

# MYERS RANCH

±1,111 Acres | Zapata County



SIMPSON RANCHES  
&  
LAND, LLC

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## **DESCRIPTION**

The Myers Ranch is entirely high fenced with fantastic improvements and wildlife. The main house that was built in 2021 is 3,600 square feet featuring 4 bedrooms and 2.5 bathrooms. The guest casita offers an additional two bedrooms and a bathroom. The home sits on one of the highest hills on the property and the large back porch offers stunning views to the North. The property has water rights from the Rio Grande River which provides water to the entire property. There are water lines run to two ponds on the property including the back 5+ acre lake that is stocked with bass and perch. The Myers Ranch also has a 5 acre DMP pen and is currently under MLD 3 status.

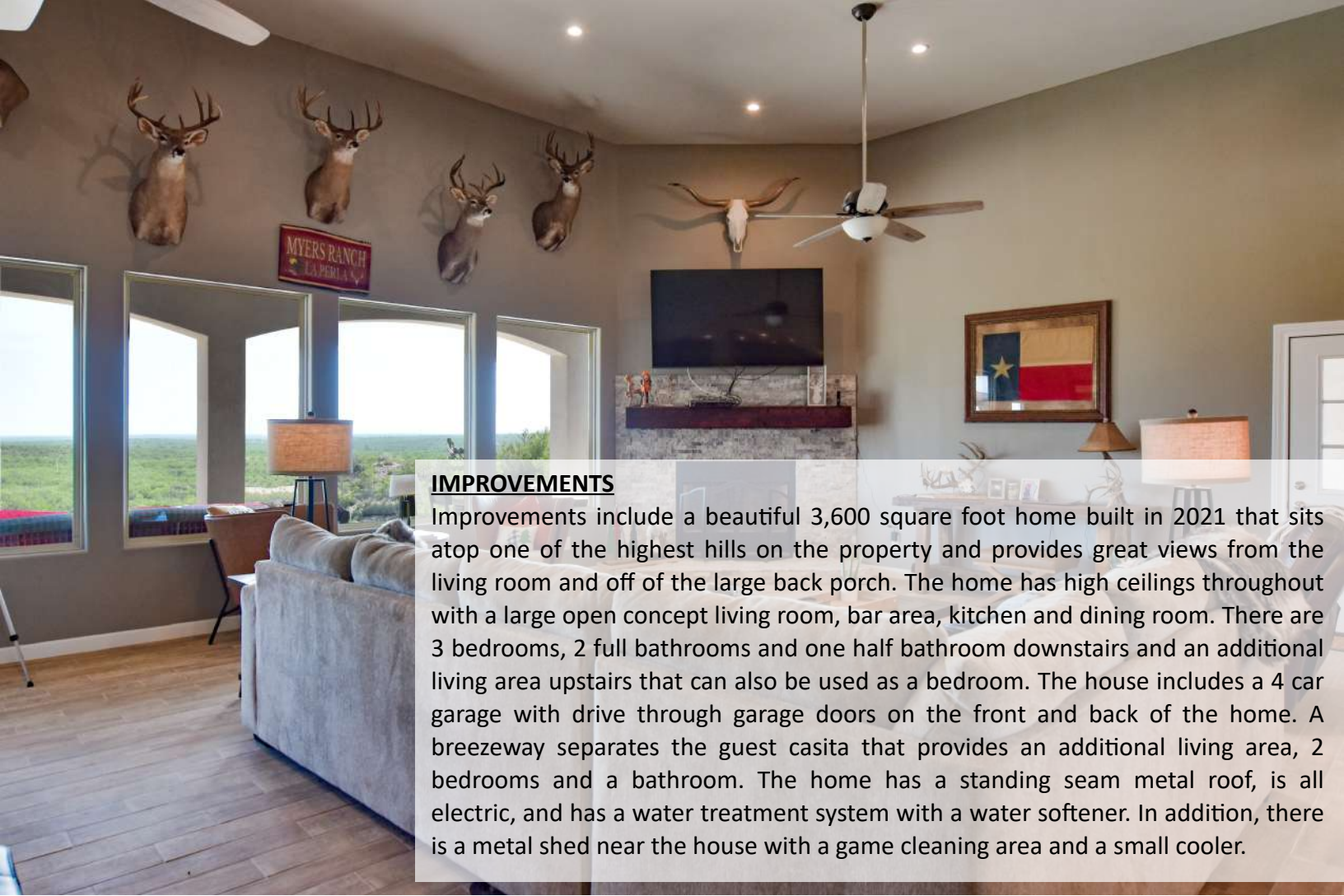


## **LOCATION**

Property is West of Laredo and 1 mile West of the Webb County line. Take Hwy 83 East of Laredo towards Zapata to San Ygnacio, TX. Turn left or North on the La Perla Ranch Road, go 4 miles on rough caliche road and turn left at Y to Myers Ranch.







