



SOUTHWEST RANCH & FARM SALES PRESENTS



DRW Ranch

Texas Cattle/Horse Ranch with beautiful home and
excellent hunting.

214 +/- Acres \$2,395,000

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

Property Description

Acres: 213.619 Acres.

Price: \$2,395,000.

Animal Units: 75 cows with hay production.

Terms: No owner financing.

Location: Nacogdoches, TX in the Central Heights neighborhood, Nacogdoches County.

Comments: Beautiful, stone, brick, and wood home built in 2010. Granite countertops throughout. Approximately ¼ mile off county road. Very Private. Numerous pastures. The backyard area has outdoor kitchen and fire pit. In addition to the perfect ranch for raising cattle or horses, hunting is excellent, as is evidenced by the numerous sets of antlers.

For the 2023 school year, there are 3 public schools serving 1,131 students in Central Heights Independent School District. This district's average testing ranking is 10/10, which is in the top 5% of public schools in Texas. DRW Ranch is two miles from Central Heights schools.

Improvements:

3,350 +/- sq. ft. home, 4 bedrooms, 4 bathrooms, large den with fireplace, dining room, office, nice utility room with washer and dryer, kitchen with refrigerator and large pantry, large walk in closets. Generac generator, home is all electric. Propane for starting fireplace and to run generator.

Outdoor kitchen, and fire pit.

Greenhouse.

65x45 metal horse barn.

80x25 Equipment Shed.

Metal corrals, headgate, and squeeze chute.

Water: 3 ponds. Wet weather creek. Rural community water.

Terrain: Rolling hills, mature hardwoods, and some pines.

Fences: Good barbed wire fences, most wooded areas are fenced out.

Grasses: Bahia, Bermuda, Johnson grass, crabgrass, clover, and rye grass.

Game: Whitetail deer, some wild hogs.

When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

For more information on this ranch please contact us at (972) 542-8511.

Climate in Nacogdoches, Texas

Nacogdoches, TX has a humid subtropical climate with hot summers and mild winters. July is the hottest month of the year, with an average high temperature of 93 degrees and an average low of 74 degrees. Winters in Nacogdoches are much cooler, with an average high temperature of 61 degrees in January and an average low of 39 degrees. Precipitation is fairly evenly distributed throughout the year, with annual rainfall totaling around 48 inches. Overall, Nacogdoches has a mild climate that is suitable for outdoor activities year-round.

- * Nacogdoches, Texas gets 51 inches of rain, on average, per year.
- * Nacogdoches averages 0 inches of snow per year.
- * On average, there are 215 sunny days per year in Nacogdoches.
- * Nacogdoches gets some kind of precipitation, on average, 95 days per year.

Weather Highlights

October, April, and May are the most pleasant months in Nacogdoches, while July and August are the least comfortable months.

August is the hottest month for Nacogdoches with an average high temperature of 94.1°, which ranks it as cooler than most places in Texas. In Nacogdoches, there are 3 comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year for Nacogdoches are April, October, and May.

In Nacogdoches, there are 82.2 days annually when the high temperature is over 90°, which is cooler than most places in Texas.

January has the coldest nighttime temperatures for Nacogdoches with an average of 35.7°. This is about average compared to other places in Texas.

In Nacogdoches, there are 40.2 days annually when the nighttime low temperature falls below freezing, which is colder than most places in Texas.

