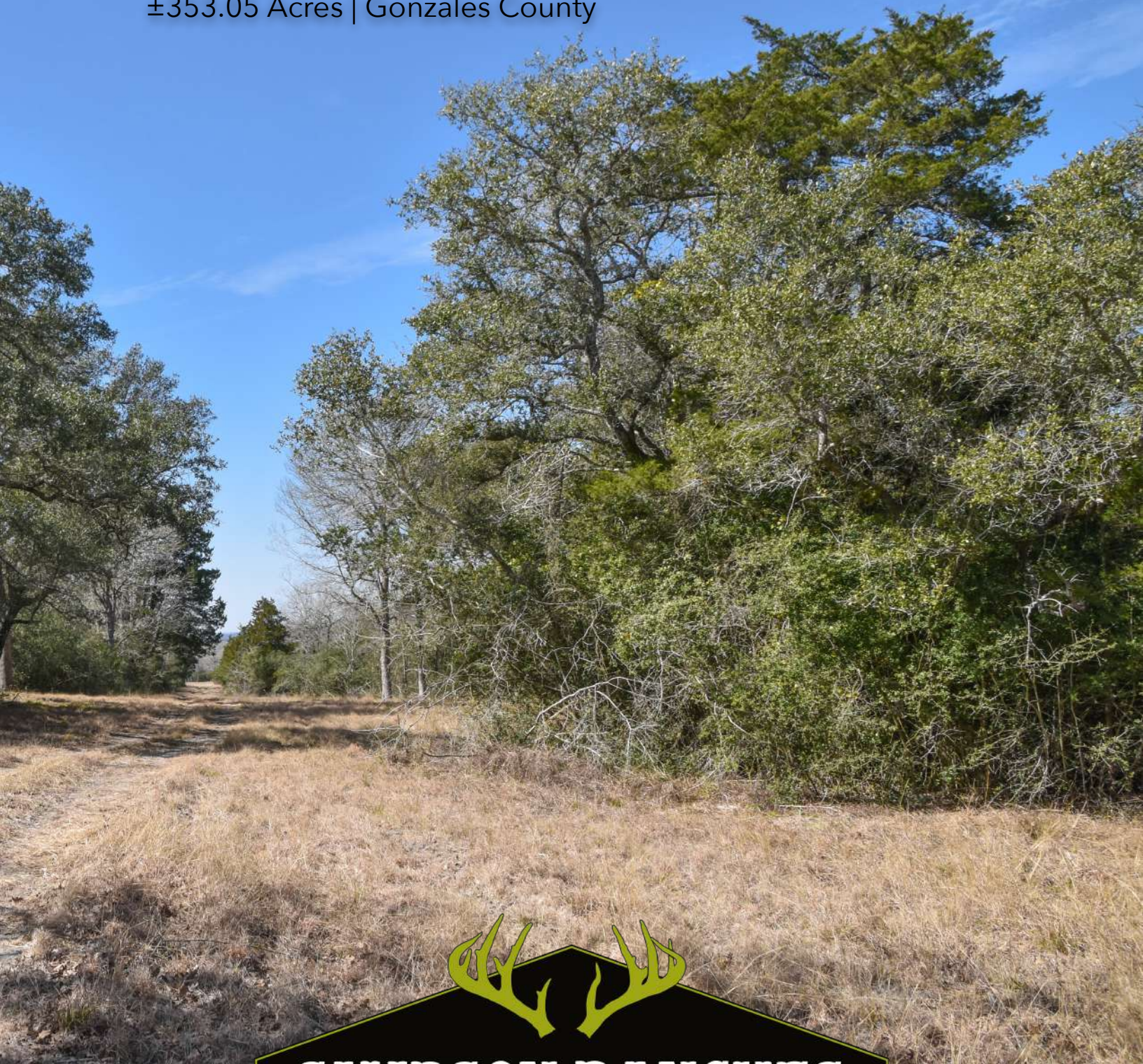


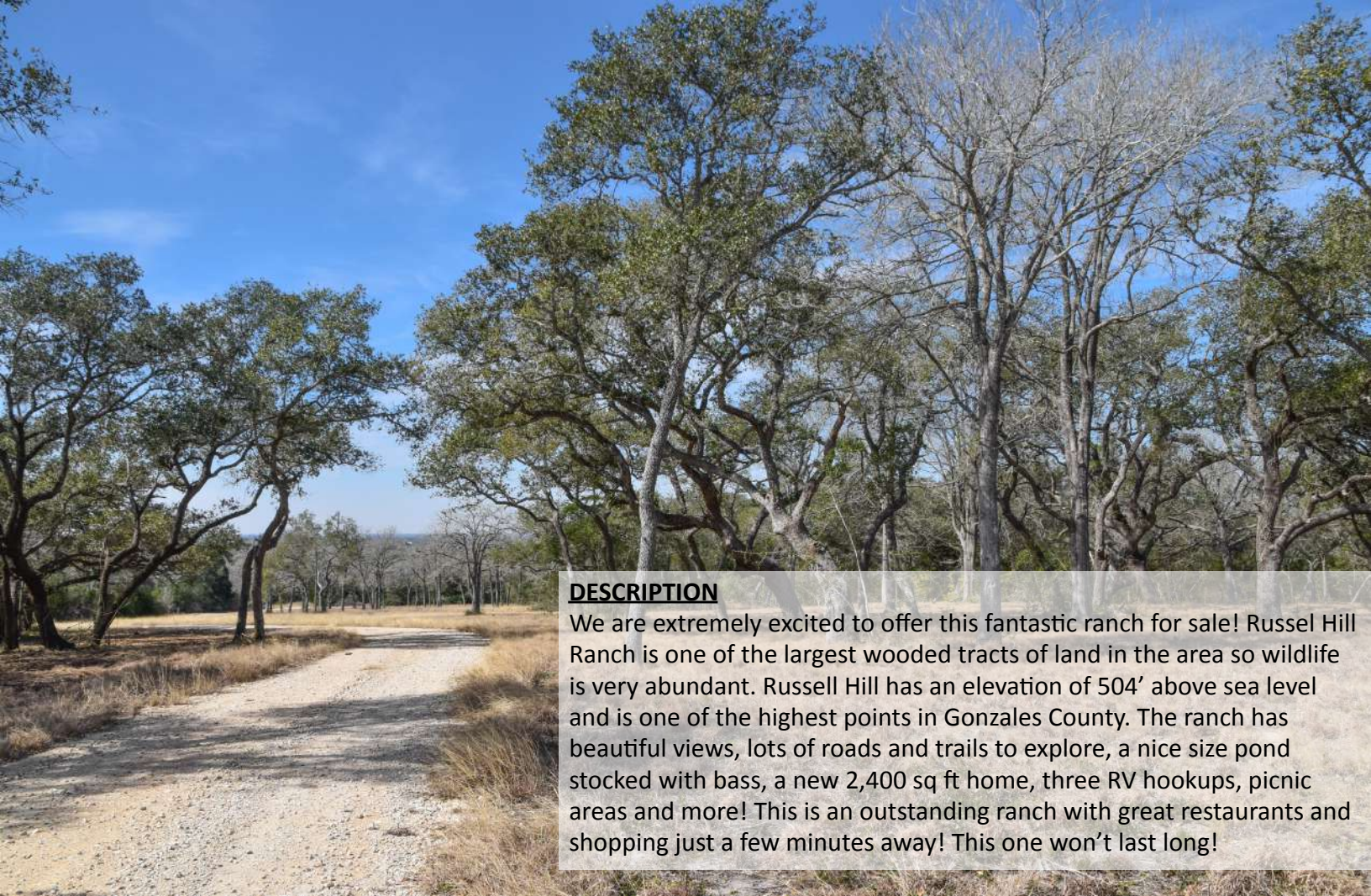
RUSSEL HILL RANCH

±353.05 Acres | Gonzales County



Anthony Simpson-Broker
Office: 830.955.1725
Cell: 210.854.6365

SimpsonRanches.com
Anthony@SimpsonRanches.com



DESCRIPTION

We are extremely excited to offer this fantastic ranch for sale! Russel Hill Ranch is one of the largest wooded tracts of land in the area so wildlife is very abundant. Russell Hill has an elevation of 504' above sea level and is one of the highest points in Gonzales County. The ranch has beautiful views, lots of roads and trails to explore, a nice size pond stocked with bass, a new 2,400 sq ft home, three RV hookups, picnic areas and more! This is an outstanding ranch with great restaurants and shopping just a few minutes away! This one won't last long!

