

LA BANDERA RANCH

460 Acres | Jim Wells County



SIMPSON RANCHES

& LAND LLC

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DESCRIPTION

This turnkey hunters paradise is a totally high fenced ranch consisting of only two pastures. Headquarters pasture is 100 +/- acres with a low fence and cattle guard to provide separation from the larger hunting pasture. This ranch property is in a much sought after area known for its mature mesquites and soils being primary sandy loam to clay. The property maintains an excellent improved genetics main frame white-tail deer herd supplemented with various breeds of exotics. Property has a year-round feeding program using corn and various types of protein. This ranch is well watered having 4 ponds scattered throughout the ranch to minimize wildlife and livestock from having any additional stress to find daily quality drinking water. Property has an "Existing" Ag Exemption for livestock; this property is NON-MLD. Additional acreage is available.



LOCATION

Located in southern Jim Wells county 7.8 miles west of Hwy 281 on FM 2295 and then Southwest on CR 440 near La Bandera, TX. Property is situated 12 miles due west of the Kleberg County Municipal Airport and 21 miles due west of Kingsville, TX.



IMPROVEMENTS

- Headquarters Improvements: All structures have Galvalume metal roofing & foamed walls.

Main House - Still under construction (90 days to completion once resumed). 6600 sq ft - House plans are included in this brochure.

- Office - Main centralized communications hub for entire headquarters campus. 700 sq ft - wifi coverage of entire headquarters campus from office. Also has detached 30' x 22' two car, open air, covered garage parking

- Guest Hotel - Consists of four(4) individual 1 bedroom - 1 bathroom apartments. Each apartment has its own on demand water heater and AC unit. Hotel also has a laundry room.

- Game Room - Consists of full kitchen and 1/2 Bath. 2000 sq ft, multiple flat screen connections on walls, gathering place for entertaining guests.

- Outdoor covered entertainment area with fire pit

- 50' X 30' Covered headquarters parking with 12" x 12" upright timbers. Also home to an enclosed ice machine.

- Cleaning shed with walk-in cooler, external stainless sink, and 1/2 bathroom

- 20,000 gal cistern for water storage supplied by one electric main water well at headquarters and backed up (tied together via 1.25") by a second electric water well in middle of ranch. Also, there is a pump house with individual pressure pumps to help maintain great line water pressure throughout the property.

- There are four (4) 250 gal propane tanks at Headquarters

- Pasture Improvements:

50' X 100' All - metal barn with 65' x 100' concrete slab having a 15' covered lean-to adjacent to the barn.

Casita House - also known as Guide house, pier and beam structure, 2 bedroom - 2 bathroom

Dog Kennels - located near Casita house and metal barn

- 50' X 200' Quonset Hut barn unassembled on property to convey

- Property has 5 septic systems: Main House - 2, Hotel & Game Room share 1, Cleaning shed - 1, Casita - 1, and Dog Kennel - 1.





TERRAIN/HABITAT

Rolling terrain that is primarily sandy loam and clay soils. The area is well known for its farming and crop production capabilities due to the rich soils.

Primarily large mesquites combined with local native brushes to include: Granjeno, Ebony Trees and Huisache

WATER

Property has 4 ponds strategically scattered throughout, all fed by 1.25" water lines from electric water wells. There are 5 miles of 1.25" water lines buried within the property providing well water to all ponds.

Ranch has numerous water sources:

One main electric at Headquarters.

One main electric in hunting pasture tied together via water lines to main at headquarters.

One hand-dug, shallow water well at barn area with electric submersible pump for cattle water to troughs.

One windmill located on the southern end of property that has recently been reworked to feed a pond.





WILDLIFE

Improved mainframe white-tailed deer genetics. Big typicals are ranch-desired deer. Population ranging from 1-4 years of age.

