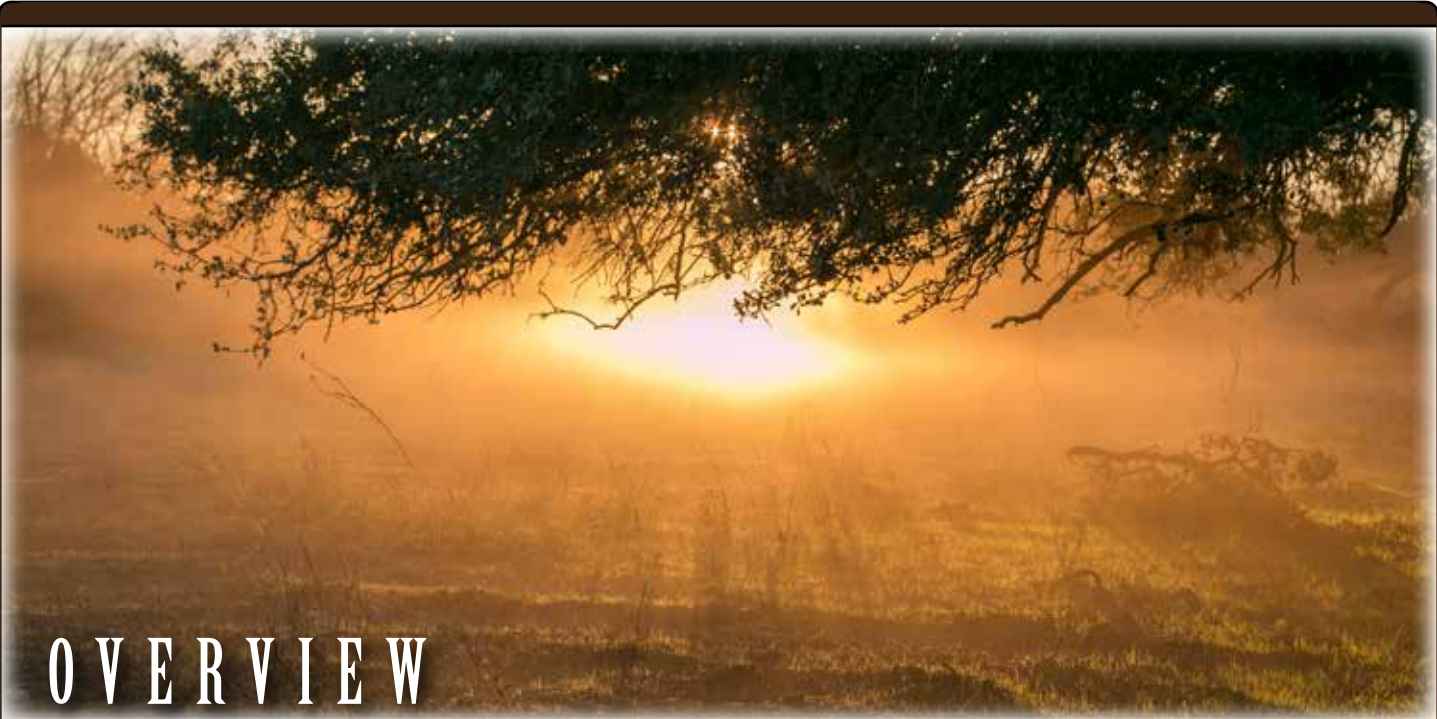


★ **OAK RIDGE RANCH** ★
TRACT A



BEAUTIFUL HILL COUNTRY ACRES
Mullin, Texas • 134.7± Acres • \$495,022





OVERVIEW

Oak Ridge Ranches includes 825.9 acres, divided into 10 ranches. County road frontage is present on both sides of the property, County Road 199 at the northern border of the property and County Road 189 on the eastern edge of the property. The site is 13 minutes north of Goldthwaite Texas, one hour and 40 minutes from Austin Texas, and two hours and 30 minutes south of Fort Worth Texas. Access to the property sites, Tracts (E, F, G, H, I, J) includes utilizing the existing County Road 189 frontage as well as the construction of a new 4000 ft private road within a dedicated, surveyed 60 foot easement. Access to Tracts (A, B, C, D) is off County Road 199 and 2400 linear ft of new private road also within a 60 foot easement.