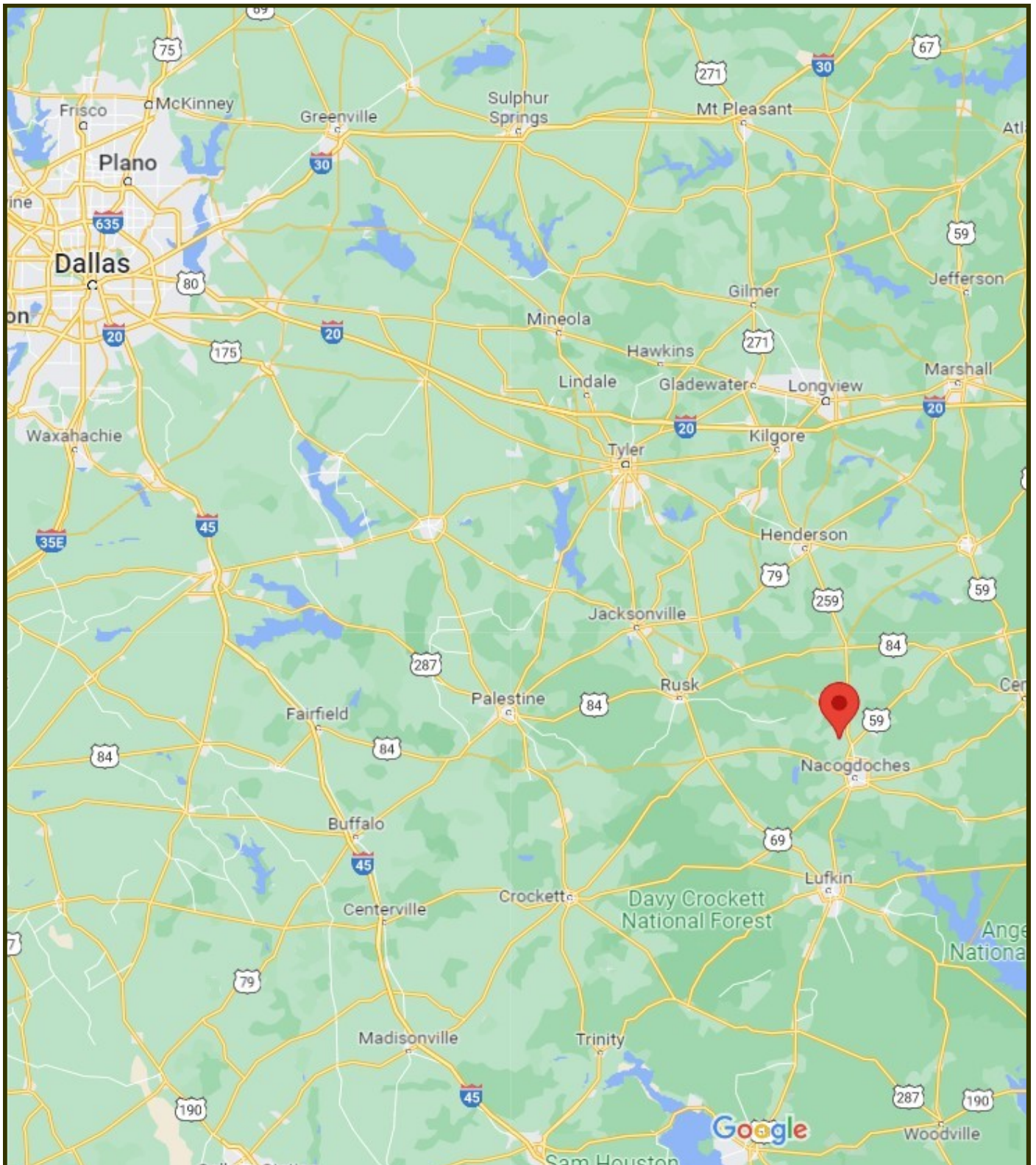
In Nacogdoches, there are 0.0 days annually when the nighttime low temperature falls below zero°, which is about average compared to other places in Texas. November is the wettest month in Nacogdoches with 5.1 inches of rain, and the driest month is July with 3.0 inches. The wettest season is Winter with 28% of yearly precipitation and 22% occurs in Autumn, which is the driest season. The annual rainfall of 50.6 inches in Nacogdoches means that it is wetter than most places in Texas.

December is the rainiest month in Nacogdoches with 9.5 days of rain, and August is the driest month with only 6.5 rainy days. There are 95.1 rainy days annually in Nacogdoches, which is one of the rainiest places in Texas. The rainiest season is Spring when it rains 29% of the time and the driest is Winter with only a 22% chance of a rainy day.

An annual snowfall of 0.2 inches in Nacogdoches means that it is about average compared to other places in Texas. January is the snowiest month in Nacogdoches with 0.2 inches of snow, and no months of the year have significant snowfall.

