

# LAGO VISTA RANCH

421.53 Acres | Gonzales County



SIMPSON RANCHES  
&  
LAND, LLC

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### **DESCRIPTION**

Beautiful high fenced hunting, fishing and recreational ranch centrally located between Houston, San Antonio and Austin in the beautiful Blackland Prairie region of Texas. Along with a ranch house already in place, there is a barndominium in the works, a game cleaning facility and two large barns. Great combination of open prairie, scattered trees, drainages and areas of dense cover. This is a fine ranch in a great location and won't last long on the market.

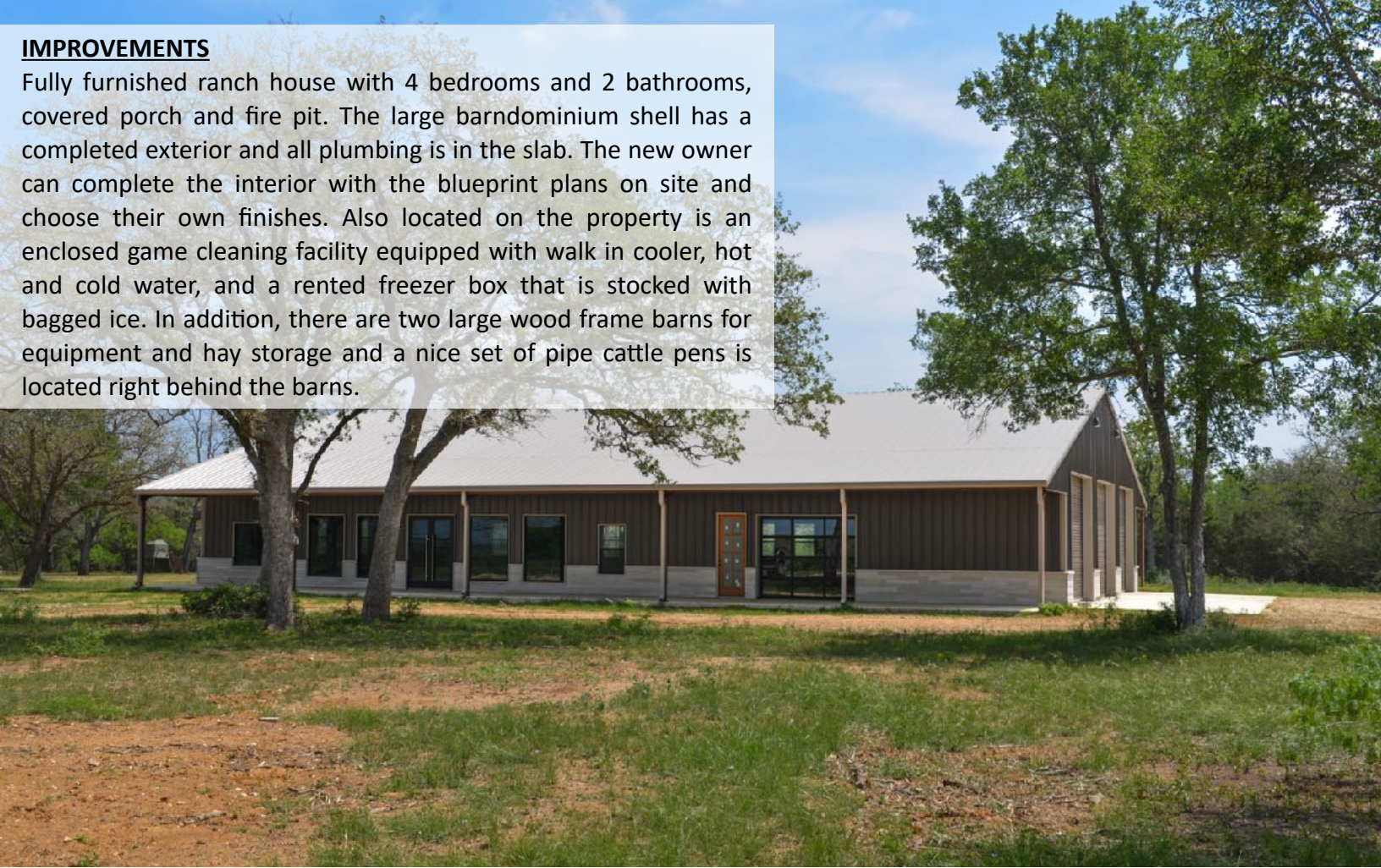


### **LOCATION**

1.5 hours from San Antonio and Austin and just over 2 hours from downtown Houston.

