



## ★ RANCHO POZO SECO ★

*Ideal ranch in premiere hunting county*

Cotulla, La Salle County, Texas • 640± Acres • \$1,792,000



## Rancho Pozo Seco

An ideal sized ranch in one of the premiere hunting counties in Texas! This ranch is approximately 19 miles southeast of Cotulla off of FM 469. It is the perfect combination of thick brush and regrowth areas with all the necessary high protein vegetation to grow those large-antlered bucks. Most of the fields that were once farmed have grown up enough to support a large quantity of game, while still providing the opportunity to designate food plot areas without a great deal of brush clearing. There are 4 ponds that are reliable year-round and one frack-water lake. The Ranch is high fenced on approximately 3 sides. The deer and dove and quail hunting are amazing. This ranch has the perfect location and price for the new owner to create their dream ranch!











## IMPROVEMENTS

This ranch provides a perfect deer camp or permanent residence. The camp house is an ideal location at the front of the ranch. It being a roomy 3-bedroom, 2-bath two story house with metal roof, covered porch, wood burning-rock fireplace, ceiling fans, satellite dish, co-op electric. Good roads and senderos provide easy access to all areas of the ranch.



A photograph of a dirt road or path winding through a landscape. The foreground is dominated by tall, dry, yellowish-brown grass. The path is made of dirt and small stones, leading into the distance. On either side of the path, there is dense green vegetation, including bushes and trees. In the far distance, a small wooden structure, possibly a house or shed, is visible through the trees. The sky is overcast and grey.

## VEGETATION

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## WILDLIFE

Wildlife includes quality whitetail, hogs, turkey, dove and many other animals can be observed. Brush including guaycan, black brush, granjeno, brasil and many others. There is a great variety of vegetation to support antler development and overall health of native wildlife.