### **IMPROVEMENTS**

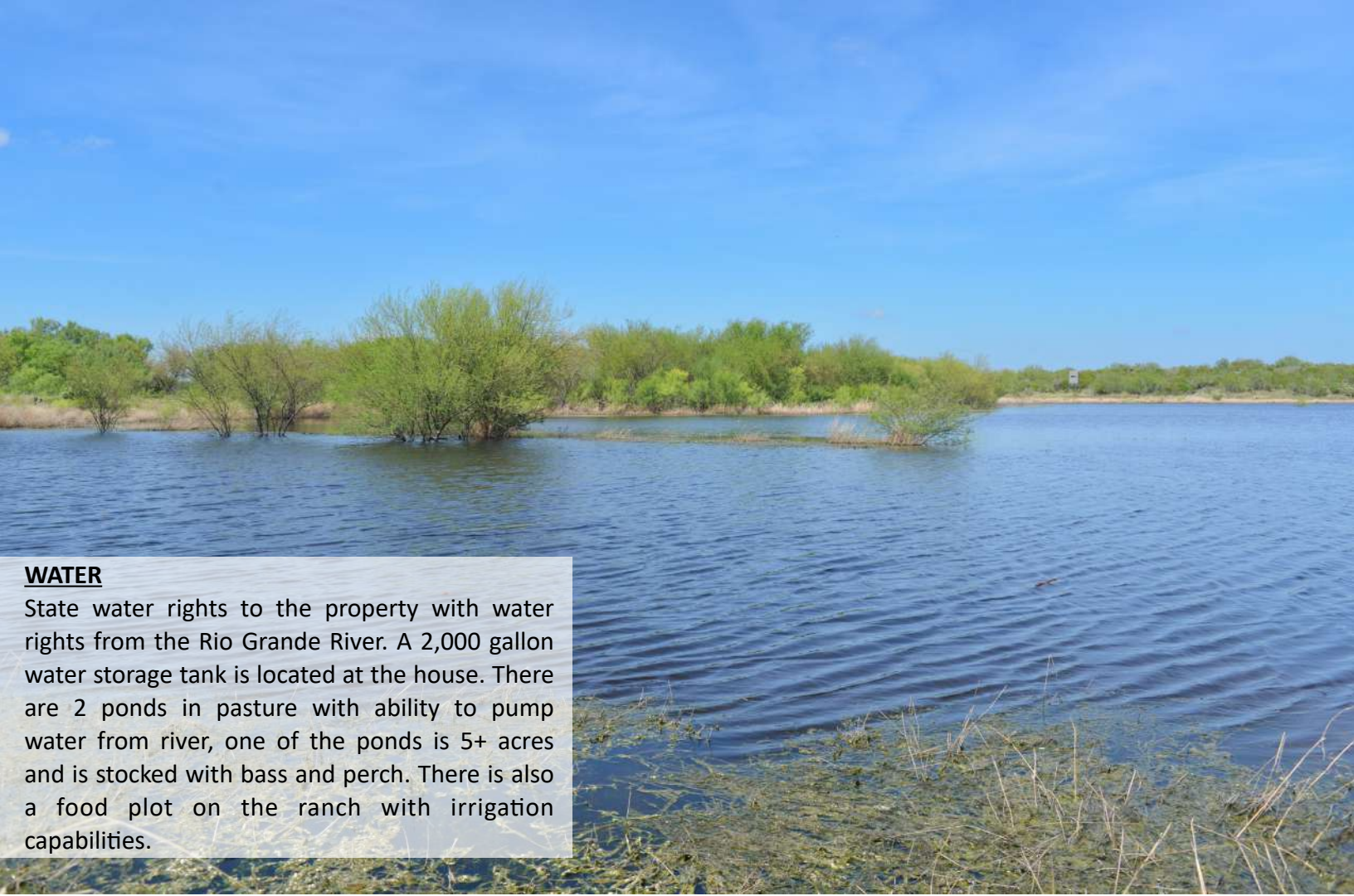
Improvements include a beautiful 3,600 square foot home built in 2021 that sits atop one of the highest hills on the property and provides great views from the living room and off of the large back porch. The home has high ceilings throughout with a large open concept living room, bar area, kitchen and dining room. There are 3 bedrooms, 2 full bathrooms and one half bathroom downstairs and an additional living area upstairs that can also be used as a bedroom. The house includes a 4 car garage with drive through garage doors on the front and back of the home. A breezeway separates the guest casita that provides an additional living area, 2 bedrooms and a bathroom. The home has a standing seam metal roof, is all electric, and has a water treatment system with a water softener. In addition, there is a metal shed near the house with a game cleaning area and a small cooler.