DETAILS

The topography includes areas of 100 feet of elevation change or rolling terrain. There exists an interesting combination of cover including large Live Oak trees, Pecan trees, and Cedar trees scattered throughout the ranches. Pompey Creek, a seasonal creek which extends over 1 mile, meanders throughout the property and provides cover for many types of wildlife including Whitetail deer, turkey, hogs, and doves. Impounding water at multiple sites along the creek is possible. Over 70 acres of fenced small grain pastures could attract many species of wildlife and game birds. The pastures could be available for custom farming. Many excellent building sites are located throughout the property with stunning views of the surrounding ranches.

Five ponds are located on Oak Ridge Ranches which provide both scenic and recreational value to the property. Other sites could be developed into ponds. Landowners may receive valuable input from the Noble Research Institute regarding pond management, pasture management, stocking rates as well as flora and fauna management, at no fee to the landowner. Relatively shallow water wells are common in this area. One well, currently on tract G, delivers 15 gallons per minute to the property owner and appears to be potable water. Owners could utilize numerous well drillers including F&F Water Well Drilling in DeLeon Texas to construct efficient wells that could be utilized for consumption or to supplement the water level in existing ponds.

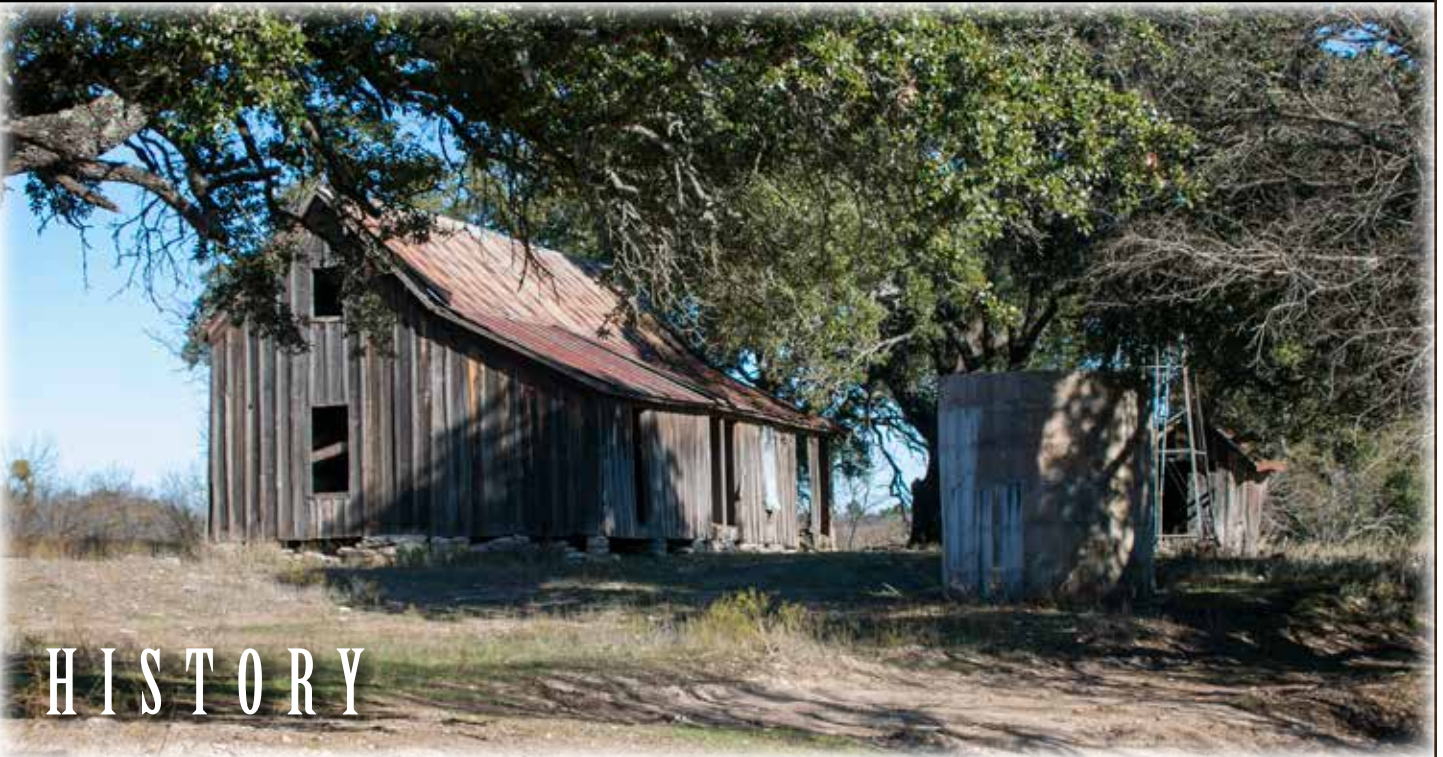


DETAILS CONT.

