

THE DUVAL 265 RANCH

265± Acres | Duval County



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

The Duval 265 Ranch is a premier high fenced South Texas Hunting Ranch located in Duval County, Texas and features a 3000+/- main residence designed for entertaining with a pool and hot tub flanked by an outdoor stone fireplace. The property has a large equipped metal barn, a quaint wooden barn, diverse terrain and high quality wildlife that includes White Tailed Deer with improved genetics, Axis deer, Red Stag, Black Buck antelope, Quail, Turkey and Javelina. Robust water resources help to support the wildlife and include a large earthen tank and three wildlife watering holes strategically placed throughout the property. This property is Turnkey and includes equipment listed and most of the furnishings.



LOCATION

Property is located approximately 5 miles southwest of Benavides, Texas off of County Road 284. Approximate distances from major metro areas are as follows: San Antonio 148 miles, Austin 222 miles and Houston 265 miles.



IMPROVEMENTS

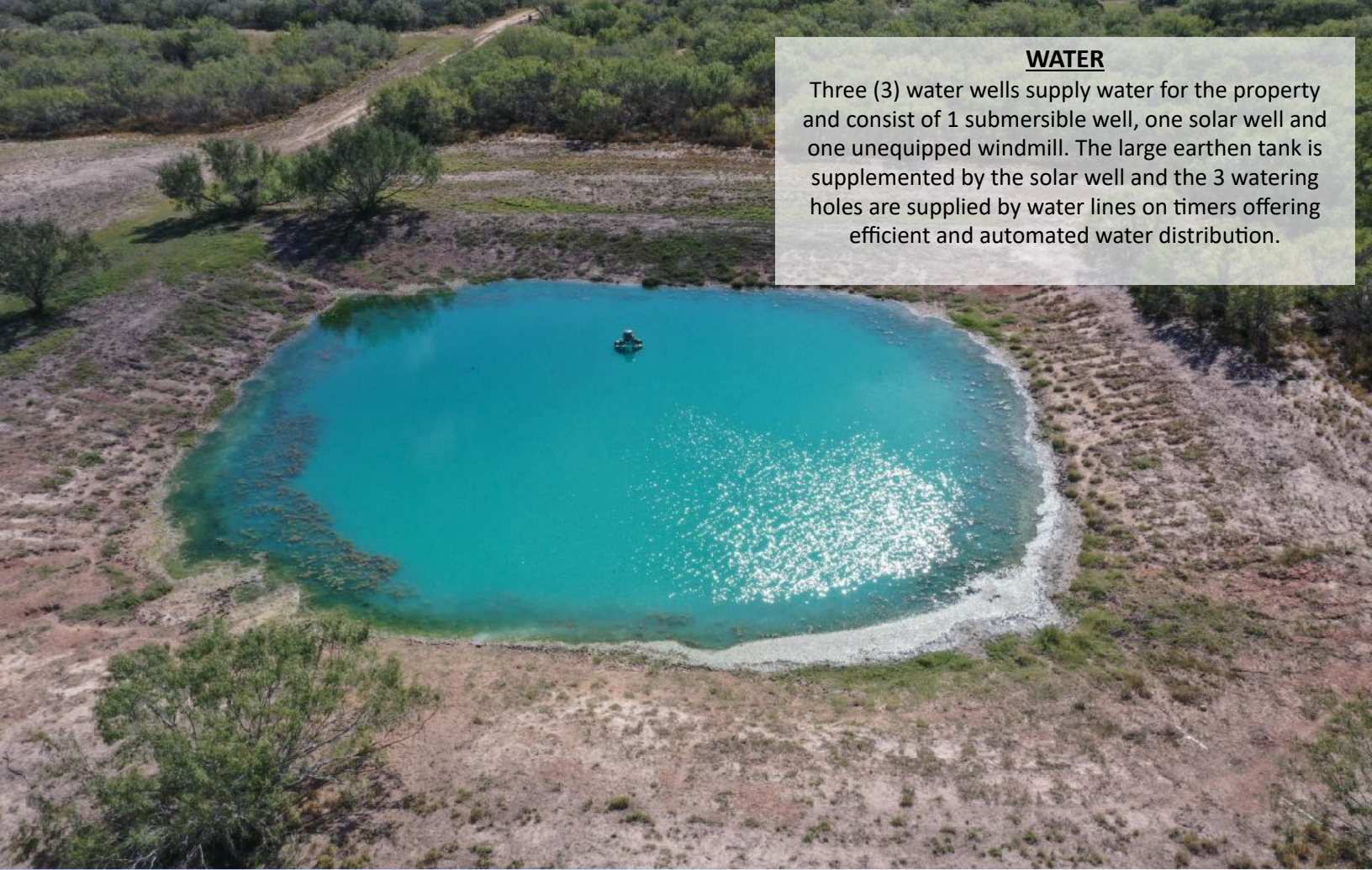
The main residence is approximately 3000+/- square feet. It features 4 bedrooms and 3.5 baths. The exterior is a combination of wood and stone with a metal roof. Expansive stone patios and a screened outdoor kitchen with a grill, fridge, bar and dining area make entertaining a breeze. The pool and attached hot tub are flanked by a stone fireplace and take advantage of the surrounding views.

