

GRIEDER RANCH

1389 Acres | Duval County



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DESCRIPTION

Prime South Texas Brush country covered in all the essential diverse whitetail deer brush species located in the heart of Muy Grande country. Property is very isolated with a well maintained 2.4 mile 30' deeded easement road from Texas Hwy 44 to the ranch entrance. The entire property is high fenced and has been under TPWD MLD program for 15 years. Property boasts wide roads and broad senderos that traverse this spectacular piece of South Texas Brush country.



LOCATION

Property located 3.5 miles east of Freer, TX home of the famous Muy Grande and Freer Deer Camp Hunting contests.



IMPROVEMENTS

Living quarters on the property consist of the main house which is a very clean and functional 1,680 sq ft 3/2 doublewide, a 1,060 sq ft 2/1 hunters cabin with a kitchen and a screened porch, and a 560 sq ft 1/1 guest house with a large covered porch.

Additional structures at ranch headquarters include a 40' container with electricity covered entirely by an open covered barn area for tractor and implements, a large storage shed, a small feed shed on a slab foundation, and a metal building cover over a walk-in cooler and skinning rack. There is also a nice set of cattle pens.



WATER

There is one electric shared 1HP water well that feeds via 2" waterline to one water trough and pumps to a pila storage tank sitting high on a hill that gravity feeds to total of seven additional troughs including four cement troughs and three plastic troughs scattered throughout the ranch. There is an additional electric water well at ranch headquarters.

The property also has two earthen wet weather tanks. One is located on the North end and the other on the South end. Southern tank needs a liner or bentonite to help seal to hold rain water for longer periods of time.



