Mendez Ranch

17.48 Acres | Wilson County

SIMPSON RANCHES
& LAND LLC

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1

DESCRIPTION
Country living at its best! A 5 bedroom, 2 bathroom barndominium with a game room, covered BBQ area and a barn. Property includes a beautiful pond stocked with fish surrounded by honey mesquites residing in 17 acres. The entire property is low-fenced.

LOCATION
9 miles NW of Nixon, TX on the corner of FM 1681 and CR 438.
Conveniently located:
      42 miles from San Antonio
      25 miles from New Braunfels
      16 miles from Seguin

IMPROVEMENTS

2,500 square foot 5 bedroom, 2 bathroom barndominium with double insulated walls and stained concrete floors. There is also a 20x30 party room with a bathroom and an outdoor covered kitchen. 30x40 shop with roll up doors that has its own bathroom along with 2 stalls for covered equipment storage. A small corral and cattle pens wrap up the improvements. All buildings have metal roofs.

EQUIPMENT TO BE CONVEYED

Outdoor BBQ built in along with all built in appliances excluding the refrigerator in the main house.

WATER

Beautiful quarter-acre pond stocked with fish and resident ducks. There are two water wells on the property along with a water softener system and a 2,000 gallon settling tank. The main well located near the house has a 3/4 horsepower pump and is drilled to 260'. The second well is located in the pasture.
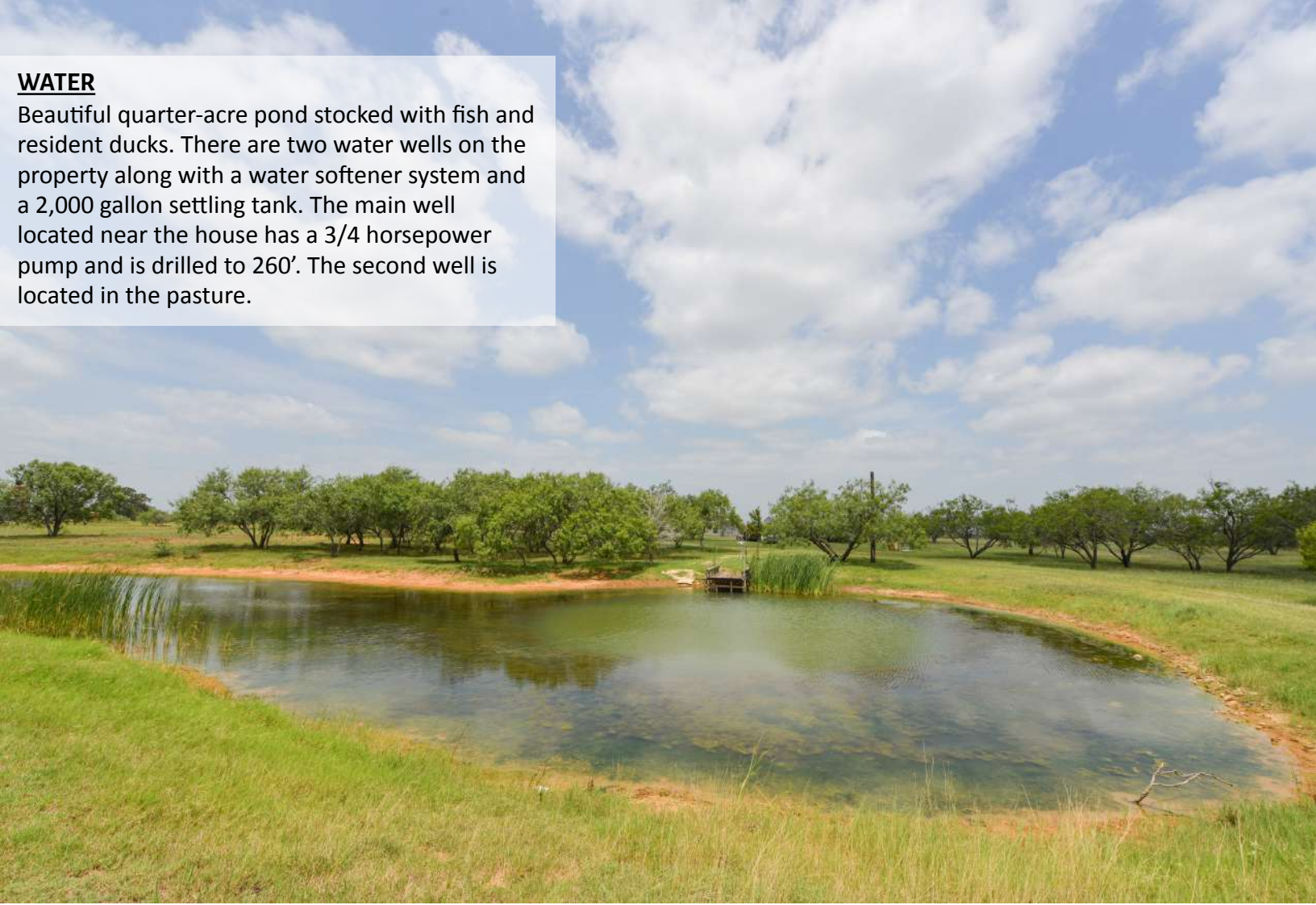
TERRAIN/HABITAT

Rolling grass pasture with grazing abilities for livestock.