LOCATION

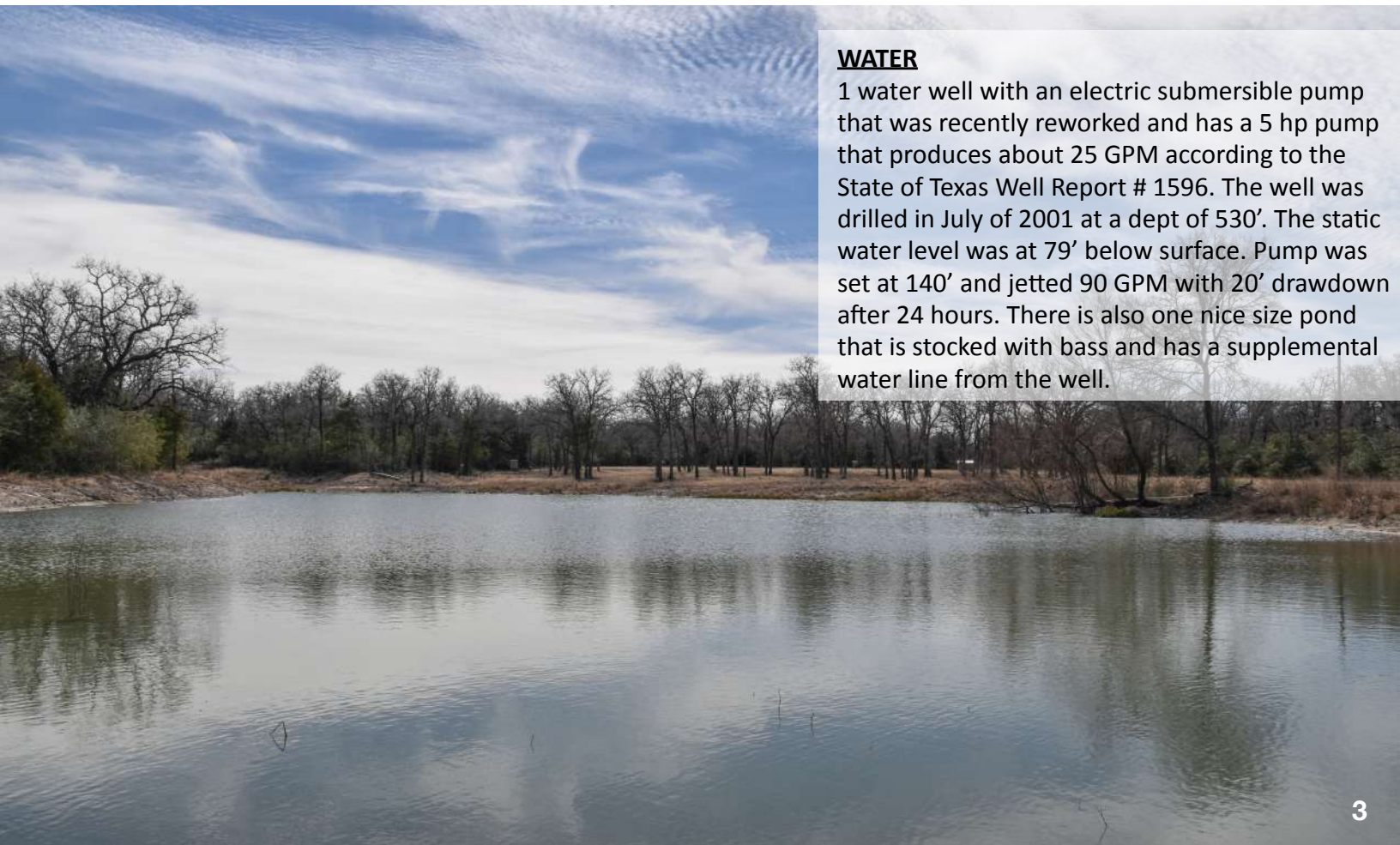
The ranch is located in the far eastern part of Gonzales County between Flatonia and Moulton less than 20 minutes from IH-10. 10 minutes to Flatonia with great restaurants like the Red Vault Bistro, Wine Haus and Darlin's Diner. 10 minutes to Moulton where you can enjoy some of the best prime rib around at Kloesel's. 1 hour 36 minutes from San Antonio, 1 hour 50 minutes from Houston, 1 hour 26 minutes from Austin.