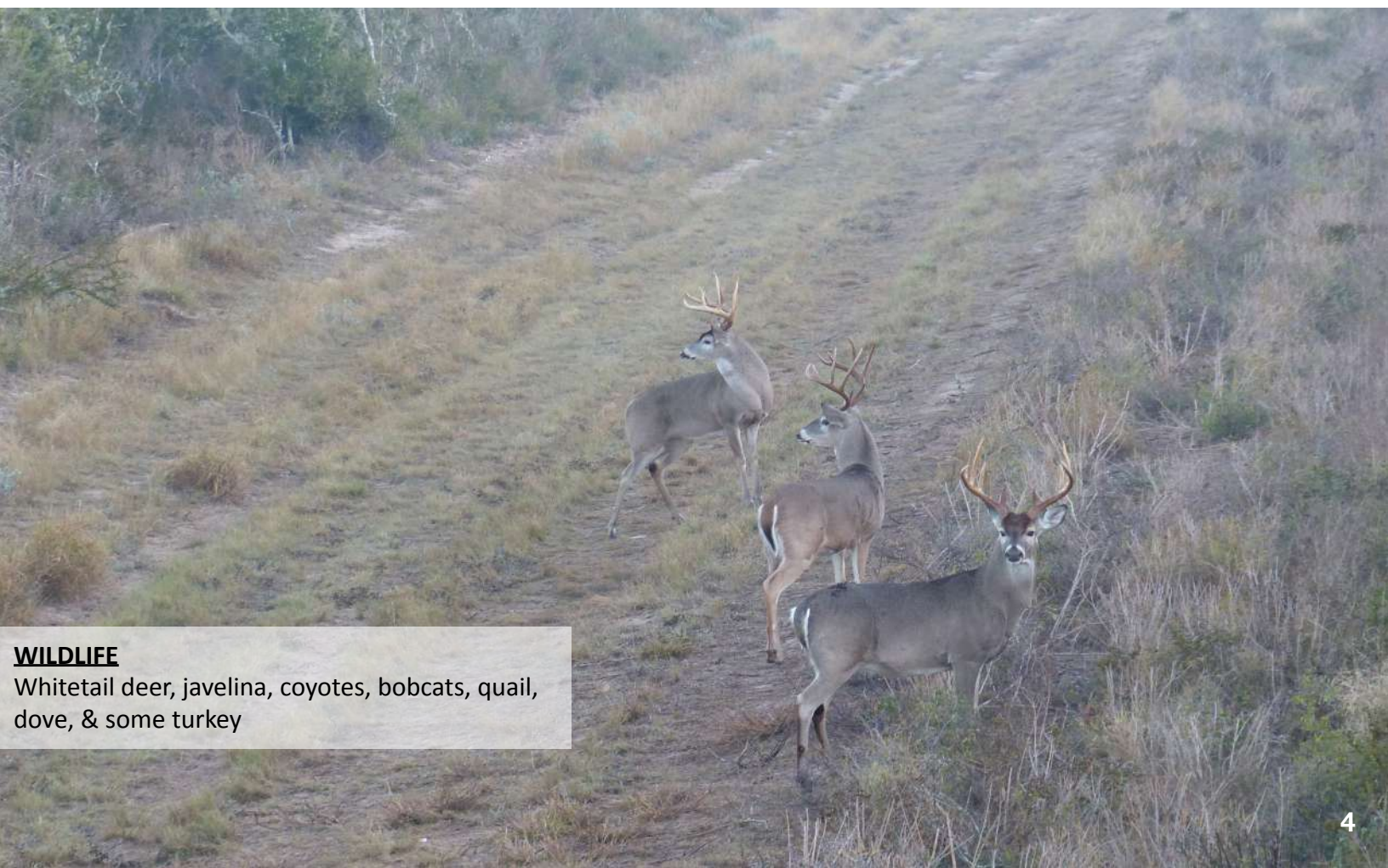
TERRAIN/HABITAT

Rolling terrain with lots of topography, some guajillo caliche tops and lower draw areas loaded with bull mesquite. Ranch has great variety of diverse brush species to include: guajillo, blackbrush, southwest bernardia, guayacan, granjeno, coma, mesquite, and kidneywood just to name a few.



WILDLIFE

Whitetail deer, javelina, coyotes, bobcats, quail, dove, & some turkey





EQUIPMENT TO CONVEY

8 hunting blinds along with 8 protein feeders all within feeder pens to exclude livestock.



EASEMENTS

- Nueces Electric Co-op Distribution Utility
- Overhead power - 3 electric meters on ranch
- Kinder Morgan pipeline runs North to South
- Enterprise pipelines run East to West

