

FULL HOUSE RANCH

±959 Acres | Duval County



SIMPSON RANCHES
&
LAND, LLC

J. Ryan Cummings
Cell: 361.296.4749
Anthony@SimpsonRanches.com

SimpsonRanches.com
Office: 830.955.1725
Info@SimpsonRanches.com

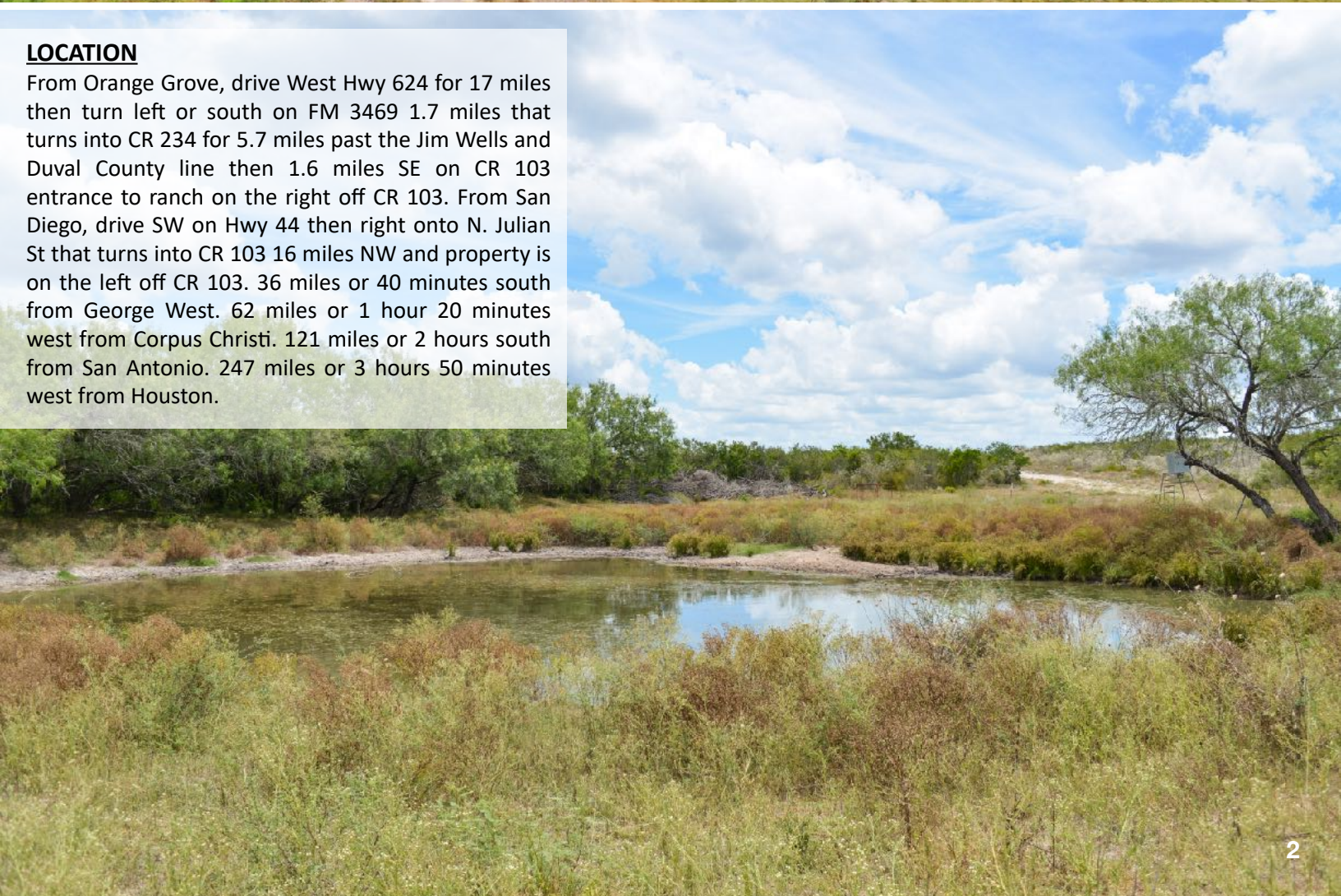


DESCRIPTION

Welcome to Full House Ranch, a hunter's paradise spanning 959 acres of pristine South Texas land. This exceptional high fenced property offers abundant wildlife and comfortable amenities that offer the perfect setting for your home away from home. This ranch is the ideal property for a personal hunting ranch, company ownership or even a corporate hunting experience.

LOCATION

From Orange Grove, drive West Hwy 624 for 17 miles then turn left or south on FM 3469 1.7 miles that turns into CR 234 for 5.7 miles past the Jim Wells and Duval County line then 1.6 miles SE on CR 103 entrance to ranch on the right off CR 103. From San Diego, drive SW on Hwy 44 then right onto N. Julian St that turns into CR 103 16 miles NW and property is on the left off CR 103. 36 miles or 40 minutes south from George West. 62 miles or 1 hour 20 minutes west from Corpus Christi. 121 miles or 2 hours south from San Antonio. 247 miles or 3 hours 50 minutes west from Houston.



IMPROVEMENTS

At the heart of Full House Ranch, you'll find a well thought out camp with a variety of improvements. The one bed, one bath main house cabin is a warm and inviting space where you can relax after your hunt. Two guest bunk houses, each sleeping up to 4 people, offer ample room for visitors, ensuring everyone feels