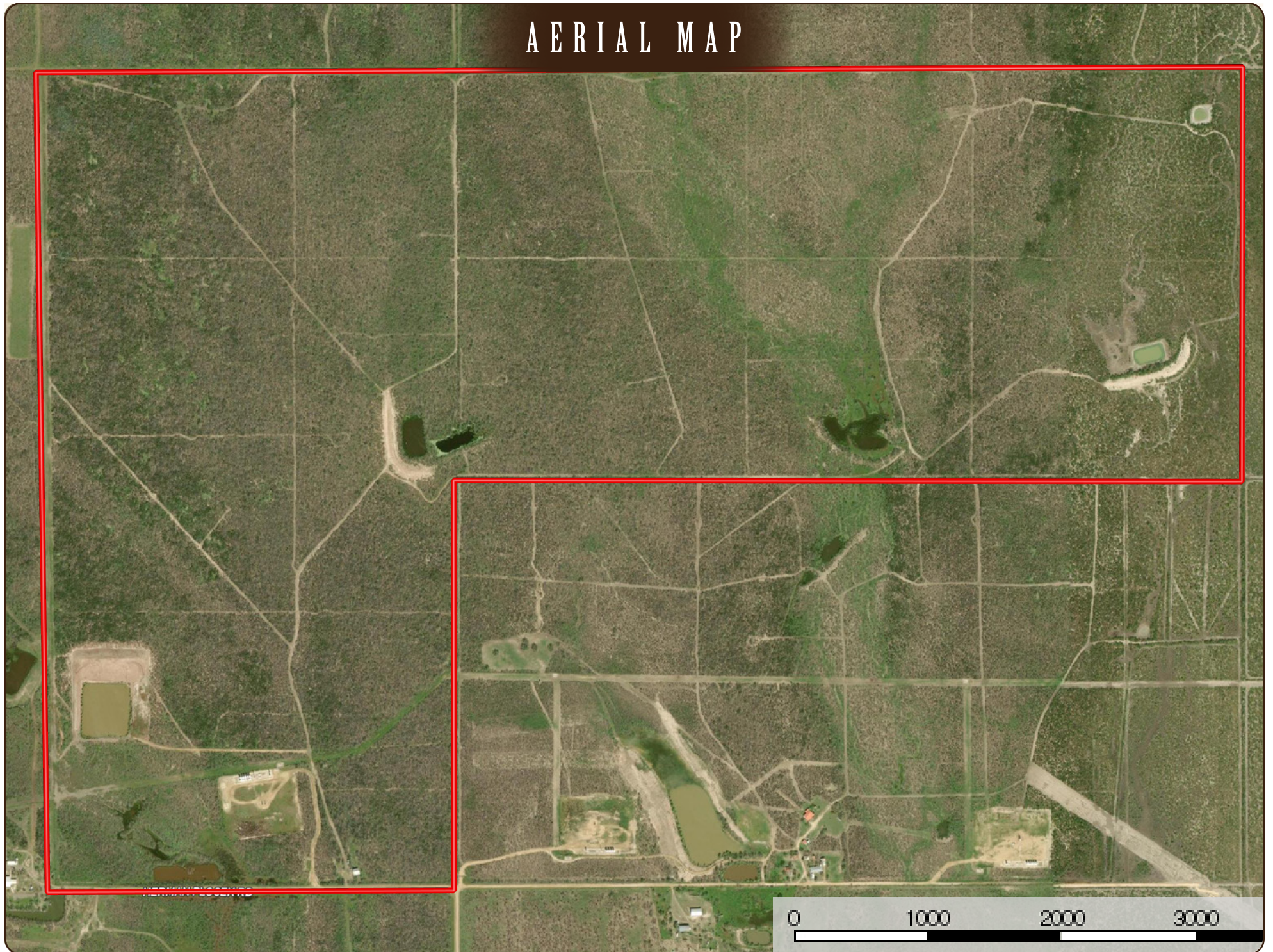




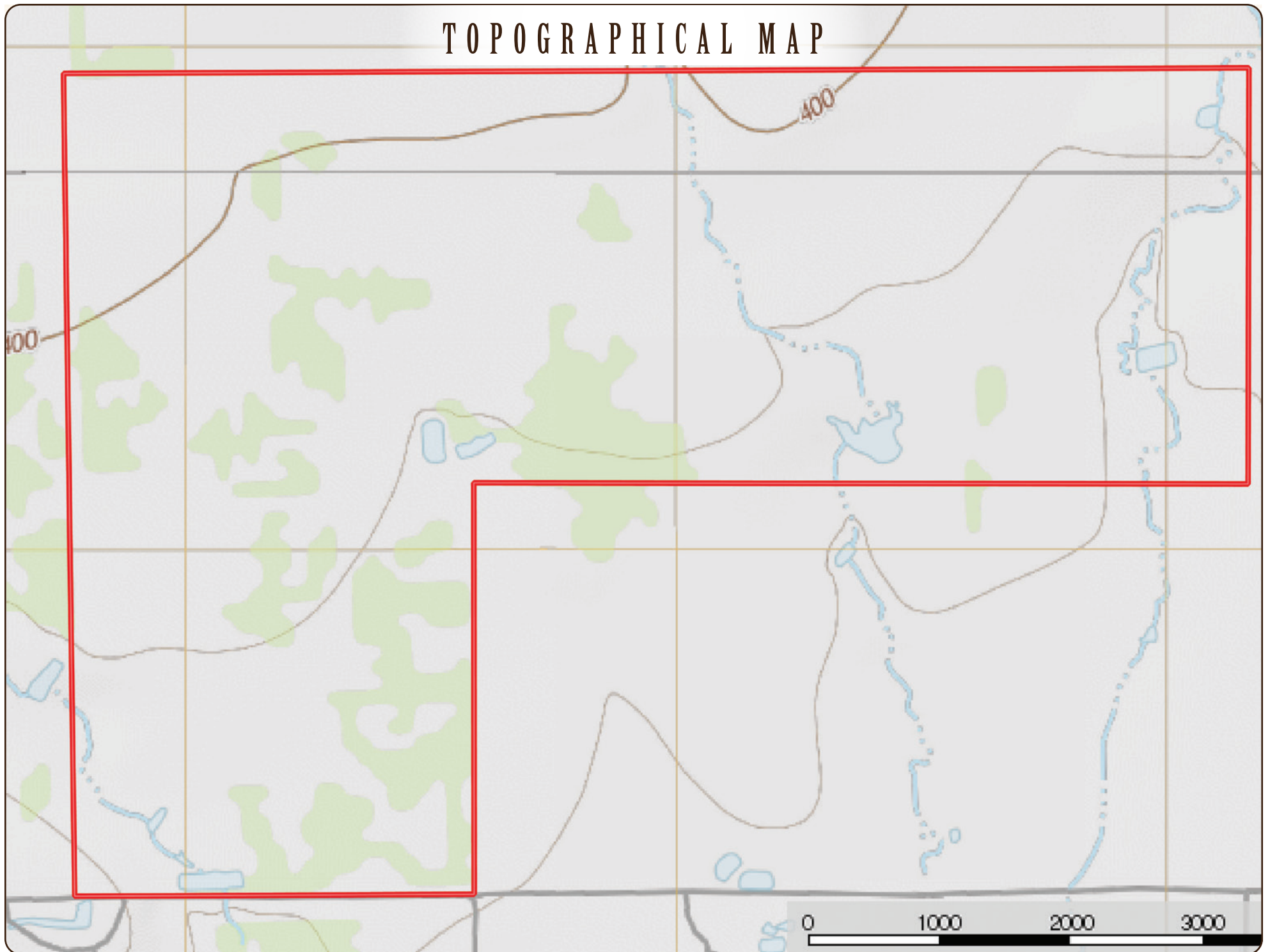
## SUMMARY

This executive ranch is easy to get excited about because it has so much variety, beauty, and character. Options are numerous family/corporate retreat, horse/cattle ranch, home place, and future development. One thing is for sure - this premier ranch will put a smile on your face every time you drive through the gate.