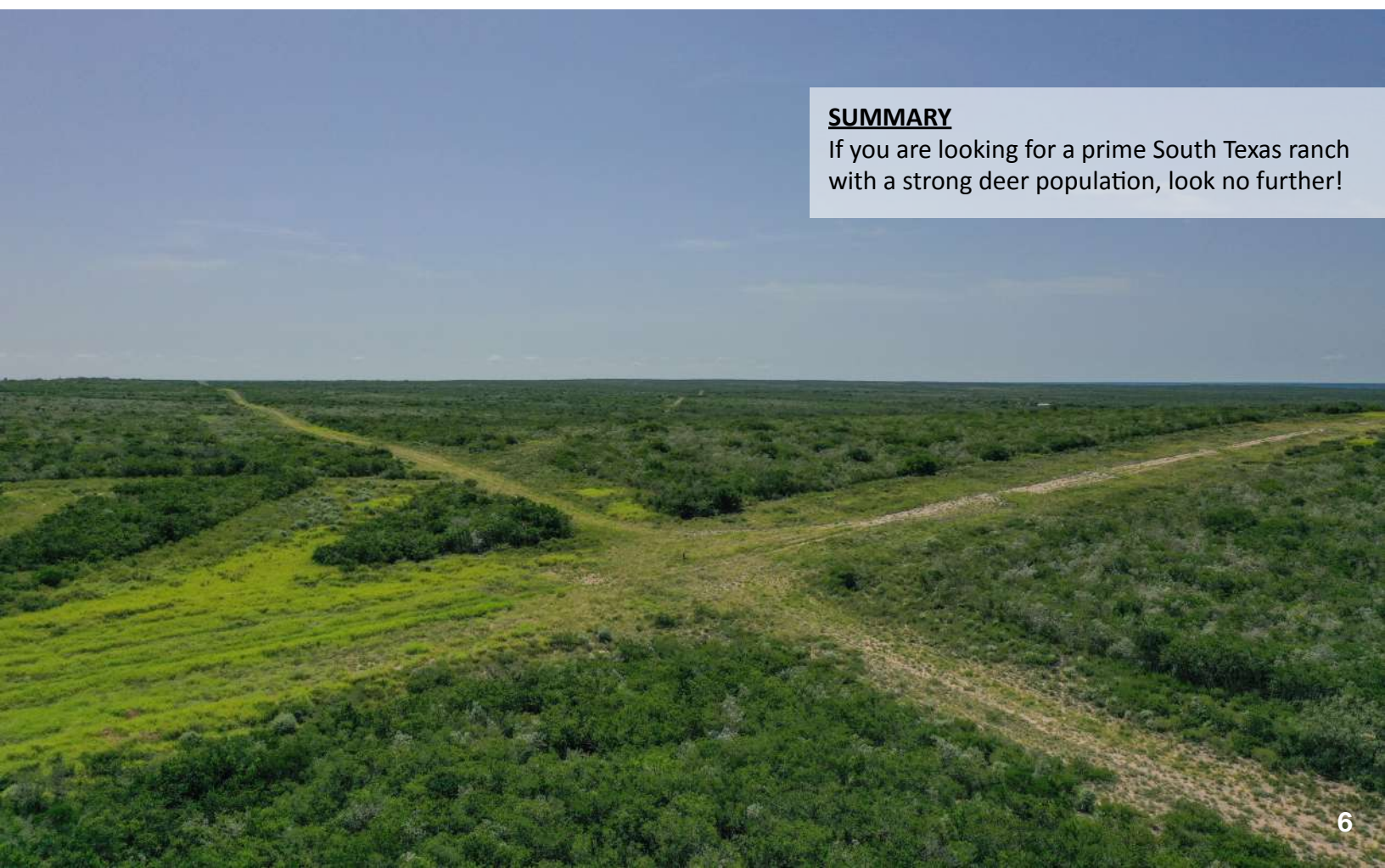
MINERALS

Seller owns no minerals - Surface sale only



SUMMARY

If you are looking for a prime South Texas ranch with a strong deer population, look no further!