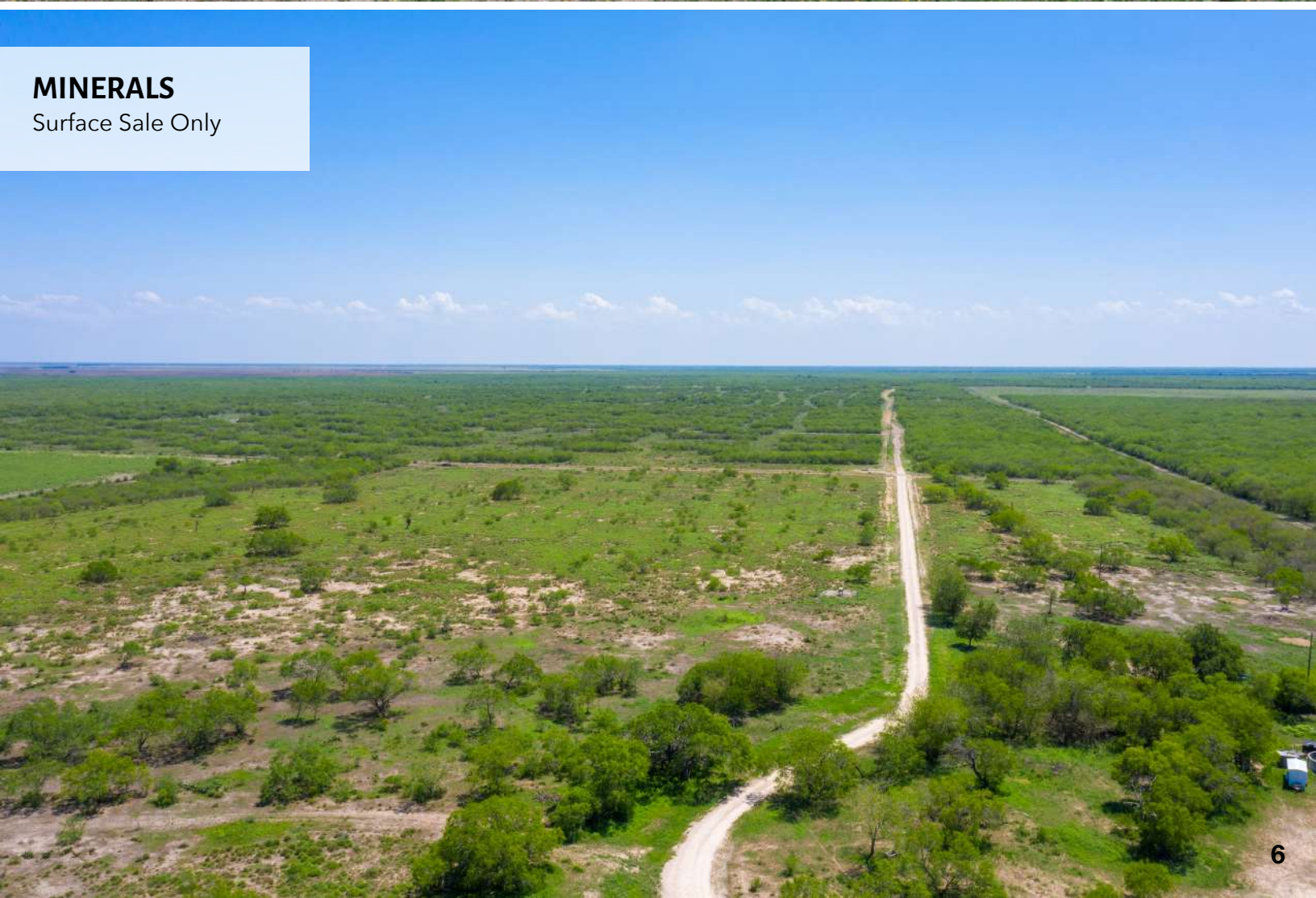
Exotics Varieties: Nilgai, Red Rams, Black Buck, Axis

Avian Varieties: Mourning Dove - This property provides outstanding annual opportunities for your avid wing-shooter friends and guests! Also present are Bobwhite quail and Rio Grande Turkeys.

Varmint Varieties: Feral Hogs, Javelina, Badgers, Coyotes
Includes numerous other small game opportunities.