IMPROVEMENTS

Improvements include a new 2,400 square foot home with 4 bedrooms, including 2 master suites, and 3 bathrooms. It has an open concept with a large kitchen area. The home is fully furnished and is set up to comfortably sleep 16. Attached to the back side of the home is a covered carport that can accommodate 6 vehicles. The best part of this house, however, is the fantastic front porch! It is extremely inviting and west facing with miles long views that provide a fantastic setting to enjoy the beautiful sunsets in the evening. In addition to the house, there is a quaint picnic area set up below the house that is surrounded by giant oak trees. There is one RV hookup at the house and two additional RV spaces by the lake with electric, water and sewer hookups. There are several blinds and feeders set up on the ranch for hunting or just for watching wildlife.



WATER

1 water well with an electric submersible pump that was recently reworked and has a 5 hp pump that produces about 25 GPM according to the State of Texas Well Report # 1596. The well was drilled in July of 2001 at a dept of 530'. The static water level was at 79' below surface. Pump was set at 140' and jetted 90 GPM with 20' drawdown after 24 hours. There is also one nice size pond that is stocked with bass and has a supplemental water line from the well.

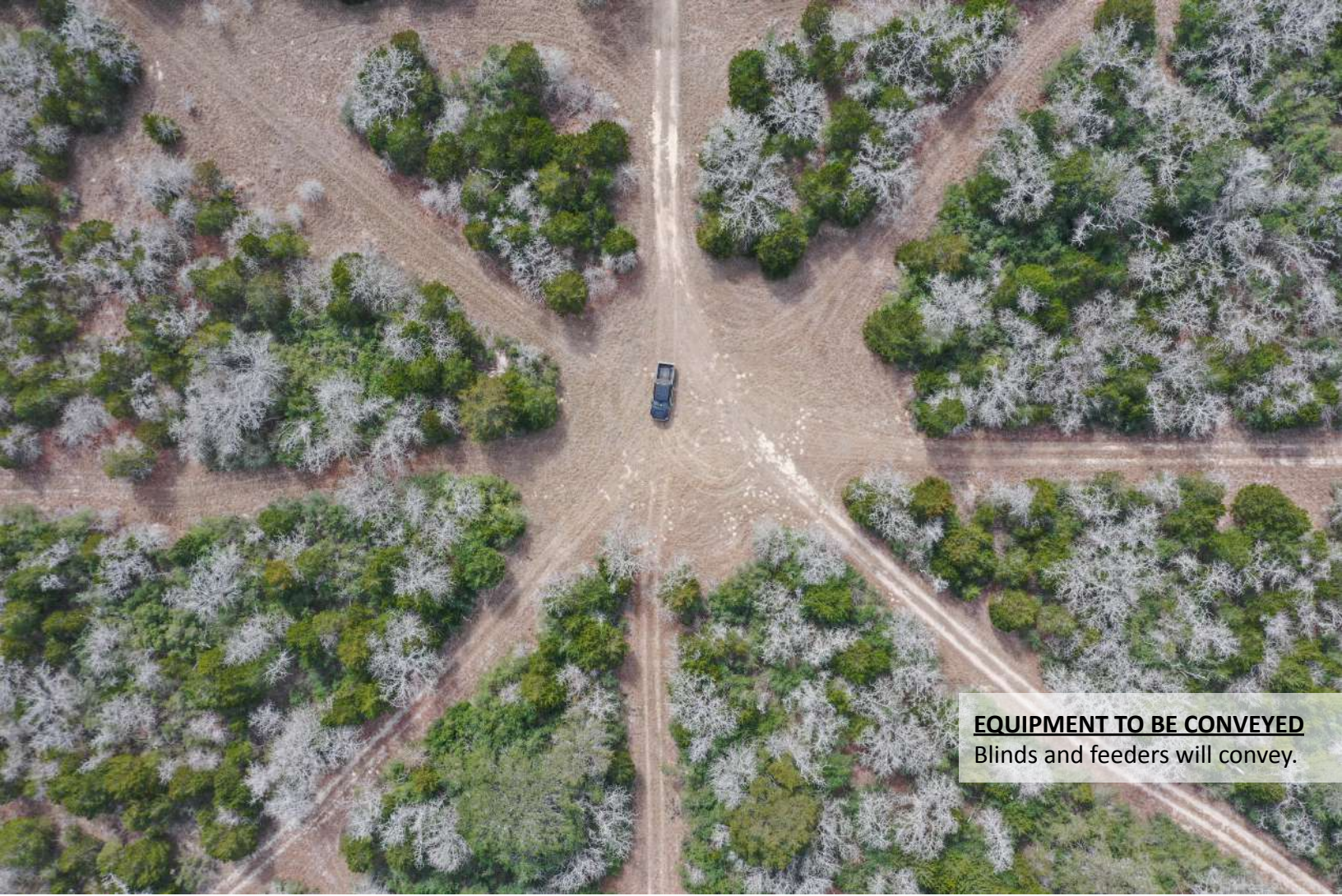
TERRAIN/HABITAT

The terrain on this ranch is awesome with elevation ranging from 370' to 504' above sea level. The current owner has created a road system throughout the ranch that is second to none. The land has been carefully carved to maintain lots of cover and sanctuary for wildlife while also enhancing some of the more beautiful characteristics of the land. There are miles of roads and trails...if you aren't careful, you may get lost! As far as the habitat goes, it is trees, trees, trees! You can see by the aerial photos that this ranch is loaded with big trees including live oaks, post oaks, huge junipers, yaupon, and many others! This makes great refuge for wildlife. Playing on the ranch is nothing but fun. Fishing, hunting, sunsets, animal watching and relaxation!

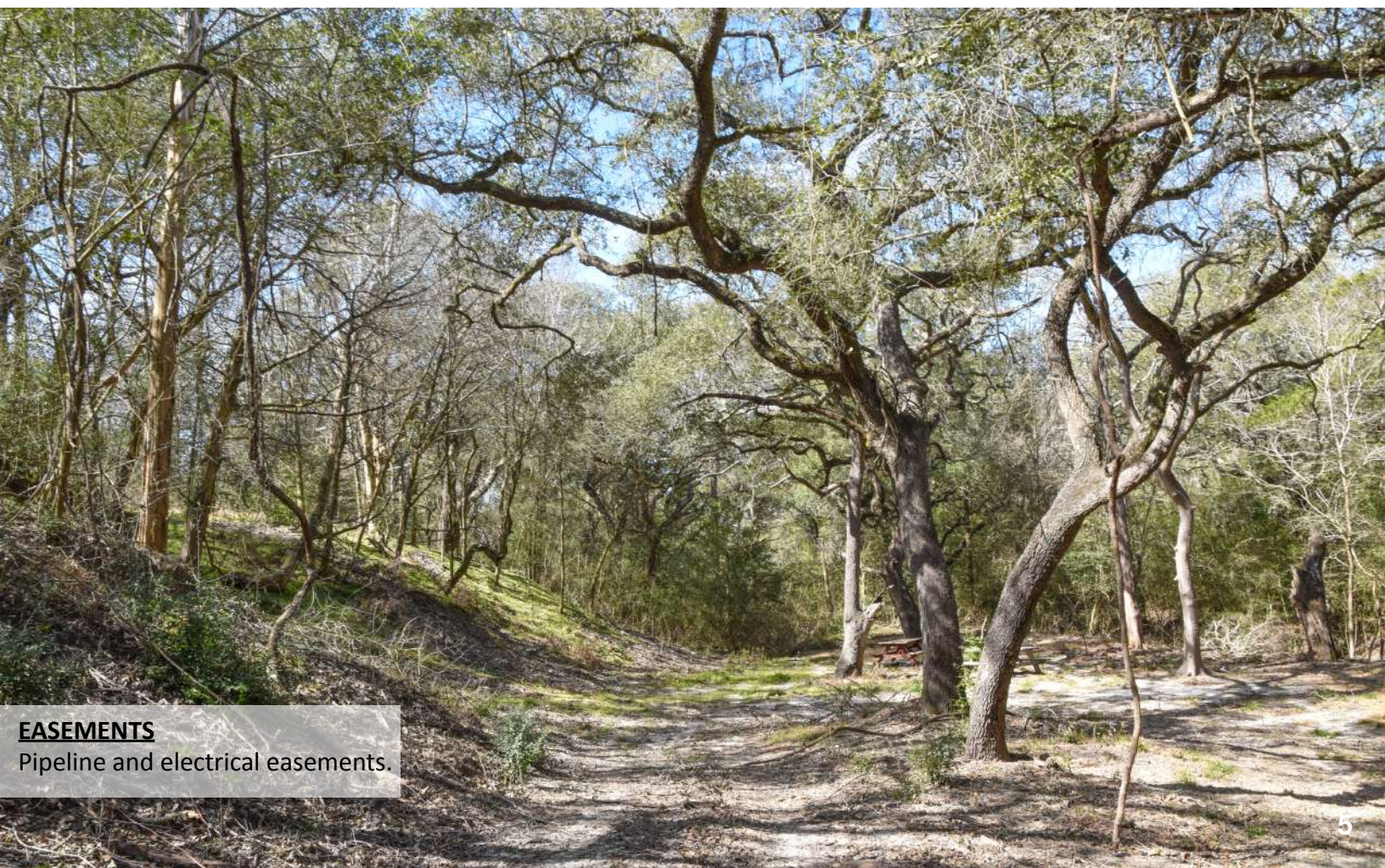


WILDLIFE

There is an abundance of wildlife here. You will find whitetail deer, turkey, wild hogs and more.