The interior of the home is well designed with generously sized open concept living, kitchen and dining areas. The kitchen has high end stainless appliances, an expansive island and oversized pantry/laundry room.

A newly constructed 50' X 60' barn is equipped with 3 electric roll up doors, a 20' x 25' covered game cleaning station with 2 electric winches, an 8' x 8' walk-in cooler, and a 20' storage container. The barn features a 20' x 50' shed row on the west side and a 15' X 50' shed row of the east side with concrete flooring to provide additional equipment storage. This barn provides exceptional functionality to the ranching and hunting operations of the property.


The wooden barn is a 2 bedroom 2 bath structure that provides overflow sleeping quarters and storage for the ranch.





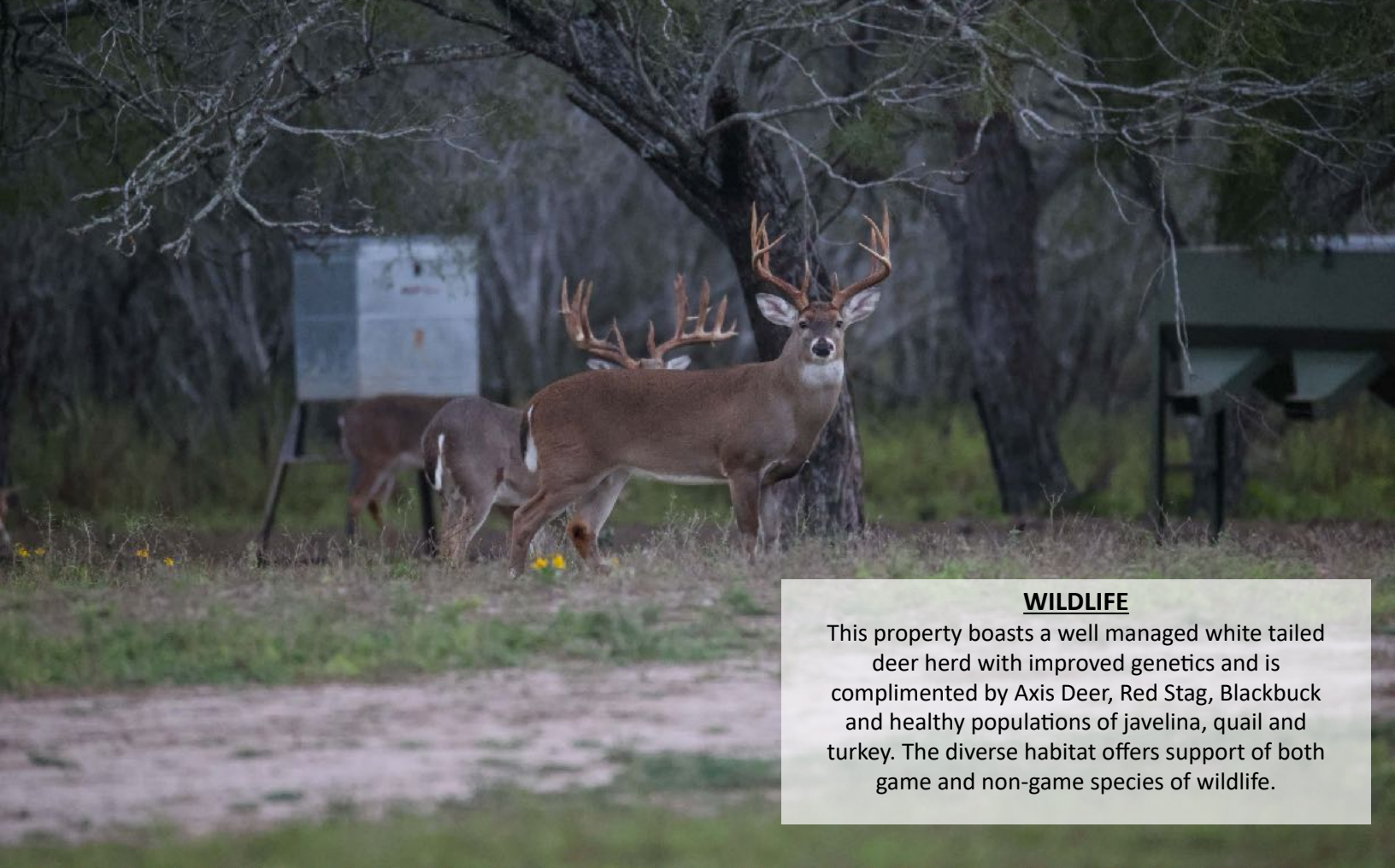
WATER

Three (3) water wells supply water for the property and consist of 1 submersible well, one solar well and one unequipped windmill. The large earthen tank is supplemented by the solar well and the 3 watering holes are supplied by water lines on timers offering efficient and automated water distribution.



TERRAIN/HABITAT

The landscape encompasses a range of ecological niches. This diverse terrain is representative of South Texas where every brush species is adapted to specific soil types and conditions found in the region. A variety of trees consisting of bull Mesquite, Coma, and Hackberry are found here. The brush diversity is excellent with Granjeno, Guayacán, Kidney Wood, Lime PricklyAsh and Persimmon to name a few.