### **IMPROVEMENTS**

Fully furnished ranch house with 4 bedrooms and 2 bathrooms, covered porch and fire pit. The large barndominium shell has a completed exterior and all plumbing is in the slab. The new owner can complete the interior with the blueprint plans on site and choose their own finishes. Also located on the property is an enclosed game cleaning facility equipped with walk in cooler, hot and cold water, and a rented freezer box that is stocked with bagged ice. In addition, there are two large wood frame barns for equipment and hay storage and a nice set of pipe cattle pens is located right behind the barns.



### **EQUIPMENT TO BE CONVEYED**

6 nice hunting blinds, approximately 6 protein feeders, and 8-10 corn feeders.



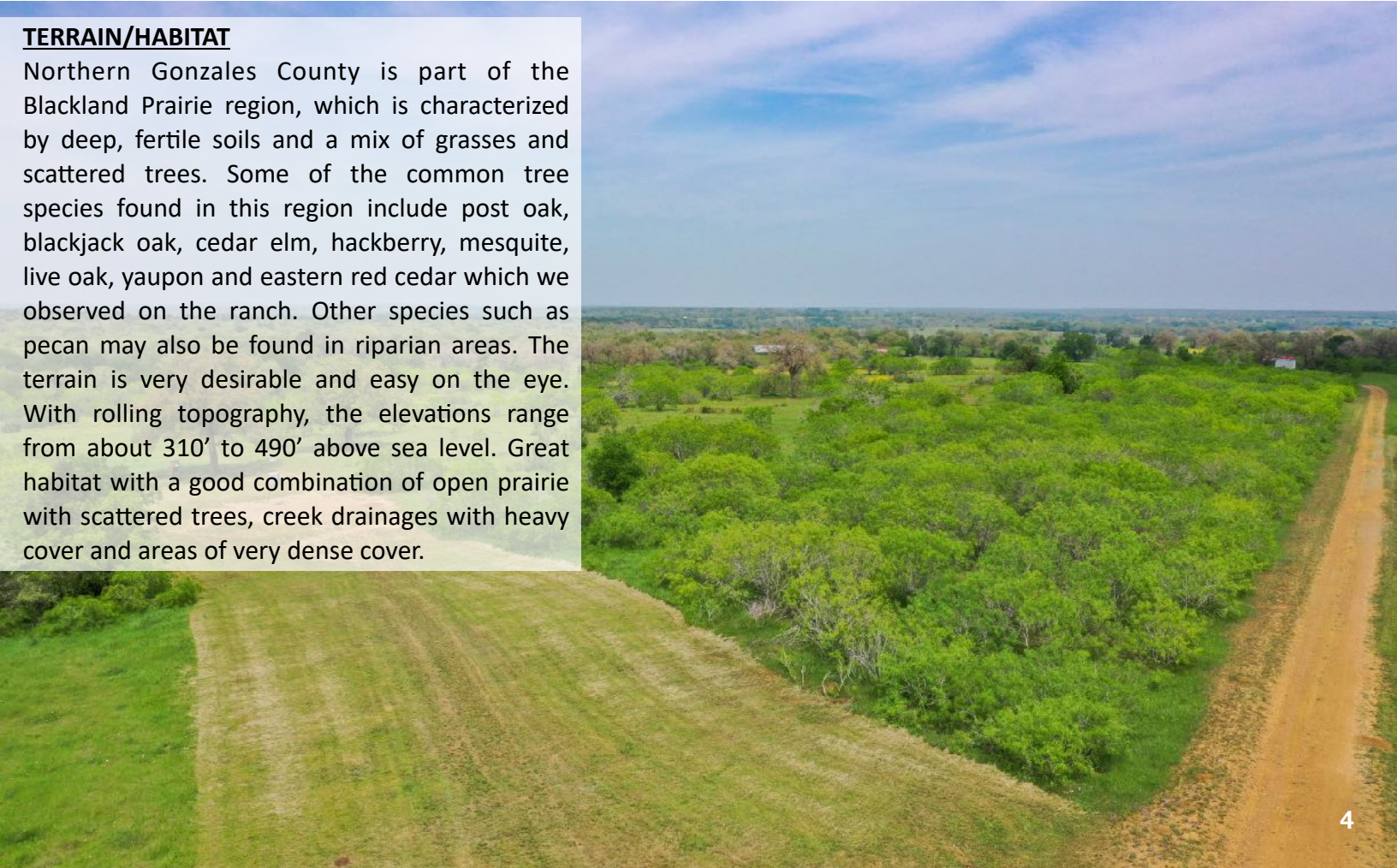
### **WATER**

There are two water wells on the property. One feeds the house, barndominium, game cleaning facility and barn area. The other feeds the big lake. There are six ponds and one larger lake. The lake is approximately 1.5 acres and is stocked with fish.