### **EQUIPMENT TO BE CONVEYED**

Hunting blinds and feeders will convey. Furnishings in the home and guest casita are negotiable.





### **WATER**

State water rights to the property with water rights from the Rio Grande River. A 2,000 gallon water storage tank is located at the house. There are 2 ponds in pasture with ability to pump water from river, one of the ponds is 5+ acres and is stocked with bass and perch. There is also a food plot on the ranch with irrigation capabilities.



### **TERRAIN/HABITAT**

Rolling terrain in the La Perla Subdivision.



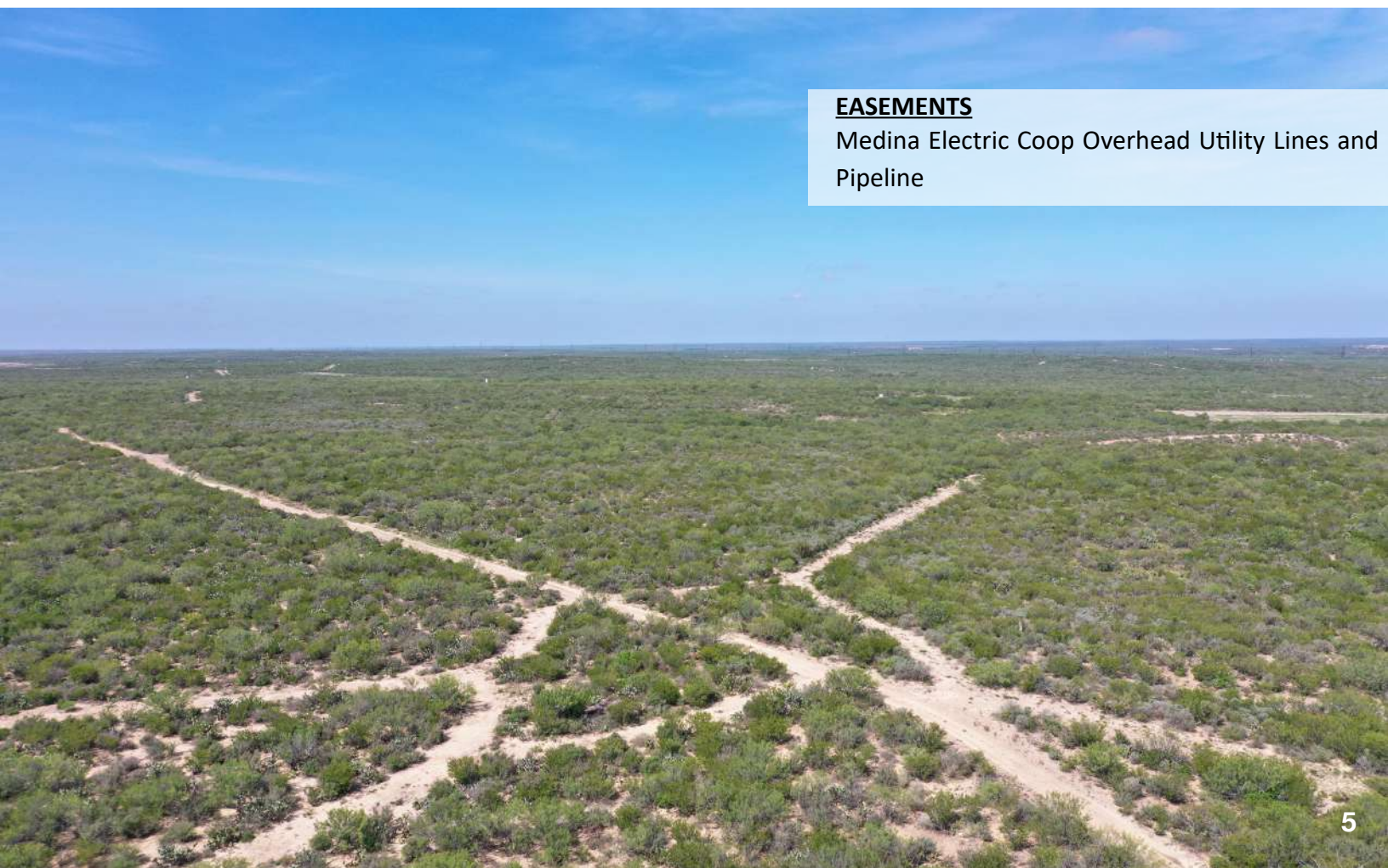
## **WILDLIFE**

Wildlife on the ranch includes dove, ducks, quail and whitetail deer. The property is under the TPWD Managed Lands Deer Program. There is a 5 acre DMP pen with 1 buck and 20 does. Most deer are native and in the 160" B&C range.



## **EASEMENTS**

Medina Electric Coop Overhead Utility Lines and Pipeline







**MINERALS**  
Surface sale only.



**SUMMARY**  
Call today to schedule a private showing! J. Ryan Cummings at 361-296-4749 or Anthony Simpson at 210-854-6365.