WILDLIFE

This property boasts a well managed white tailed deer herd with improved genetics and is complimented by Axis Deer, Red Stag, Blackbuck and healthy populations of javelina, quail and turkey. The diverse habitat offers support of both game and non-game species of wildlife.

EASEMENTS

There is a short easement of approximately 2,458 feet at the end of CR 284 to the entrance of the ranch.



EQUIPMENT TO BE CONVEYED

2021 MASSEY FERGUSON 4710 Tractor (250 hours)

2021 15° WOODS BATWING SHREDDER

2001 DODGE RAM 2500 4 x 4 with a service bed

1999 CHEVY SUBURBAN 4X4

6000 LB FEED JET TRAILER

3 COTTONSEED FEEDERS

6 DEER BLINDS

4 PROTEIN FEEDERS

8 CORN FEEDERS

8 X 8 WALK IN COOLER

This comprehensive equipment package offers a range of essential tools and vehicles to provide support for the hunting and ranching operations of the property.



MINERALS

None Owned

SUMMARY

The Duval 265 is a high fenced TURNKEY South Texas Hunting Ranch. It boasts a beautiful main home, extensive improvements and outdoor amenities with well developed water resources. The diverse terrain supports a premium deer herd and abundant wildlife making it an ideal hunting and recreational property that is ready to be enjoyed on day one. Don't miss the opportunity to make this gem your own!



