

4,250 ACRES

Tom Green County



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One of the finest turnkey hunting and recreational ranches on the market in Texas today. Providing both world-class white-tailed deer hunting along with some of the best wing shooting in Texas, this ranch is a Sportsman's paradise! No details were spared in the development of the property and with all of the infrastructure already in place, the ranch is ready for new owners to start enjoying it from day one!





LOCATION

As the crow flies, the ranch lies 14 miles Northeast of San Angelo.



IMPROVEMENTS

The existing improvements bring tremendous value to the operation and enjoyment of the ranch. The main hunting lodge is over 6000 square feet and boasts a sequestered double master suite wing along with 4 large rooms, each with their own separate baths, a beautiful living room and separate game room, a commercial kitchen, bar, office, and a gunroom. Grounds surrounding the lodge are immaculate with beautiful views of the surrounding country. Not far from the lodge is a drive through cleaning station with a walk-in cooler, a covered

gun range, a large BBQ pavilion, a large barn, 3 homes for ranch staff, multiple small barns and workshops and 3 overhead grain silos. One of the biggest attributes to the property is a stellar deer breeding facility that houses an office, storage, working chutes, holding and operating rooms, and a bathroom all under one roof. The facility also has 24 outdoor pens with shelters, wind breaks and misting systems. Separately, there are 6 DMP pens that are currently being used for soft release. Scattered across the ranch are 5 pivots ranging in size from 10 to 75 acres. These are planted with alfalfa, oats and haygrazer and are utilized as food plots with the excess alfalfa being sold. A separate field is planted with milo for the birds. Lastly, the perimeter of the ranch is fenced with 8' game fence and is traversed with miles of improved caliche roads.

EQUIPMENT TO BE CONVEYED

Most furniture in the main lodge along with all of the deer blinds and feeders will convey with the sale. All owned minerals will also convey. The sellers believe they own minerals on the southern portion of the ranch. Buyers are advised to conduct their own research to determine the exact amount. The pipeline mentioned above does produce some monthly income to the ranch.



WATER

Water on the ranch is tremendous as it boasts over 40 water wells. They range in production from 10 to 100 gallons per minute and supply water to the watering stations that cover the ranch, the 5 pivots, and they also fill the lake behind the main lodge.

TERRAIN/HABITAT

Terrain on the ranch is extremely diverse. A rolling mountain range enters the property on the northwest corner and traverses the westernmost part of the ranch with the highest elevation being 2390' above sea level. This elevation provides amazing views of the entire ranch and creek valleys below. The eastern portion of the ranch is beautiful bottom land with fertile loamy soils, big mesquite and native grasses and brush. In the creek bottoms you will find oaks, hackberry and other hardwoods. The southern portion of the ranch is amazing quail habitat with excellent soil, lots of native grasses, some cacti and excellent balance of cover to open spaces. Food plots are generously dispersed all over the ranch with some in hay grazer for enhancement of the already strong quail populations.