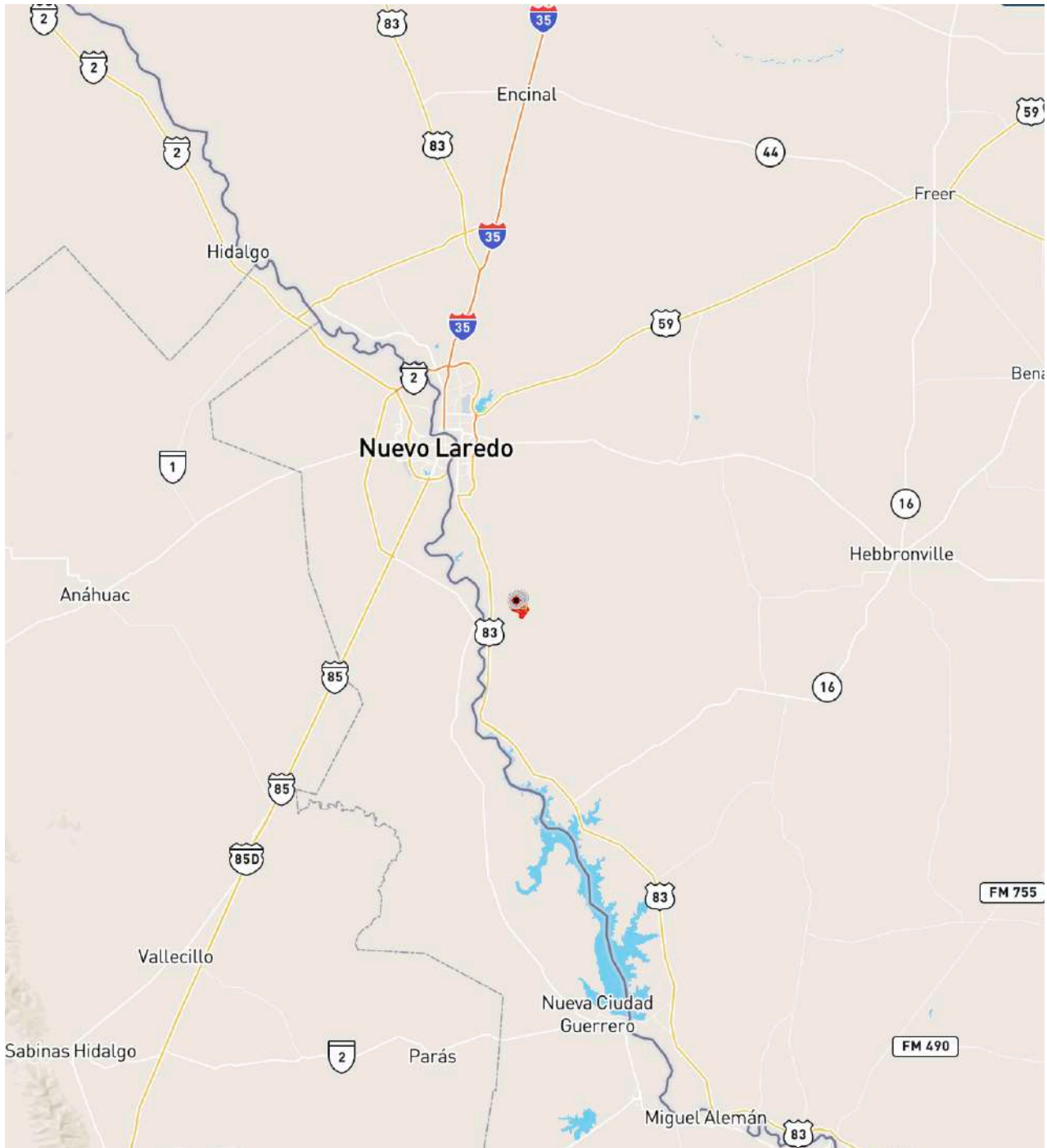


## DISCLAIMERS

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