Source: <https://www.bestplaces.net/climate/city/texas/nacogdoches>

214 +/- Acres DRW Ranch Location

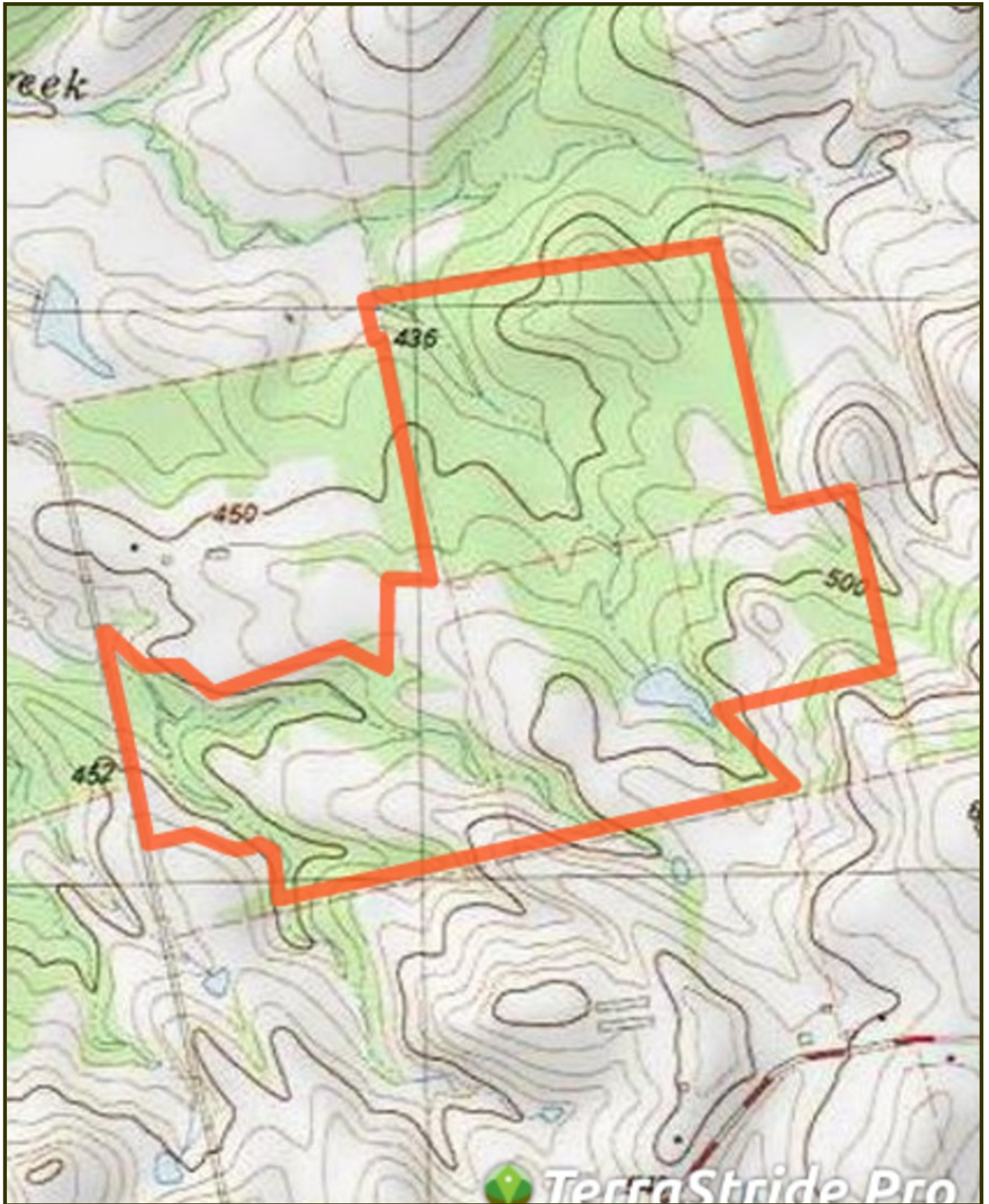


Latitude: 31.7074, Longitude: -94.7042

241 +/- DRW Ranch Aerial Map



214+/- Acres DRW Ranch Topo Map









Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.

***Call us at (972) 542-8511
or check out our website at www.swranchsales.com***



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.

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.

Southwest Ranch & Farm Sales	414949	jim@swranchsales.com	972-542-8511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James D. Long	481996	jim@swranchsales.com	972-542-8511
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