comfortable during their stay. The rustic saloon offers the perfect setting for socializing and entertaining. The dining hall serves as a central gathering place for meals and camaraderie, while the 3 bed, one bath foreman or guide house provides convenient accommodations for staff or guides or simply additional housing for guests. With the equipment barn, you'll have plenty of storage space for your gear and equipment.



EQUIPMENT TO BE CONVEYED

Nine deer blinds and a 25kw diesel generator that powers majority of camp with the exception of the Main House Log Cabin.



WATER

Water is abundantly available on Full House Ranch. There are two wells on the ranch, one is located behind the bunkhouses and the other is near the saloon. The property features two great ponds, eight water stations throughout the grounds, and four concrete troughs scattered around the ranch.



TERRAIN/HABITAT

The terrain is mix of rolling hills and inviting draws courtesy of the Palo Amarillo Creek. Diverse South Texas brush species on the ranch include mesquite, cenizo, mountain laurel, guajillo, blackbrush, and granjeno, among others. The ranch boasts two improved coastal fields and a dedicated food plot pasture, perfect for planting dove attractant plants like milo or sunflowers, enhancing your hunting opportunities.

WILDLIFE

Wildlife includes White-tailed Deer, Axis, Blackbuck, Scimitar Oryx, Turkey, Hogs, Dove, and Quail.



EASEMENTS

2 Pipelines and Overhead
Utilities





MINERALS

Surface Sale Only, Seller will reserve their mineral ownership.