EQUIPMENT TO BE CONVEYED
Blinds and feeders will convey.



EASEMENTS
Pipeline and electrical easements.



MINERALS
Surface only.



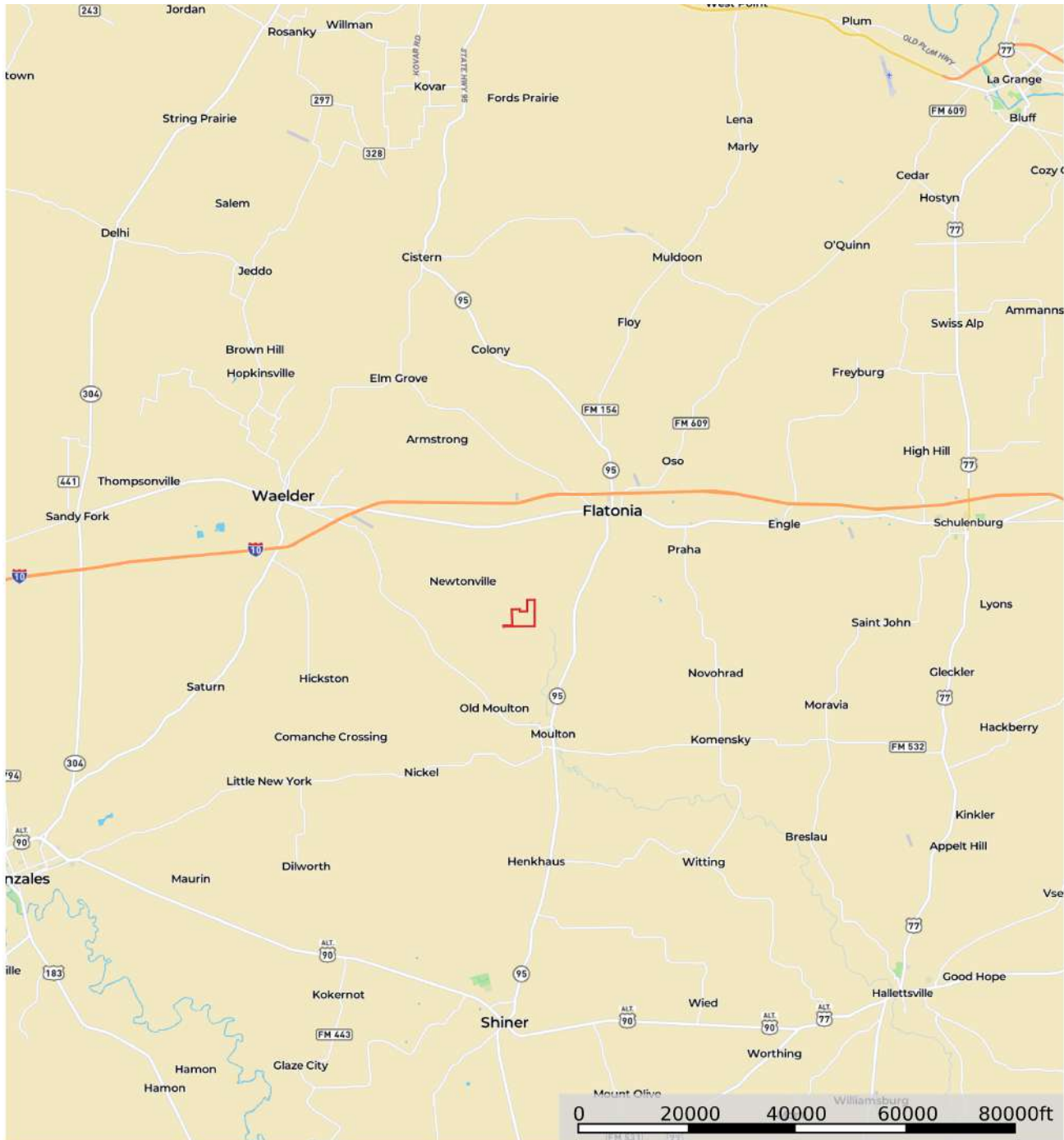
SUMMARY
We can't wait to show this one! You will find this ranch addicting! Shown by appointment only. Call Anthony Simpson to schedule a showing! 210-854-6365 or 830-955-1725

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.