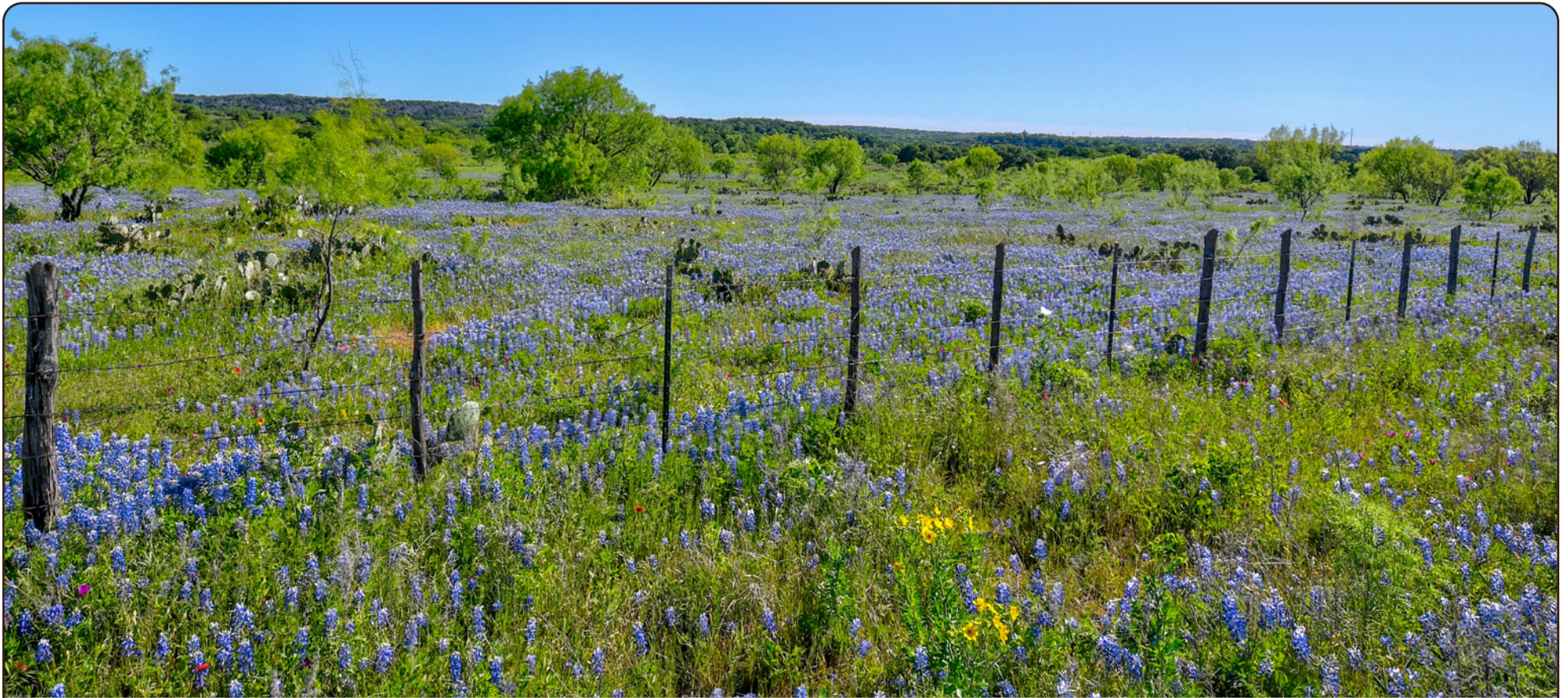
# AERIAL MAP



# 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.**



## 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 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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### Regulated by the Texas Real Estate Commission

TXR-2501

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

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