### **TERRAIN/HABITAT**

Northern Gonzales County is part of the Blackland Prairie region, which is characterized by deep, fertile soils and a mix of grasses and scattered trees. Some of the common tree species found in this region include post oak, blackjack oak, cedar elm, hackberry, mesquite, live oak, yaupon and eastern red cedar which we observed on the ranch. Other species such as pecan may also be found in riparian areas. The terrain is very desirable and easy on the eye. With rolling topography, the elevations range from about 310' to 490' above sea level. Great habitat with a good combination of open prairie with scattered trees, creek drainages with heavy cover and areas of very dense cover.



## **WILDLIFE**

The hunting and fishing on the ranch is fantastic. The whitetail herd includes deer with improved genetics from well-known breeders which were introduced to the ranch over ten years ago. The ranch is currently enrolled the MLDP conservation option program allowing hunting season to usually start in October and run well into February. In addition, the ranch is populated with some exotic species such as axis, scimitar horned oryx and blackbuck antelope. Other native species include turkey, wild hogs, dove, quail and waterfowl.



## **EASEMENTS**

None other than electrical.





**MINERALS**

Some executive rights will convey.



**SUMMARY**

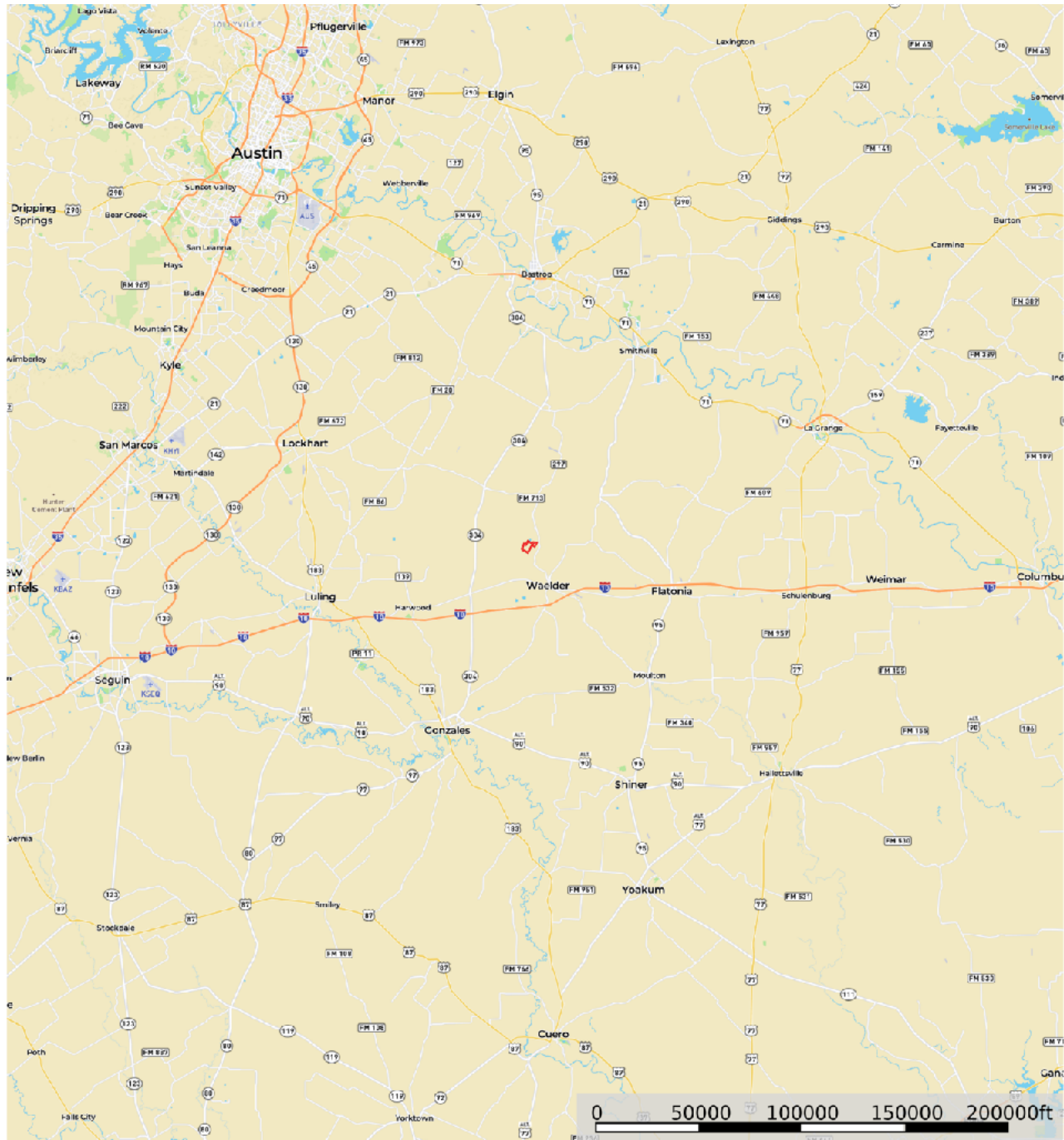
Shown by appointment only. Call Anthony Simpson to schedule a showing. 210-854-6365