WILDLIFE
Deer, turkey, ducks, fish and dove.

EASEMENTS
Distribution power. There is an existing pump jack and pipe that is not currently in use and has not been for many years.

MINERALS
Surface Only

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.
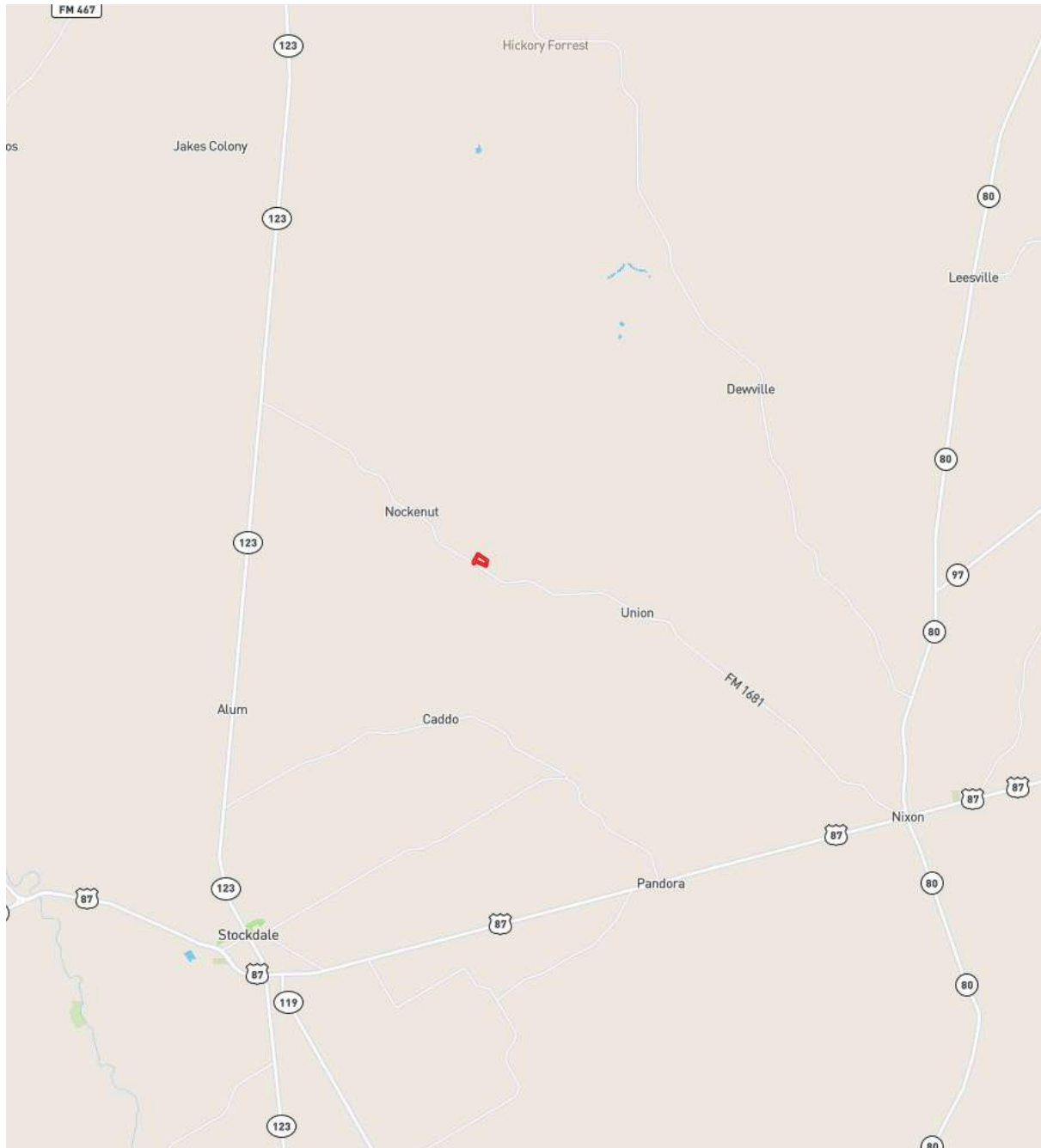
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Boundary