SUMMARY

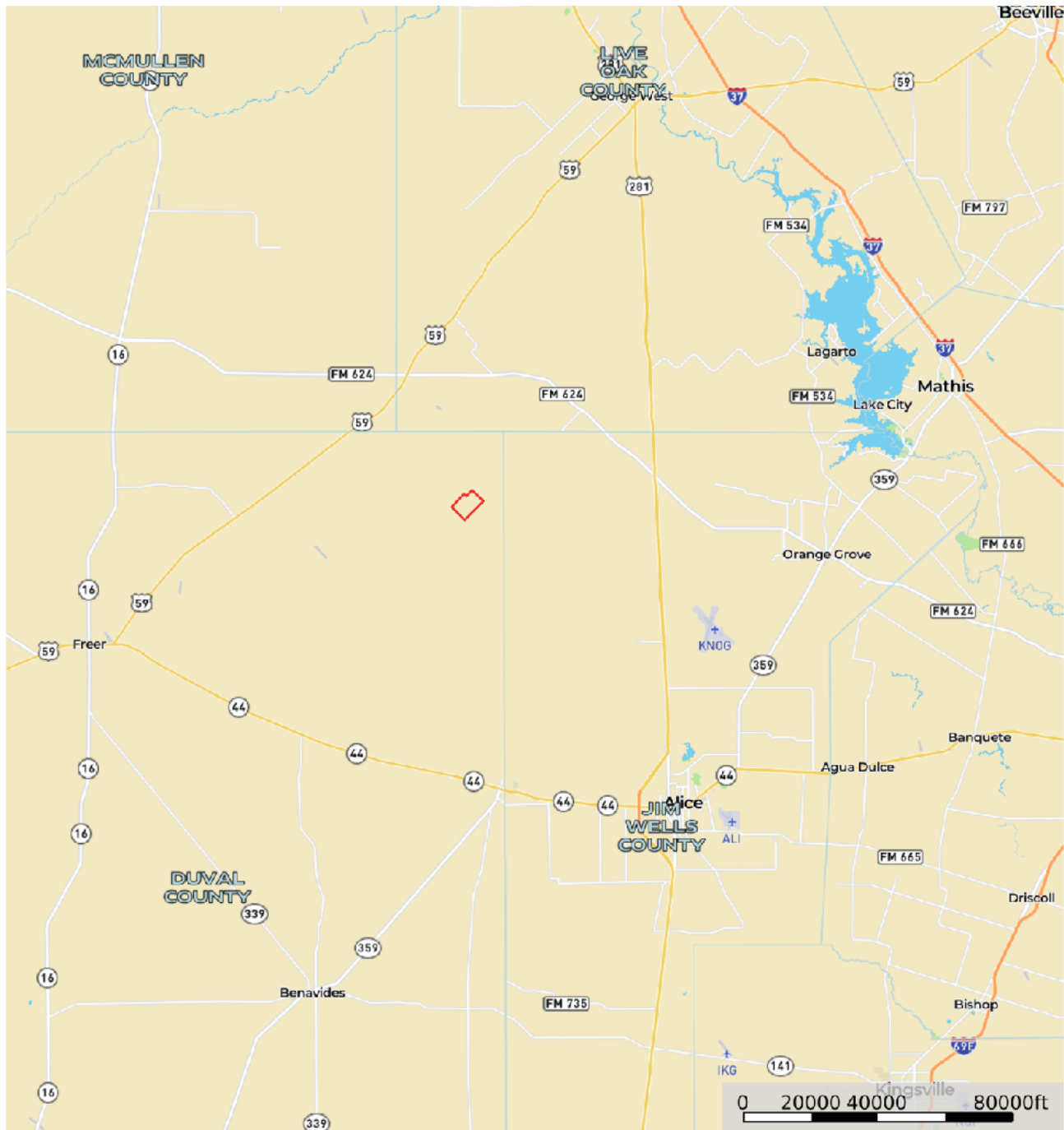
Whether you're seeking a cherished family retreat or establishing a corporate outfit, this extraordinary ranch is ready to welcome you. Call J. Ryan Cummings to schedule a private showing. 361-296-4749

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.