Electricity was made available to all 10 properties on Oak Ridge Ranches. Power is provided by Comanche Electric Cooperative. A fee is charged the property owner by Comanche Electric for the transformer and whatever length of wire may be needed to go from where power touches every ranch, to where power will be used. High-speed, buried fiber optic cable is also available to every ranch by Central Texas Telephone Cooperative.

Deed restrictions and a road maintenance agreement are attached to the property, which are not meant to violate the premise of country living. However, they serve to protect the investment of the individual ranch owner. **Ask about our fencing allowance**, which will be discussed on each individual Oak Ridge Ranch. The property owner has filed a wildlife exemption in the spring of 2020 on the entire 825 acres. Each individual ranch owner can decide whether or not they would be inclined to maintain an Agricultural exemption, or file a wildlife exemption, regarding their specific property tax abatement.





HISTORY

The property has been in the same family for over three generations. The previous owner's father was born on historical homesite located along Pompey Creek on Tract C. The site includes a windmill, cistern, and a rock cellar. Another historical homesite is present on Tract G. Wildlife includes Whitetail deer, hogs, small game, doves, and turkey. The property is currently not leased to hunters. A zip slide, treehouse, and numerous majestic Live Oaks are located near a pond on the far Northwest section of the property which could be easily improved for recreational enjoyment (Lot A). Another pond is on the Northeast corner of (Lot B). Two ponds are located on Tract F and one on Tract H. The property is low fenced and each tract is partially fenced. Stop by. We would love to give you a tour.