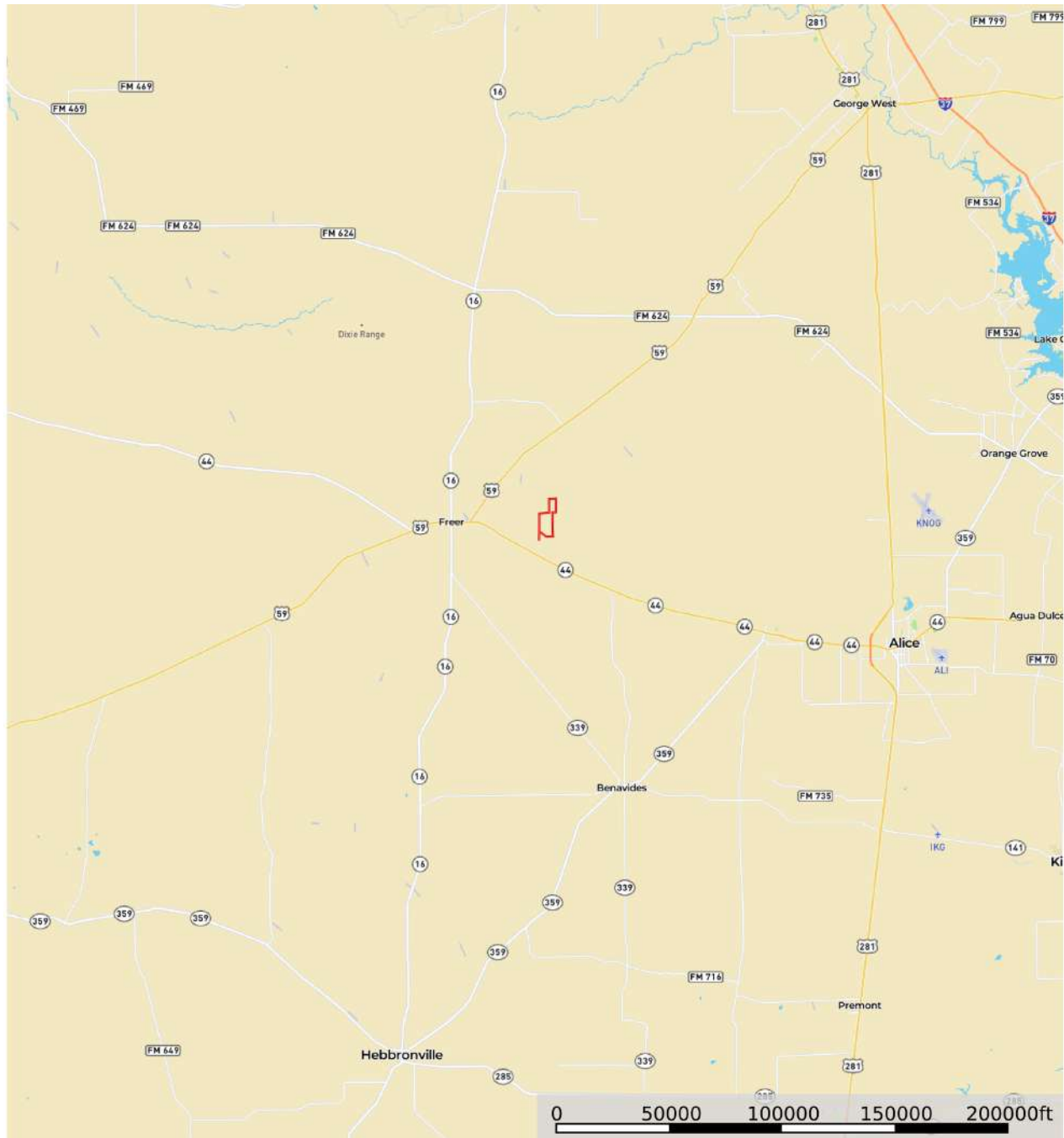


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Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other 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.



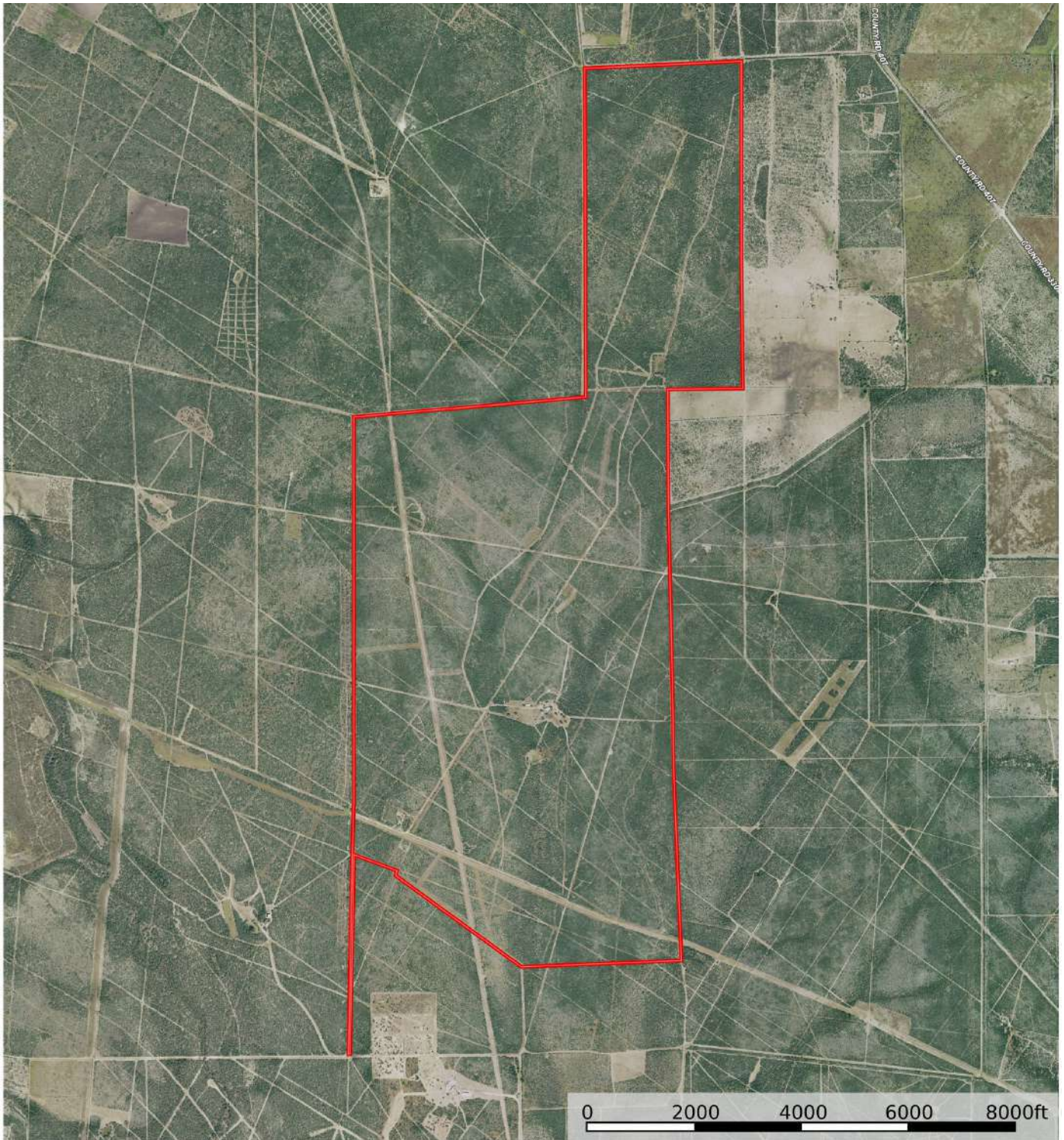
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 Boundary

