

# FRIO FARM

2094.94 Acres | Frio County



SIMPSON RANCHES  
&  
LAND, LLC

Anthony Simpson  
Cell: 210.854.6365  
Anthony@SimpsonRanches.com

SimpsonRanches.com  
Office: 830.955.1725  
Info@SimpsonRanches.com



### **DESCRIPTION**

Irrigated farm for sale. This farm is in a great location just south of San Antonio. It has 5 pivots and 5 irrigation wells. Over 90% of the soil is Uvalde clay loam. Crops usually consist of cotton, corn, wheat, cucumber, green bean and cabbage. This is a very productive farm!



### **LOCATION**

Located on Highway 140 just 15-20 minutes west of I-35 and about 45 minutes south of San Antonio.





## **IMPROVEMENTS**

No structural improvements



## **EQUIPMENT TO BE CONVEYED**

All irrigation equipment is in very good condition. It is owned by the current farm tenant but can be purchased with the sale of the ranch. Call Anthony for details. There are two 145 acre center pivot sprinklers, two 90 acre center pivot sprinklers, one 170 acre center pivot sprinkler, and five 3 phase rotary pumps.





### **WATER**

Five irrigation wells ranging from 590 ft to 680 ft deep. Pumps are set between 400 ft and 460 ft. Pumping volume ranges from 700 – 1000 GPM. Static water in the area is around 307 ft. This information came from a reliable source but may not be completely accurate.



### **TERRAIN/HABITAT**

Mostly level. Approximately 640 acres under irrigation, 200 acres dry land farm and the remaining acres is other land.



## **MINERALS**

Surface sale only

## **EASEMENTS**

One easement exists to a ranch to the south. The easement runs along the easterly border and does not affect the farm at all.



## **SUMMARY**

Productive farm land priced to sell. For more information or to set up a showing, give Anthony Simpson a call at 210-854-6365.



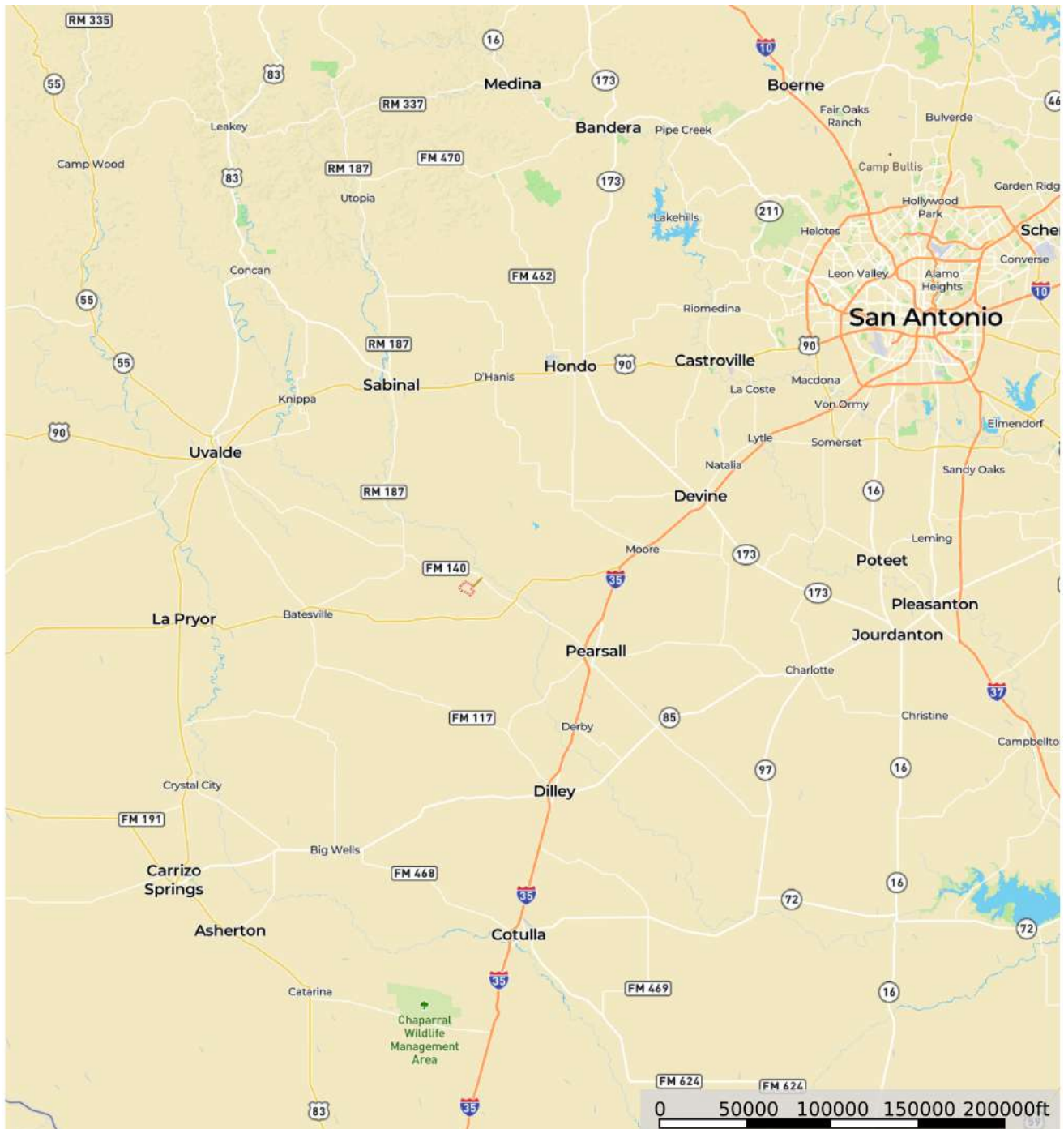


## DISCLAIMERS

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.