WILDLIFE

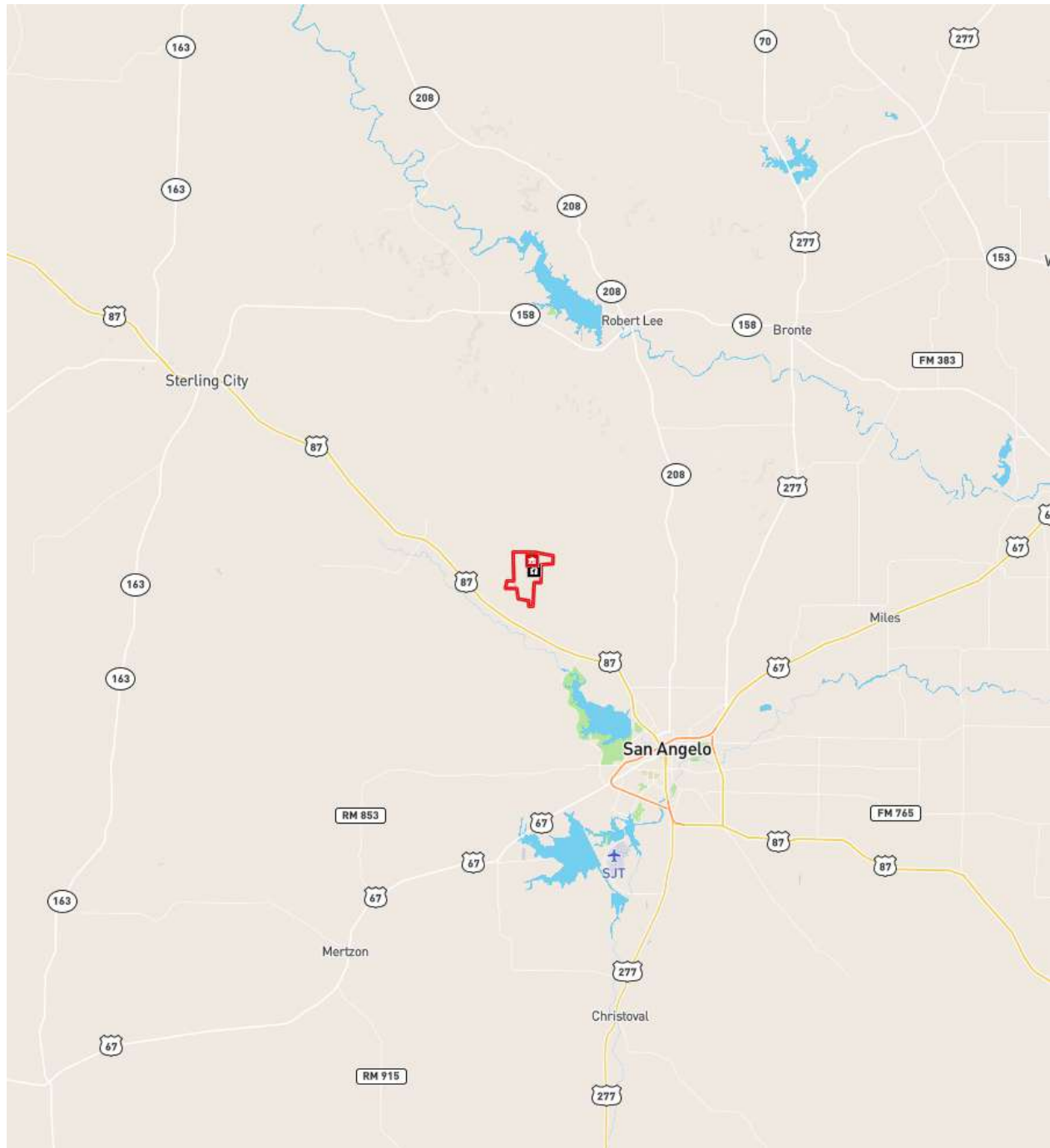
Because the owners have been intensively managing and improving the population for over 10 years, the quality of wildlife on the property is second to none! The main focus has been on the deer herd, but improvements have had a tremendous positive impact on the health and numbers of the entire wildlife community. The overall goal has been to maintain a strong pasture herd with good age structure that produces multiple 200 inch deer year after year and they have succeeded! A population of approx. 600 (7 acres/1 deer) and a 1:1 buck to doe ratio has produced the desired result. Harvest and survey records can be made available to the serious buyer. In addition to the pastured deer, a number of bucks and does with possible offspring are being managed at the deer breeding facility with top-notch bloodlines. In a recent survey, the wildlife manager also observed 100 head of Axis deer, more than 30 coveys of quail, over 300 turkey and a phenomenal dove population.

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.