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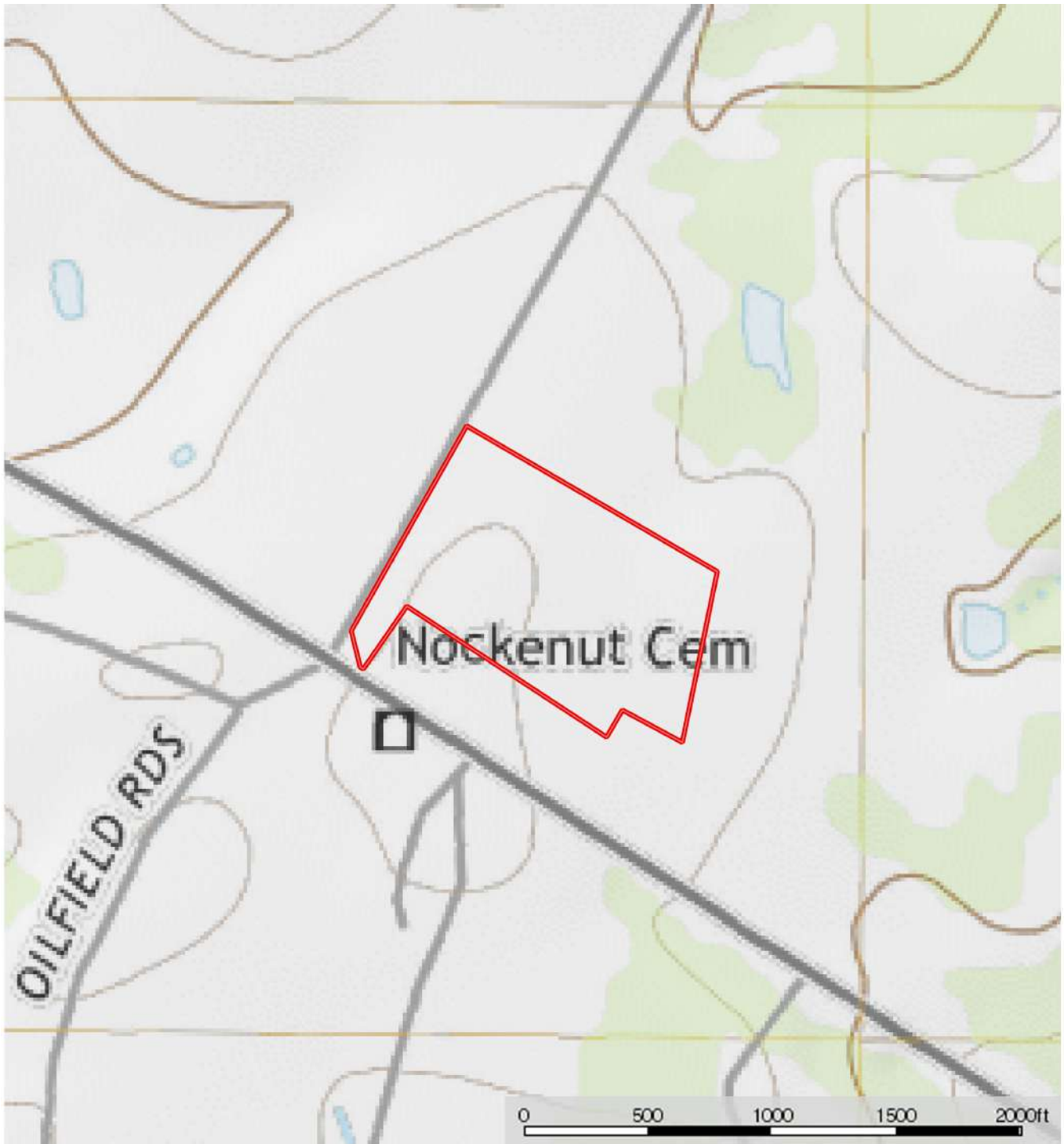
Nockenut Cem

OILFIELD RDS

| 0 | 500 | 1000 | 1500 | 2000ft |

☐ Boundary

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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:
  - 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.

	License No.	Email	Phone
Simpson Ranches & Land, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9001555		830.955.1725
Anthony Simpson Designated Broker of Firm	508054	anthony@SimpsonRanches.com	210.854.6365
  Licensed Supervisor of Sales Agent/ Associate			
Josh Hartwick Sales Agent/Associate's Name	729803	josh@simpsonranches.com	281-658-2942

Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**