MINERALS

Surface Sale Only

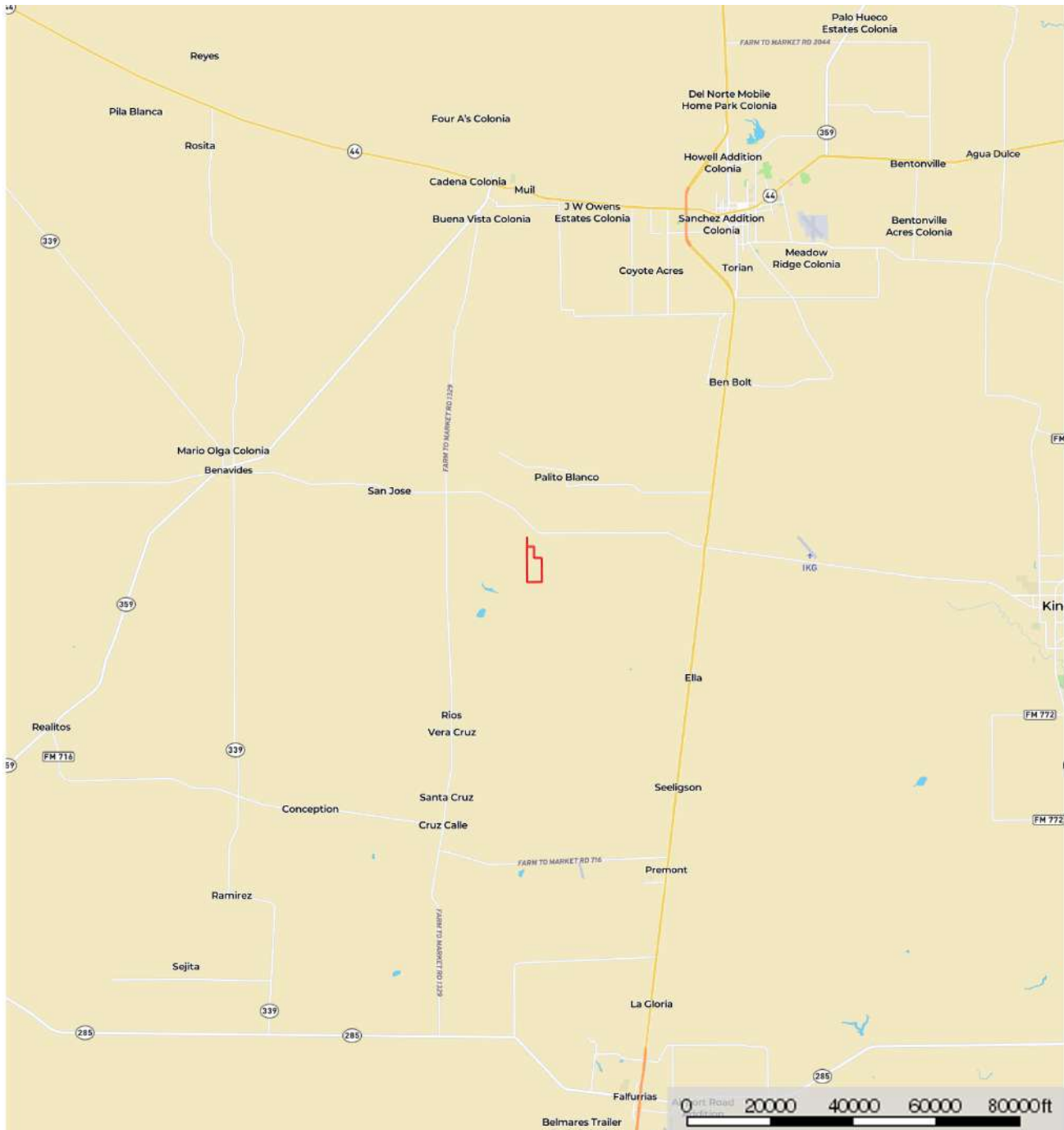


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Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