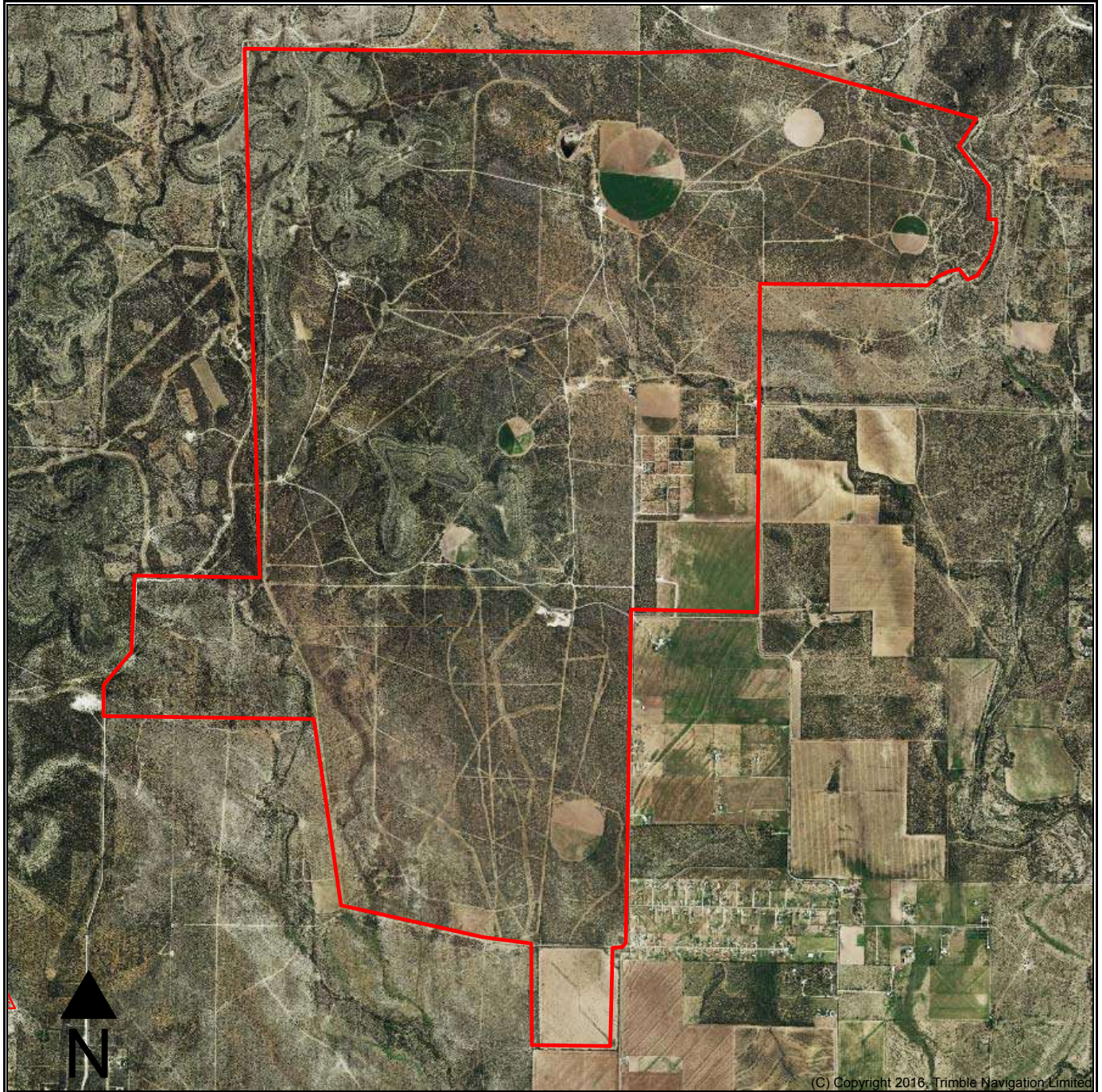
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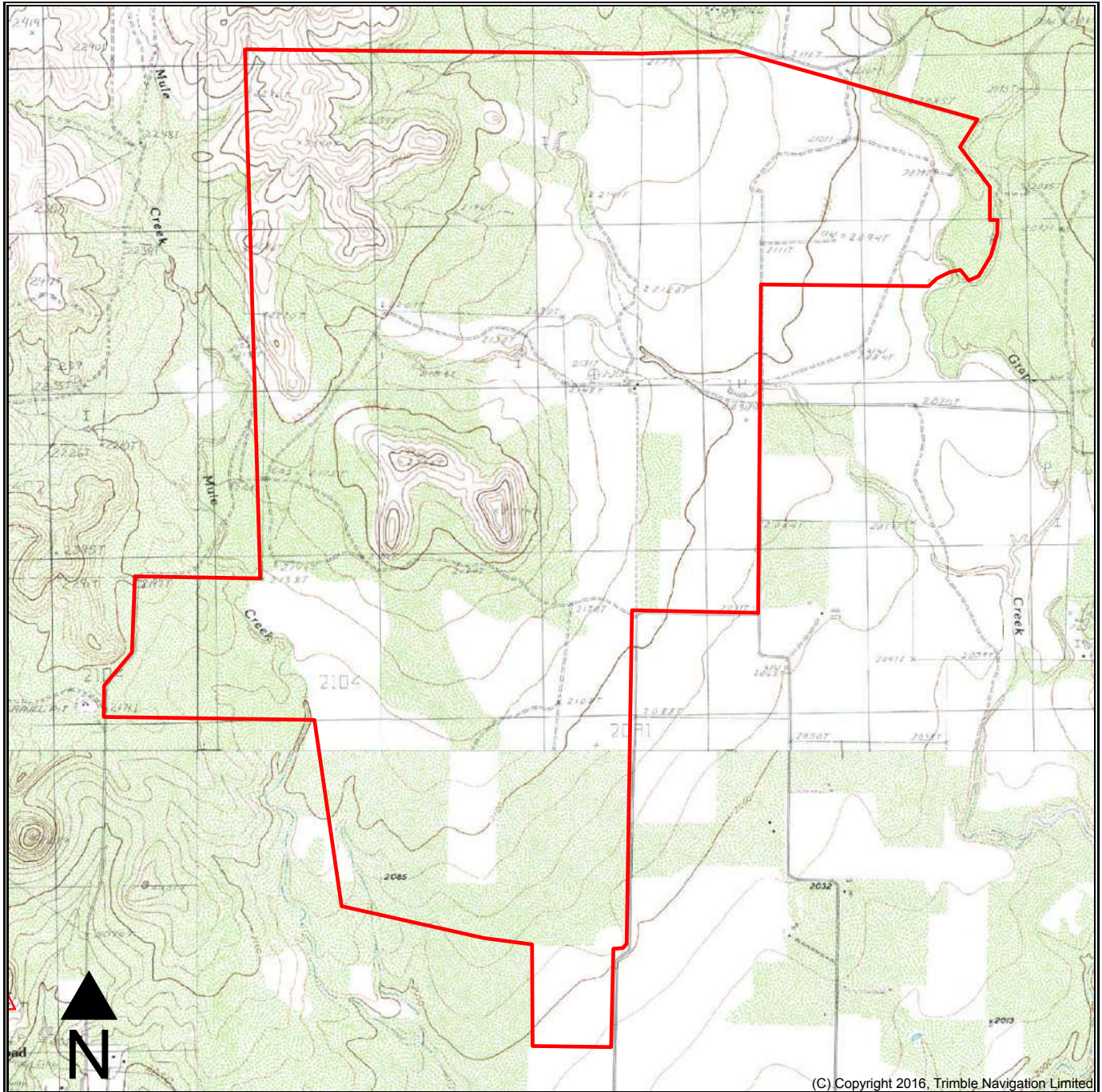
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

Buyer/Tenant/Seller/Landlord Initials

Date