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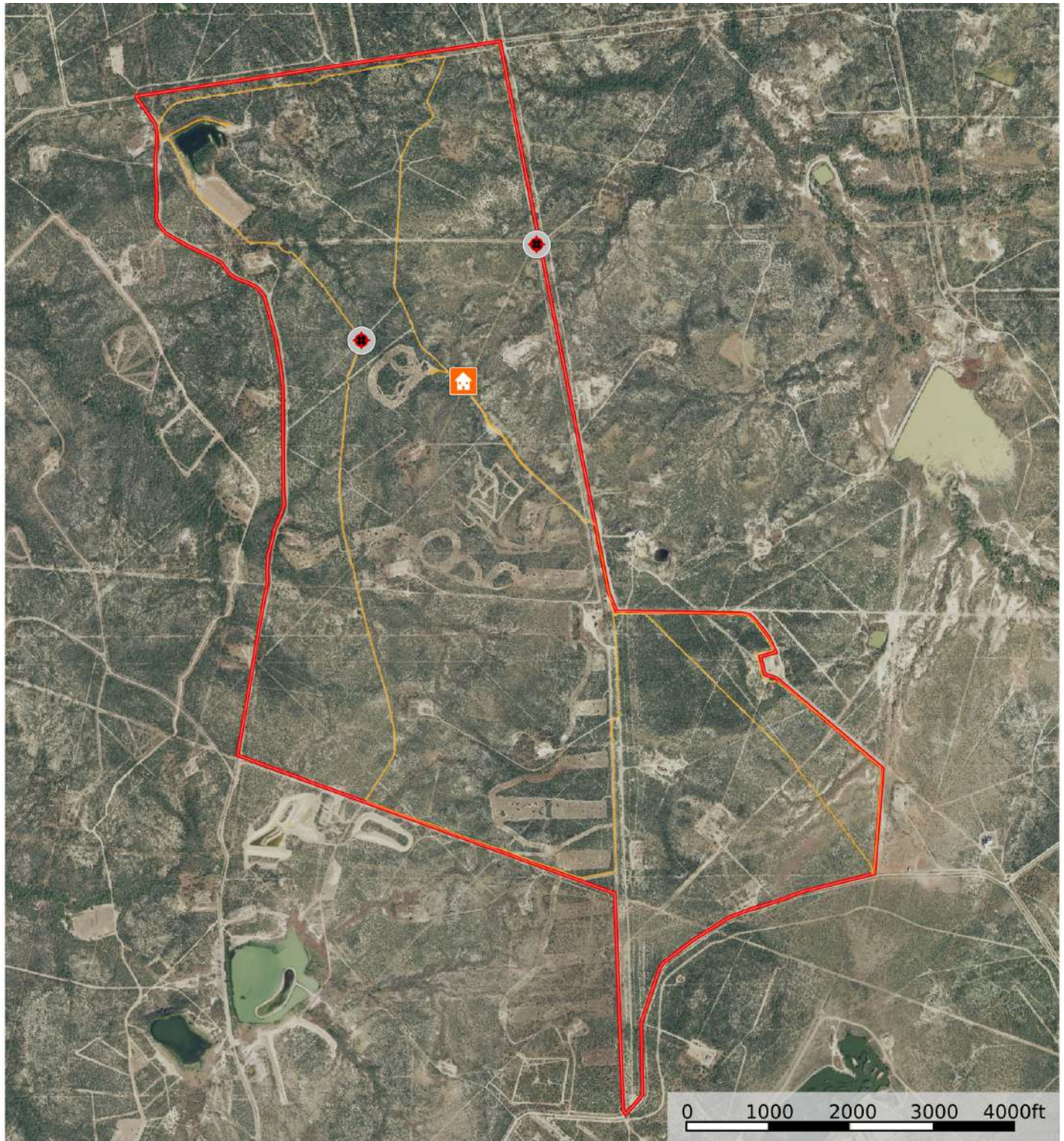