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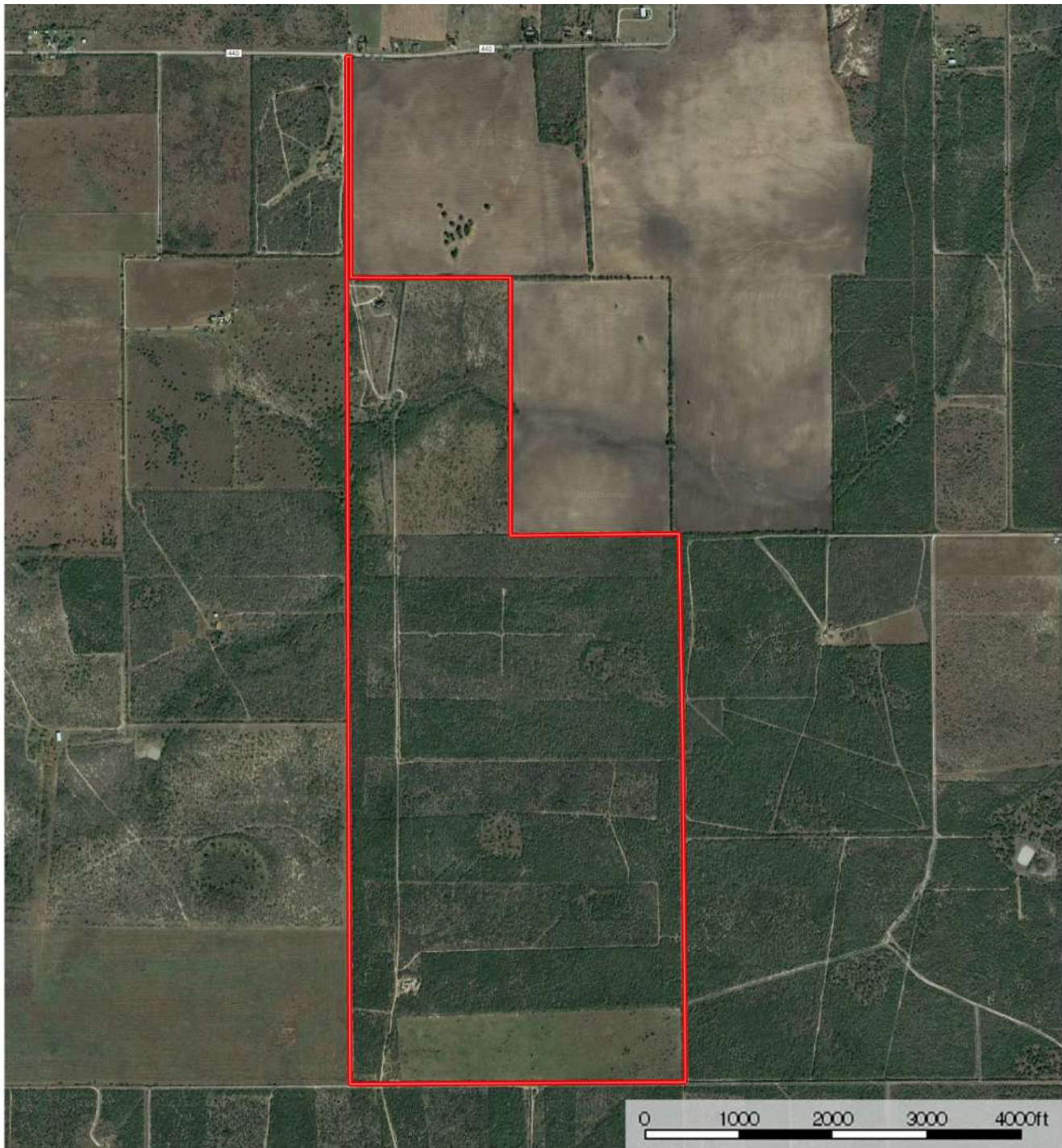
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 Boundary