## 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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● Blind    ● Feeder    ▢ Boundary

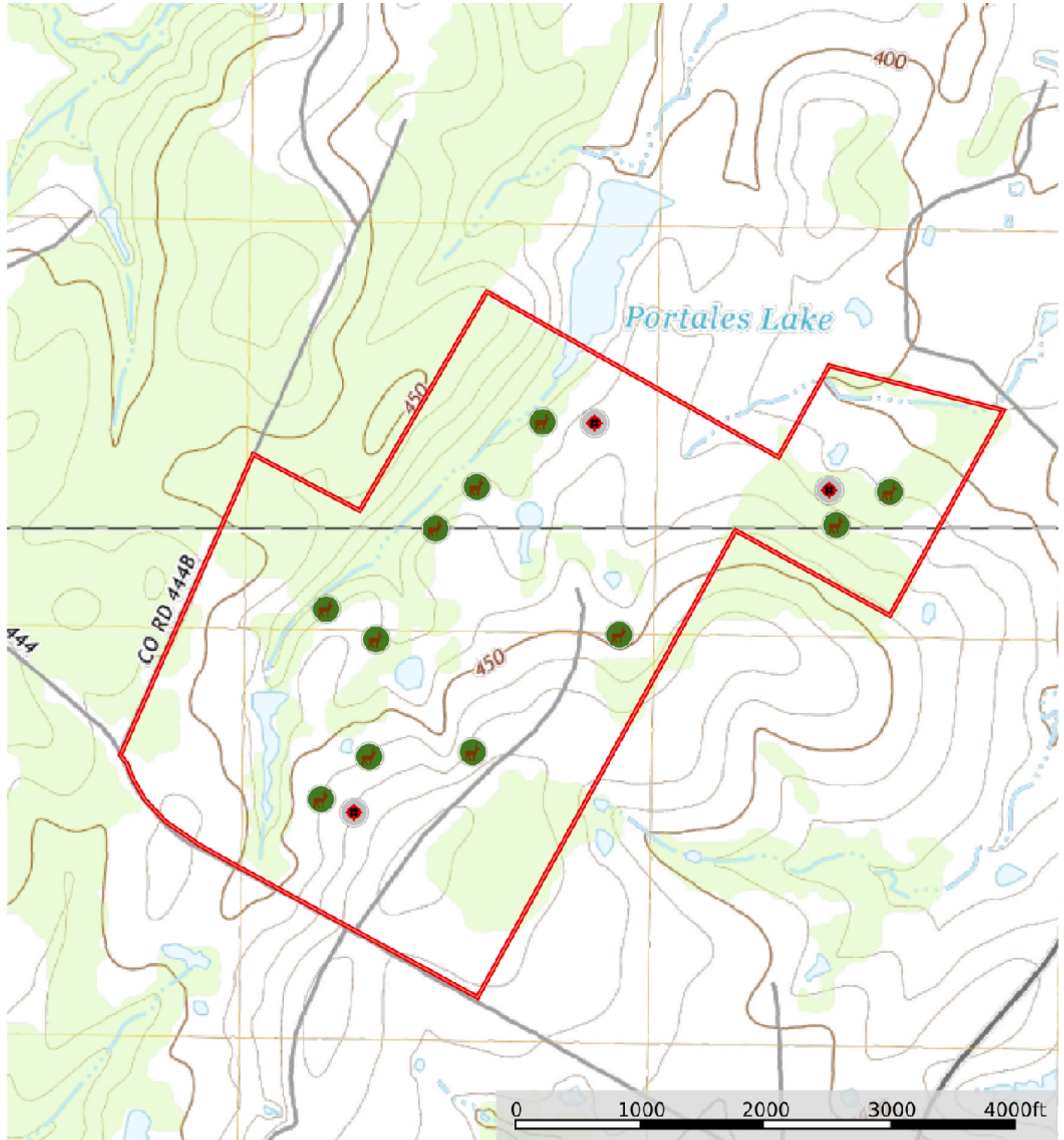
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# Information About Brokerage Services

*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.

|                                                                       |             |                            |              |
|-----------------------------------------------------------------------|-------------|----------------------------|--------------|
| Simpson Ranches & Land, LLC                                           | 9001555     | info@SimpsonRanches.com    | 830.955.1725 |
| Licensed Broker /Broker Firm Name or<br>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/<br>Associate                      | License No. | Email                      | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                      | Phone        |

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

\_\_\_\_\_  
Date