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 Blind  House  Tour  Boundary

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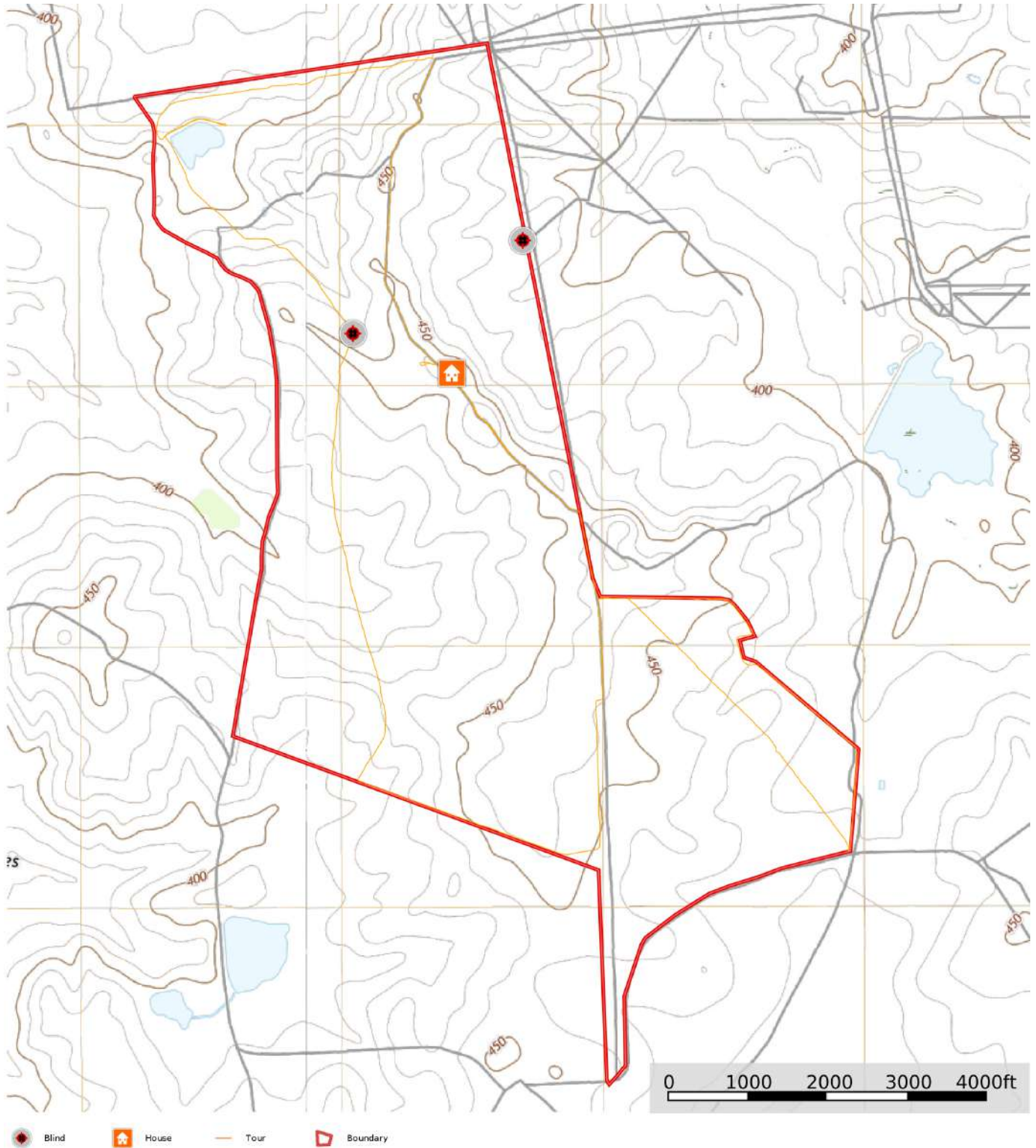
  
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# Information About Brokerage Services

*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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J. Ryan Cummings	594725	<u>jryan@simpsonranches.com</u>	361.296.4749
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