Contact Owner/Agent: Jake Hersman at 469-223-6989





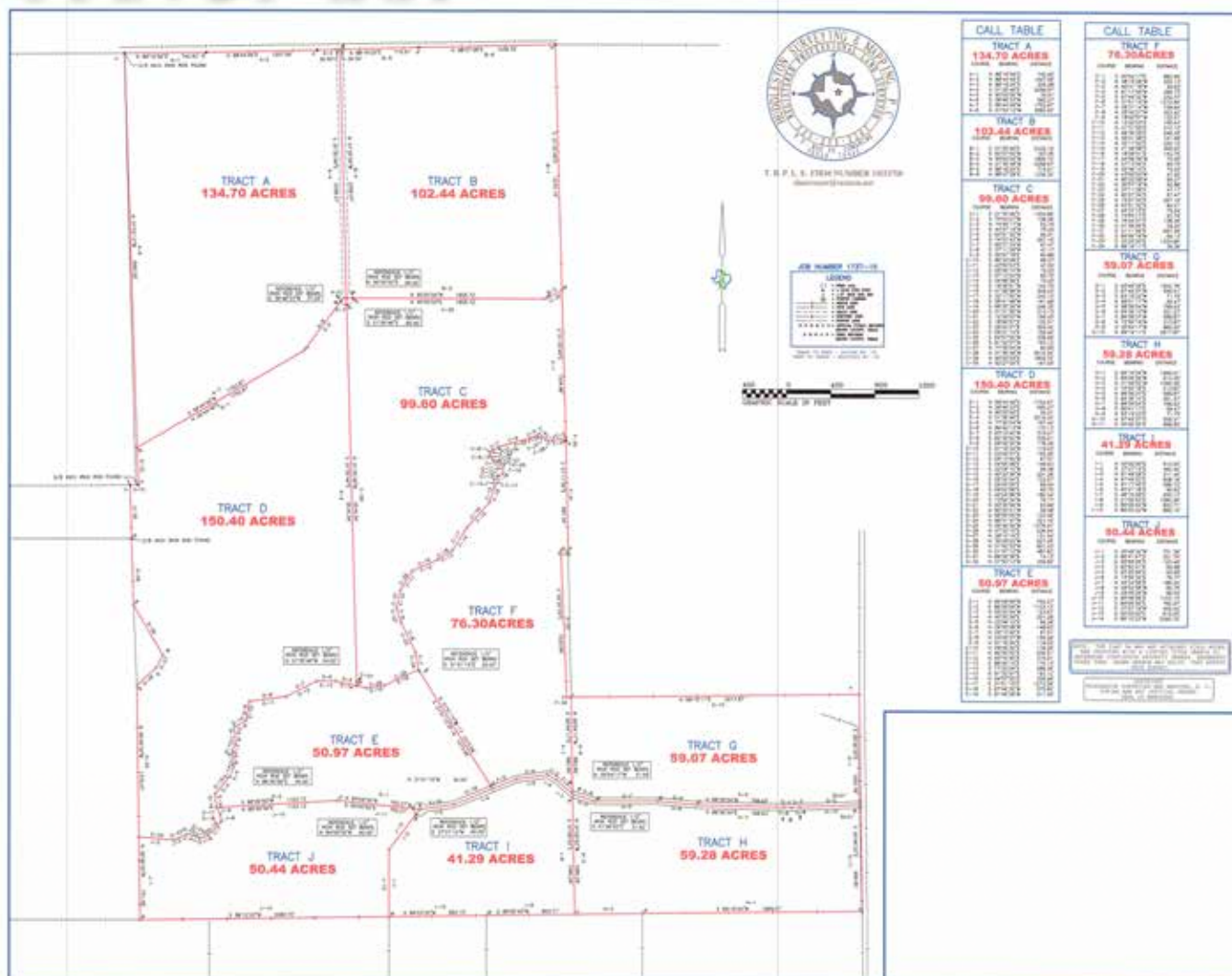
Tract A consists of 134.7 acres. There are two potential building sites which include fabulous sweeping views of the neighboring ranches. A $\frac{3}{4}$ acre pond is present on the northwest corner of the property. A tree-house, zip slide, fire pit, and swing complete the pond site and provide numerous recreational opportunities. Ducks frequent the pond in the winter months. Whitetail deer are often seen on the ranch. Dense cover is prominent in the northwest section of the property. The balance of the property includes numerous large Live Oaks scattered throughout the property with significant elevation changes. Thick native grasses are noted throughout the ranch due to the lack of grazing in recent years. The neighbor to the west is interested in a fencing contribution which could be repaid with grazing rights. **An \$8,000 fencing allowance credited to the buyer at closing will offset the cost of completely fencing the property, approximately 3,431 feet.** The property has access to County Road 199 with a separate locked entrance at the north end of the ranch. Existing ranch roads lead to the pond and potential building sites. A new private road is present on the east side of the property which could be utilized to access the property if so desired. Deed restrictions and a road maintenance agreement are available on all Oak Ridge Ranches, designed to maintain property values. The Noble Research Institute in Ardmore, Oklahoma is available for management advice at no cost to the ranch owner. The individual ranch owner can select either wildlife or agricultural property tax exemptions as they apply for an exemption after closing. In the spring of 2020, the property owner filed a wildlife exemption on the entire 825 acres. Electricity is available to all the ranches within Oak Ridge Ranches, provided by Comanche Electric. Buried fiber optic cable is available if internet access is needed. We encourage you to visit Oak Ridge Ranches to see for yourself the serenity, beauty and quiet of this little slice of the hill country.

Contact Owner/Agent **Jake Hersman** for more information at **469-223-6989**.

