

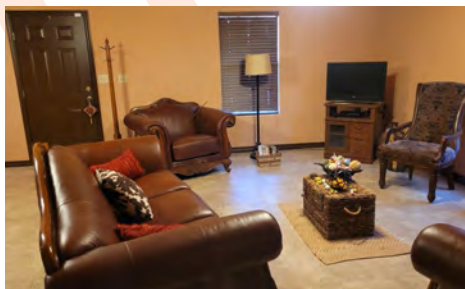
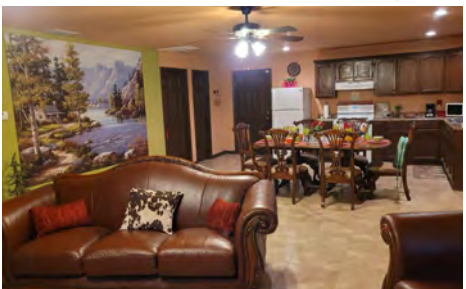
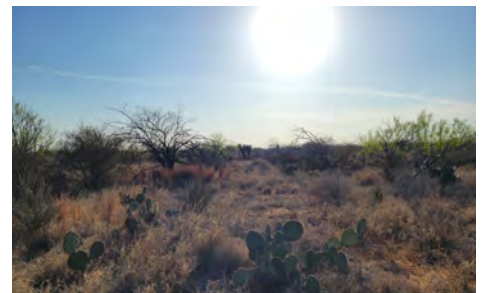


San Juan Ranch



This tract is well manicured with roads and senderos throughout the property. The property is rolling with a small creek on the West boundary of the property allowing for scenic views and wildlife watching. The property has plenty of native grasses for all your grazing needs. The brush on the property is well balance and perfect for wildlife. The beauty of this ranch is it's ready to enjoy, no need to fence, construct roads or senderos.

- Size: 100 +/- acres
- Location: 18 Miles North of Laredo on IH-35, 4 miles West on HWY 83N, 4.5 miles on Jefferies Road Laredo, TX. Webb County
- Price: \$695,000.00 or \$6,950.00 per acre
- Terms of Sale: Cash or Conventional financing



HABITAT

The property has a diverse palette of brush species and native grasses that provide cover for the wildlife and great protein for the wildlife population. The ranch consists primarily of Brystal Sandy Loam that is perfect for wildlife forage growth and excellent for growing grasses for livestock grazing.

WATER

There is one water well located on the property that was drilled to the Laredo Sands. The well produces suitable water for the home, livestock, wildlife. The current owner uses the water trailer to transport water to the 2 troughs that are located on the property. The property also has a water filtration system as well as adequate water storage with 2 poly tanks totaling 1,500 gallons.

OTHER

50% Royalty in 3 existing wells will convey. Non-Realty items will convey, contact Broker or Associate for details. Property has a Wildlife Tax Exemption.

Property Disclaimer

Note: This write-up may contain errors and omissions and is for information purposes only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market with no prior notice. Buyers Broker or Agent must be present at first showing or the payment of commission will be at the discretion of Listing Broker.



WILDLIFE

The ranch has a variety of wildlife with quail, dove, wild hogs and Whitetail deer. The ranch has seen very limited hunting over its ownership which will give the new owner an abundance of opportunities to view and conserve wildlife

IMPROVEMENTS

The property has a fairly new 2 bed room/ 1 bath home that is fully equipped with kitchen and appliances, satellite internet, security system, water filtration system, certified septic system, and furniture and fixtures. The property also has a palapa that is perfect for entertaining. The ranch also has a very nice equipment barn with WIFI internet and bathroom. Included with the ranch is a tractor, various implements, riding mower, compressor, and various tools. Please contact the listing Broker or Associate for a detailed list of Non-Realty Items. Also included with the property are 2 deer feeders, 2 water troughs, and water trailer. There is a nice set of working pens that can easily be converted to horse stalls.





Information About Brokerage Services

11-2-2015

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.

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Date

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