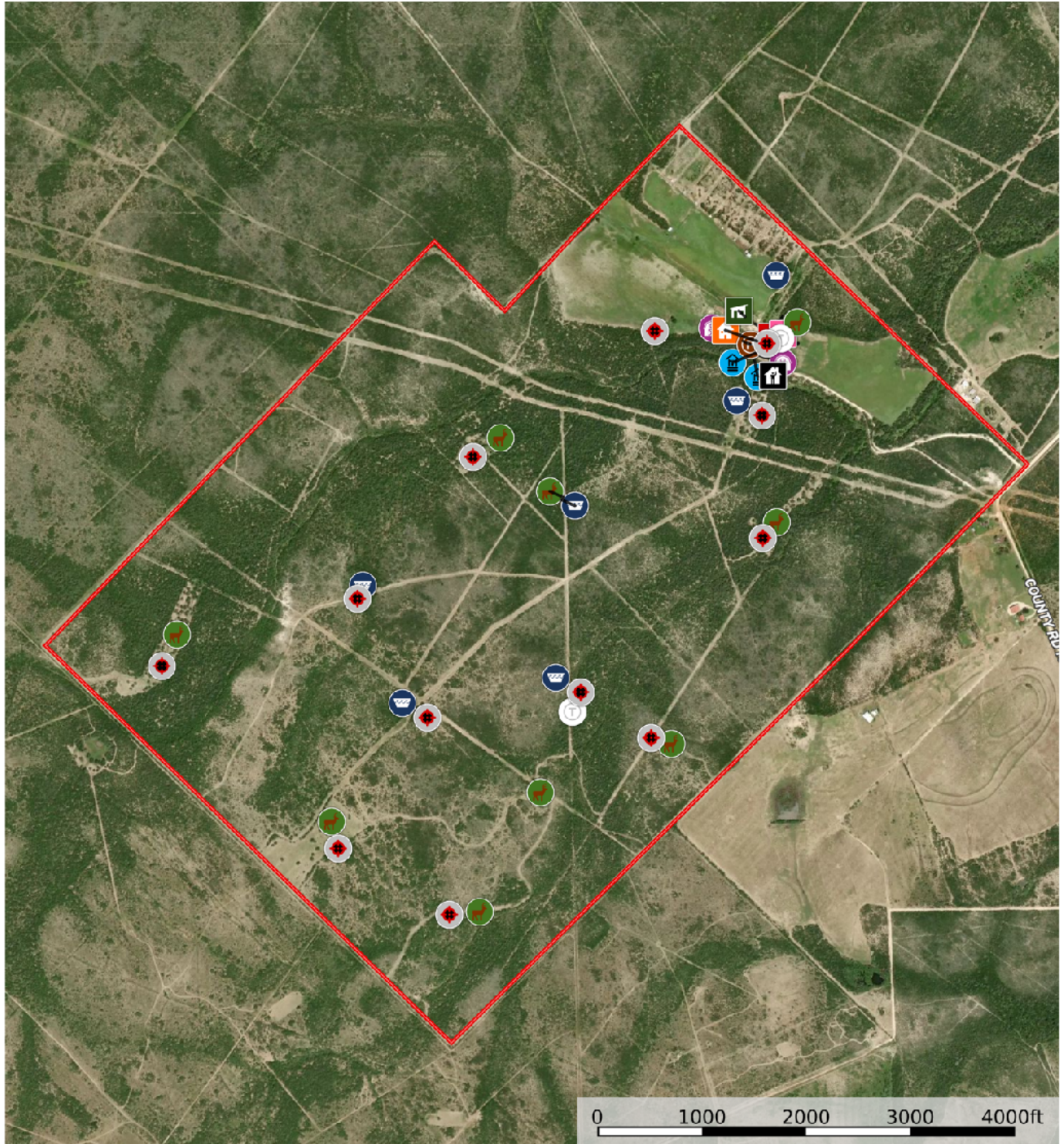
J. Ryan Cummings
JRyan@SimpsonRanches.com
SimpsonRanches.com