**SIMPSON RANCHES**  
&  
**LAND, LLC**

Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com

Cell: 210.854.6365  
Office: 830.955.1725



# FRIO FARM

2,094.94 Acres | Frio County



 Well  Gate  EASEMENT  Pond / Tank  Boundary

Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com

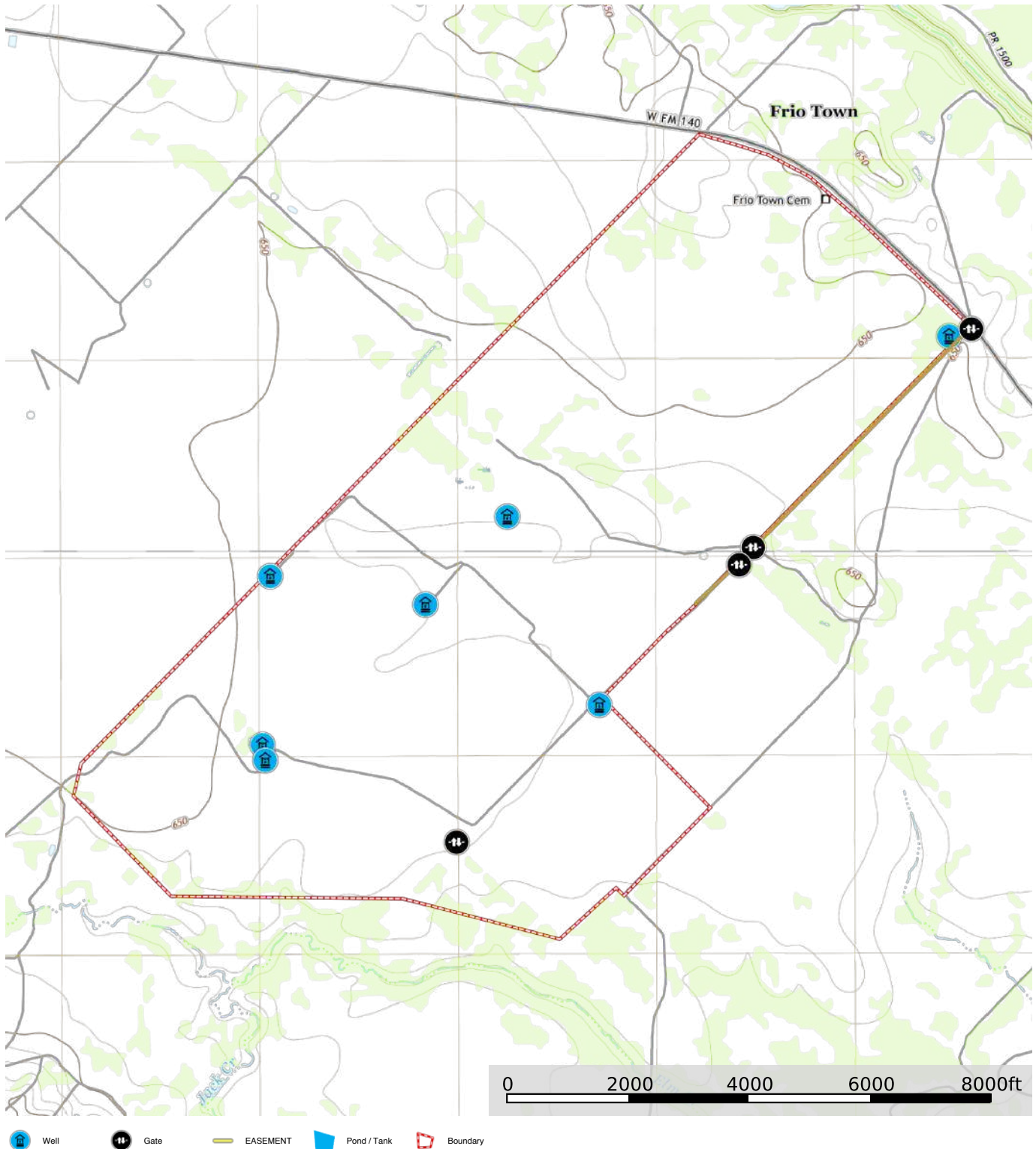


Cell: 210.854.6365  
Office: 830.955.1725



# FRIO FARM

2,094.94 Acres | Frio County



Anthony Simpson  
Anthony@SimpsonRanches.com  
SimpsonRanches.com



Cell: 210.854.6365  
Office: 830.955.1725







## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CdA	Caid sandy clay loam, 0 to 1 percent slopes	1.9	0.2%
CdB	Caid sandy clay loam, 1 to 3 percent slopes	19.1	2.1%
MoA	Montell clay, 0 to 1 percent slopes	25.7	2.9%
UvA	Uvalde clay loam, 0 to 1 percent slopes	743.7	82.6%
UvB	Uvalde clay loam, 1 to 3 percent slopes	109.7	12.2%
<b>Totals for Area of Interest</b>		<b>900.1</b>	<b>100.0%</b>





# 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