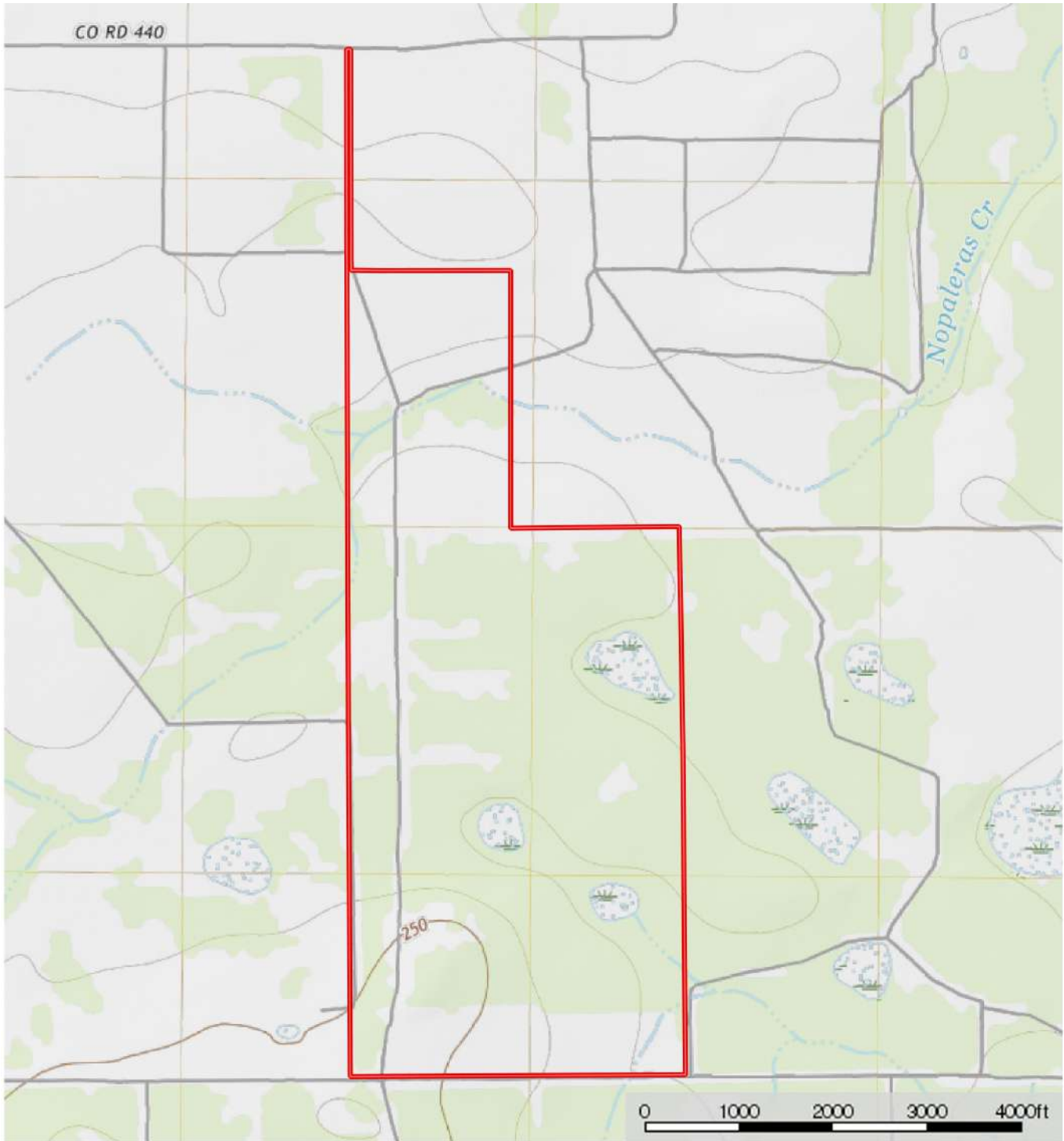
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Information About Brokerage Services

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

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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Buyer/Tenant/Seller/Landlord Initials

Date