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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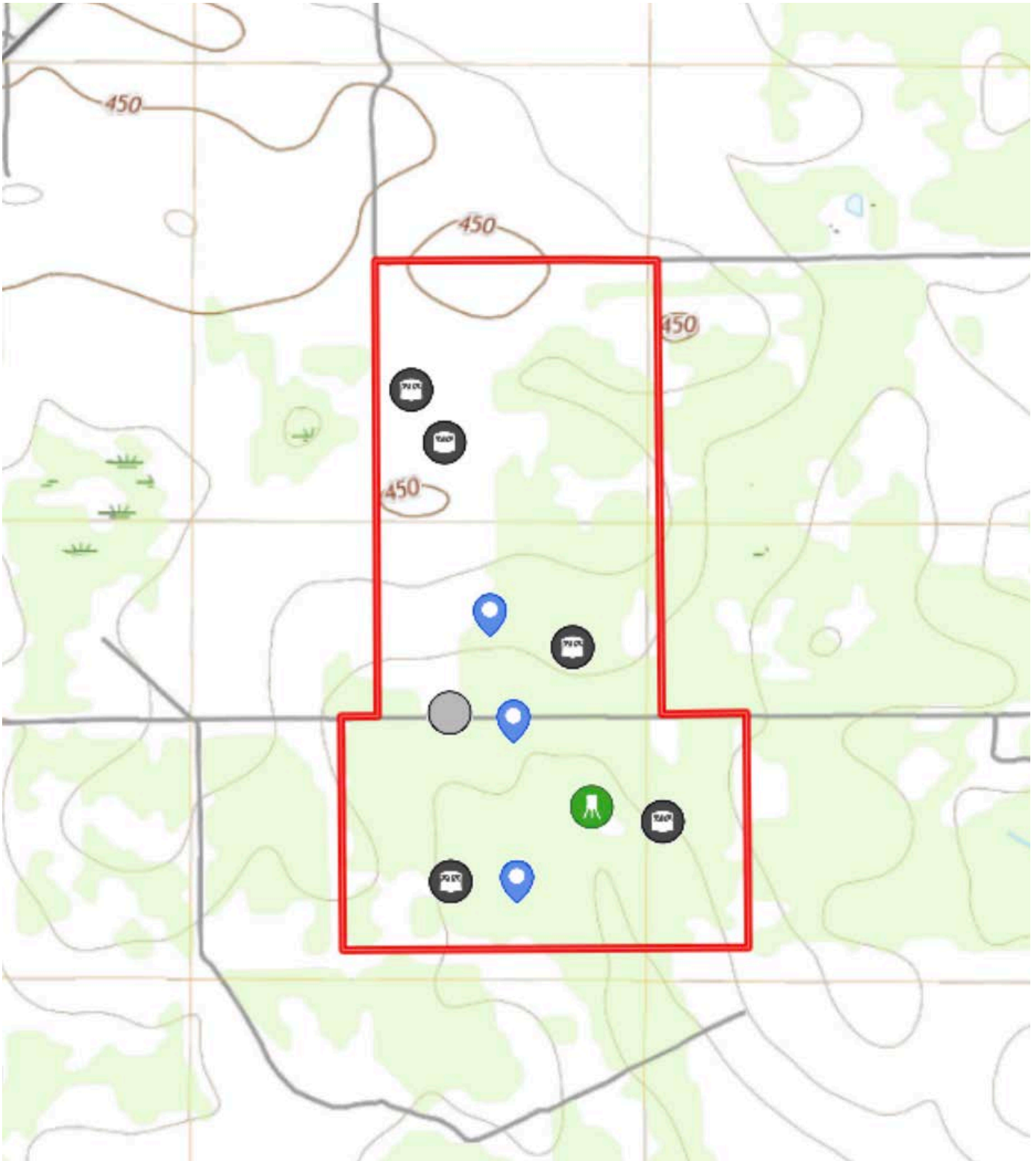
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Information About Brokerage Services

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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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

THE DUVAL 265 RANCH NOTES

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