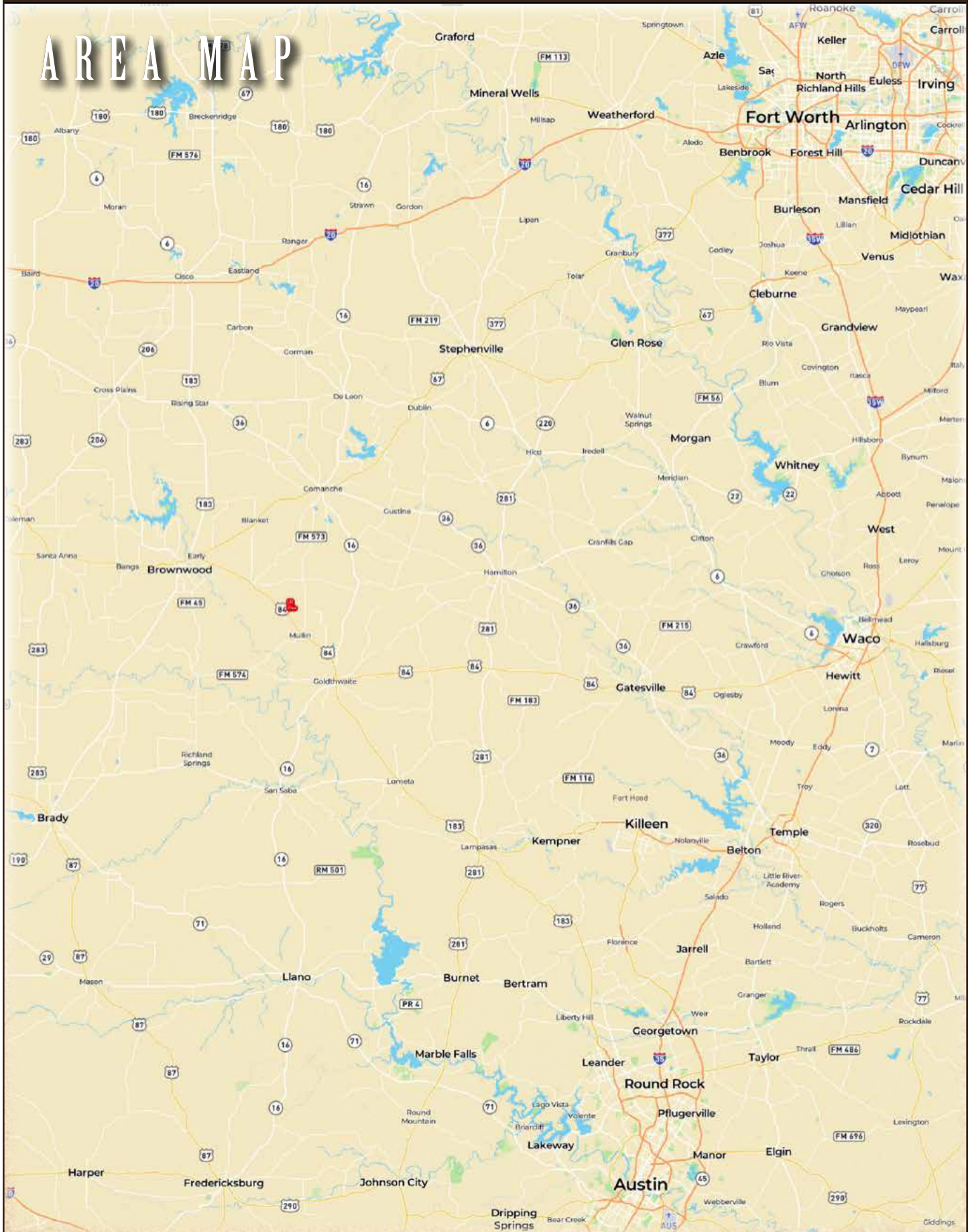
Directions: The property is located 12 miles north of Goldthwaite, Texas or 2 miles north of Mullin Texas off US 183. Headed north turn right on county road 189 approximately 2.5 miles. Oak Ridge Ranches is on the left. Tracts G and H are located off 189, and A, B, C, and D are located on off County Road 199.