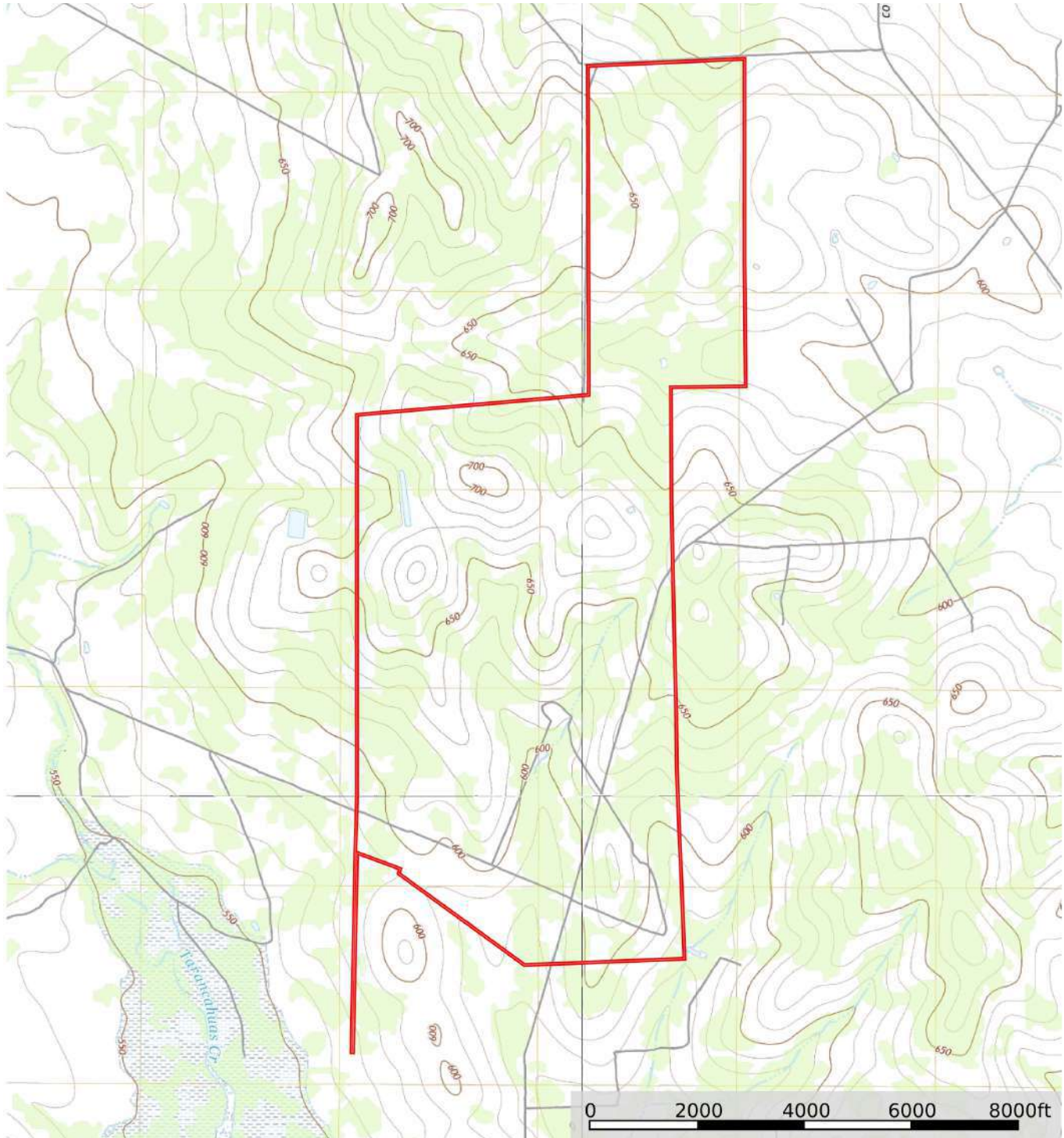
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Information About Brokerage Services

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