Cell: 361.296.4749
Office: 830.955.1725

FULL HOUSE RANCH

±959 Acres | Duval County



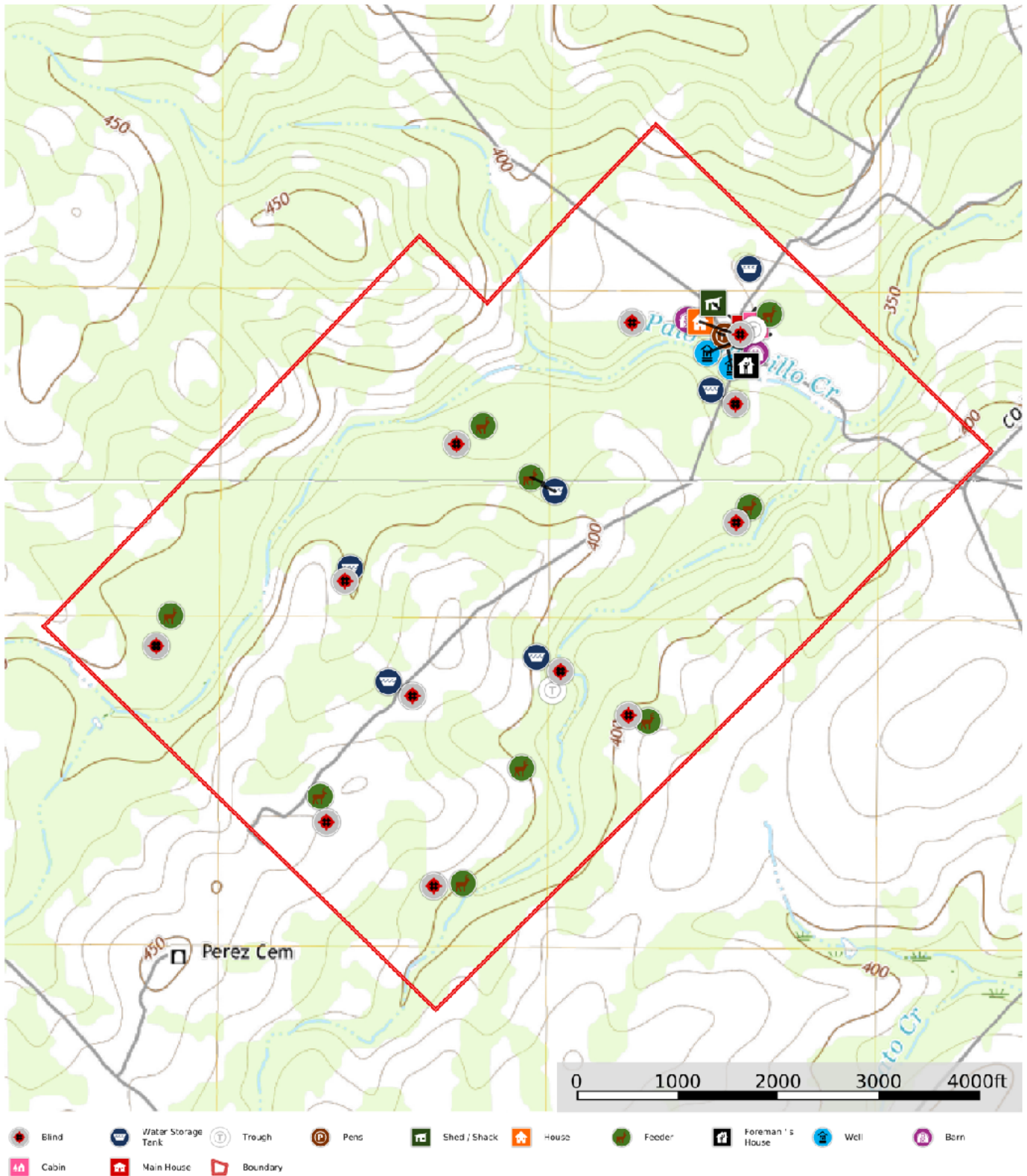
J. Ryan Cummings
JRyan@SimpsonRanches.com
SimpsonRanches.com



Cell: 361.296.4749
Office: 830.955.1725

FULL HOUSE RANCH

±959 Acres | Duval County



J. Ryan Cummings
JRyan@SimpsonRanches.com
SimpsonRanches.com



Cell: 361.296.4749
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
J. Ryan Cummings	594725	JRyan@SimpsonRanches.com	361.296.4749
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date