Visit Our Website: <https://www.oakridgeranchestx.com/>

SURVEY MAP



AREA MAP



AERIAL MAP

134.7 AC TRACT A
\$495,022

102.44 AC TRACT B
\$373,906

99.6 AC TRACT C
\$371,010

150.4 AC TRACT D
\$554,224

76.3 AC TRACT F
\$326,182
SOLD

50.97 AC TRACT E
\$211,525
SOLD

59.07 AC TRACT G
\$243,663

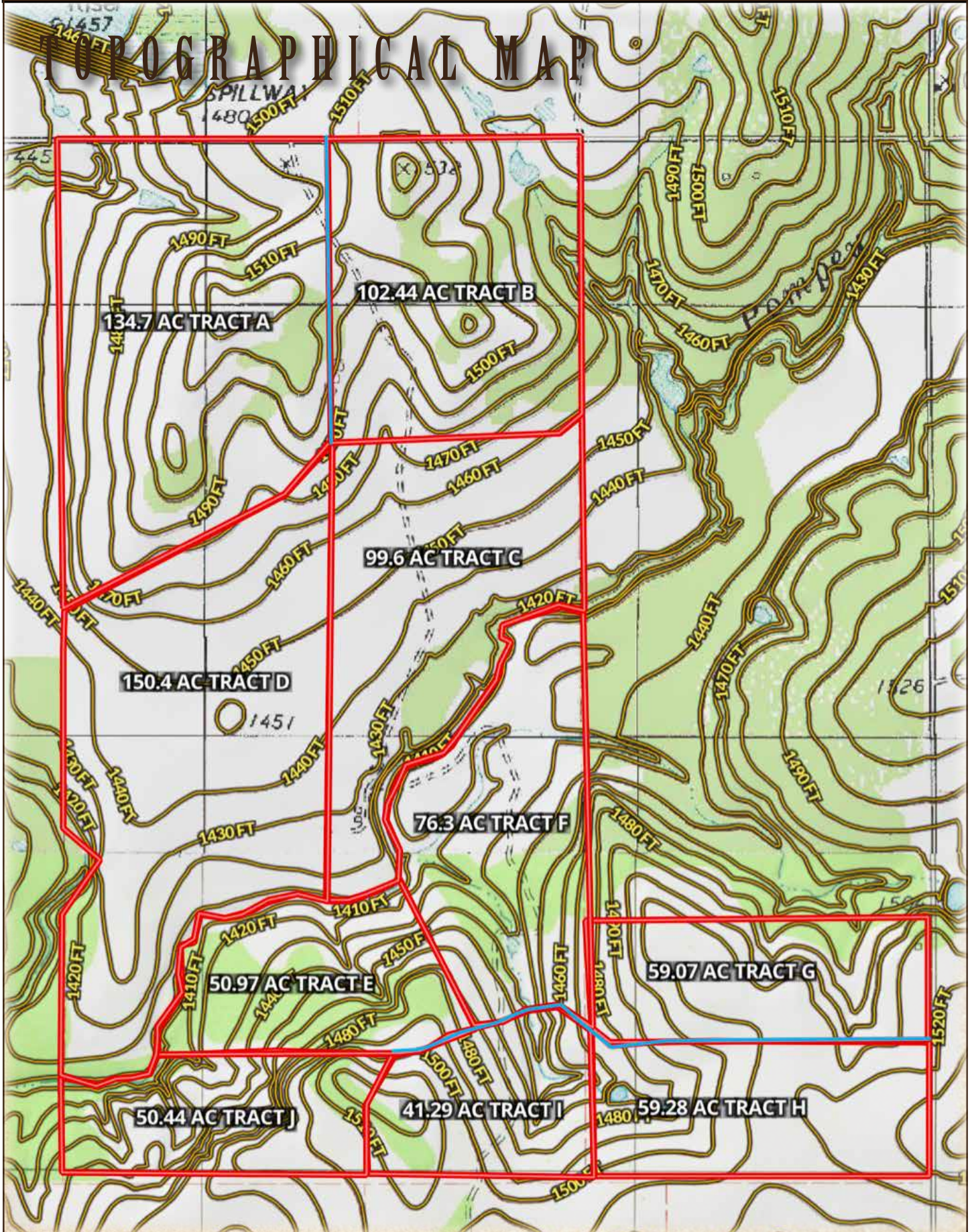
50.44 AC TRACT J
\$206,804
SOLD

41.29 AC TRACT I
\$172,385
SOLD

59.28 AC TRACT H
\$247,494

Topographic map showing contour lines and property boundaries. Tracts are outlined in red. Tracts F, E, I, and J are marked with a house icon and the word 'SOLD' in red.

TOPOGRAPHICAL MAP



★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.





★ JAKE HERSMAN ★

Jake Hersman, DVM, graduated from Texas A&M College of Veterinary Medicine in 1980, competing in both calf roping and steer wrestling while attending college. He has practiced as an equine veterinarian since 1982 in North Texas. He formally owned the Argyle Veterinary Clinic. In 1990 he started the Las Colinas Veterinary Clinic, an equine referral hospital in Irving Texas. From 2004 until 2017 Dr. Hersman has been the managing partner of Animal Imaging in Irving Texas. The clinic specializes in diagnostic imaging of all species including the horse. The clinic offers 3T MRI, digital radiology, scintigraphy, ultrasonography, and standing CT. His previous career as an equine veterinarian has allowed Dr. Hersman to better understand the desires and needs of both the horse owner and the horse regarding facility design and/or construction. Along with his career as an equine veterinarian and ranch owner, Dr. Hersman has owned and/or developed countless properties from ranch and horse Properties to residential properties. His previous veterinary and real estate experiences offer Dr. Hersman a unique set of skills to help the clients of Texas Ranch brokers, LLC find the properties of their dreams.

Dr. Hersman recently joined Texas Ranch Brokers, LLC and lives in Jonestown Texas, moving to the Hill Country in 2017. He has been married to Jo Hersman for 41 years and has 2 kids, Luke 30, and Jessy 36. Scarlett and Gwyn are the only grand-daughters for now.

EMAIL JAKE AT: JAKE@TXRANCHBROKERS.COM
CALL JAKE AT: 469-223-6989



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.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	512 756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	512 940-8800
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JAKE HERSMAN	705774	jake@TxRanchbrokers.com	469 223 609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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DISCLAIMER

The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause 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 should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>