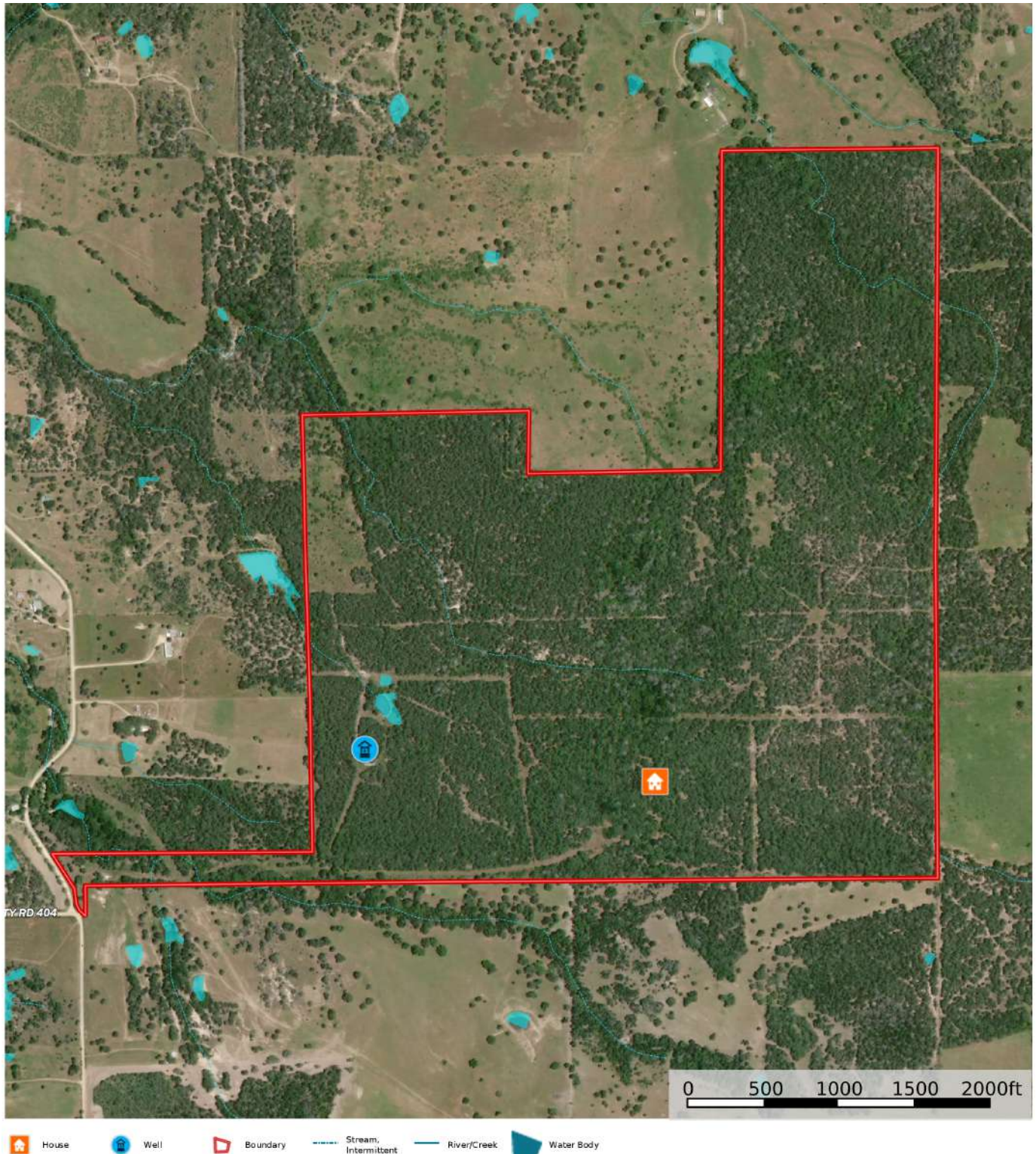
Anthony Simpson
Anthony@SimpsonRanches.com
SimpsonRanches.com



Cell: 210.854.6365
Office: 830.955.1725

RUSSEL HILL RANCH

354 Acres | County



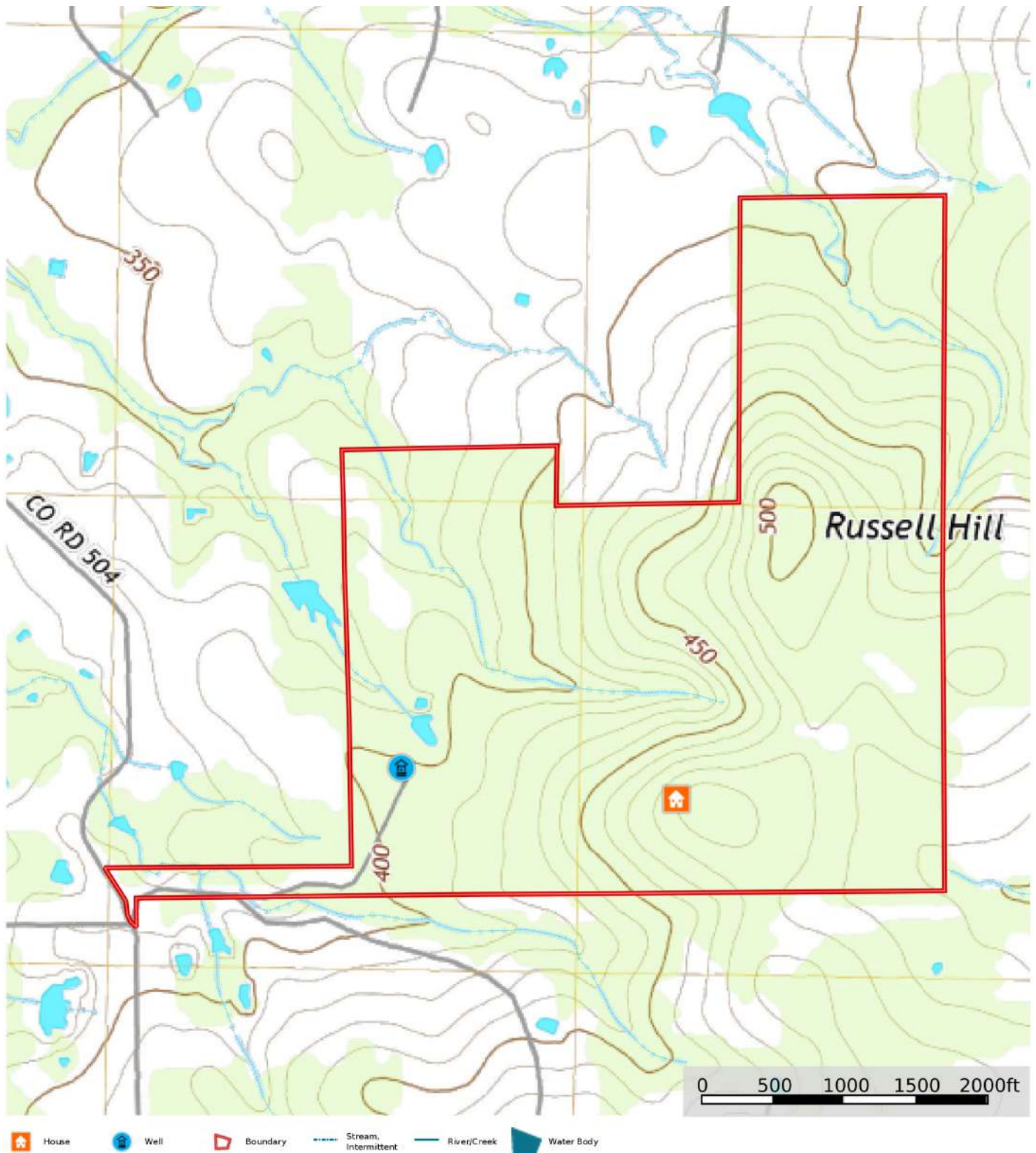
Anthony Simpson
Anthony@SimpsonRanches.com
SimpsonRanches.com



Cell: 210.854.6365
Office: 830.955.1725

RUSSEL HILL RANCH

354 Acres | County



Anthony Simpson
Anthony@SimpsonRanches.com
SimpsonRanches.com



Cell: 210.854.6365
Office: 830.955.1725



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.

Simpson Ranches & Land, LLC	9001555	info@simpsonranches.com	830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony Simpson	508054	anthony@SimpsonRanches.com	210.854.6365
Designated Broker of Firm	License No.	Email	Phone
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

