



Protecting Clients. Conserving the Land.

North Shipp Ranch

4,432 +/- acres, Webb County, Texas



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Location

North Shipp Ranch is located on a quiet paved FM 2895 between Aguilares and Hwy 59 in the heart of the South Texas Brush Country. Freer, Hebbronville, Laredo and its international airport are all a short 40-minute drive away and make the ranch extremely accessible. 1.5 miles of highway frontage positions the North Shipp Ranch well among its good, large neighbors.

Acreage

4,432 Acres in Webb County

Description

North Shipp Ranch is the northern pastures of the Historic Shipp Ranch, owned and operated by the descendants of Colonel Evan B Quiros for three generations. Ranching and hunting, resulting from a clear eye on good land management practices, makes this ranch a rare jewel. This is the Brush Country of South Texas at its best with a diverse mix of mature brush, trees, and grasslands located within a pleasant rolling almost Hill Country topography on the eastern end, creating long views and excellent wildlife and livestock habitat. There is a broad diversity of soils from sand, caliche hills, and deep clays, creating a mix of habitats. An extensive road network, five large lakes, mature native brush/grasslands, two deep wells with electricity, and unique topography are the major features of North Shipp Ranch. Combine that with big South Texas deer, dove, duck, and Blue Quail and you have it all.

Habitat and Wildlife

The broad soil diversity of the ranch supports a unique assemblage of native grasses, forbs, brush and trees. They don't call this area Brush Country for nothing. Guajillo, blackbrush, guayacan, granejo, tasajilla and mature mesquites are just some of the many brush species found on the ranch. Decades of careful land management also provides for a rich diversity of native and improved grasslands.

White Tailed deer populations are tremendous here with excellent genetics; the proximity of brush, water, senderos, and open meadows makes this a deer hunters dream. The large lakes are the perfect place for afternoon dove hunts and the open grasslands are ideal for blue quail. In the winter there is a surprisingly large migratory waterfowl population. Not only has

North Shipp been managed and enjoyed for its variety of game species, there are many non-game animals that utilize this diverse habitat. Hummingbirds, neotropical songbirds, green jays, and migrating hawks to name a few. Also, bobcat, coyote, fox, javelinas, Texas tortoise, horned lizards and many more making this place a great place for the outdoor photographer.

Improvements

A well-maintained all-weather road system spans the entire ranch, providing quick and easy access to all areas. The ranch is low-fenced on 3 sides with a new high fence along the north boundary, in addition to interior cross fencing into multiple pastures. There are several excellent locations for a new headquarters with electricity nearby.

Water

There are two deep submersible wells supplying water to several of the 5 large earthen tanks. The wells produce large quantities of water suitable for livestock and wildlife and, with additional treatment, can be used for domestic use. Most ranchers in the area use RO systems or collect rain water. The tanks are all completely fenced to control cattle movement, and were recently worked over to remove excess sediment, many have good bass populations for fishing. Wet-weather Gato Creek also runs through the center of the ranch for about 1.5 miles.

Minerals

Minerals have been previously reserved. Periodic payments on pipeline easements provide an additional source of ranch income.

Price

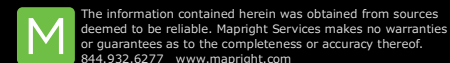
REDUCED FROM: \$1,700 per acre or \$7,534,400 to **\$1,550 per acre or \$6,869,600**

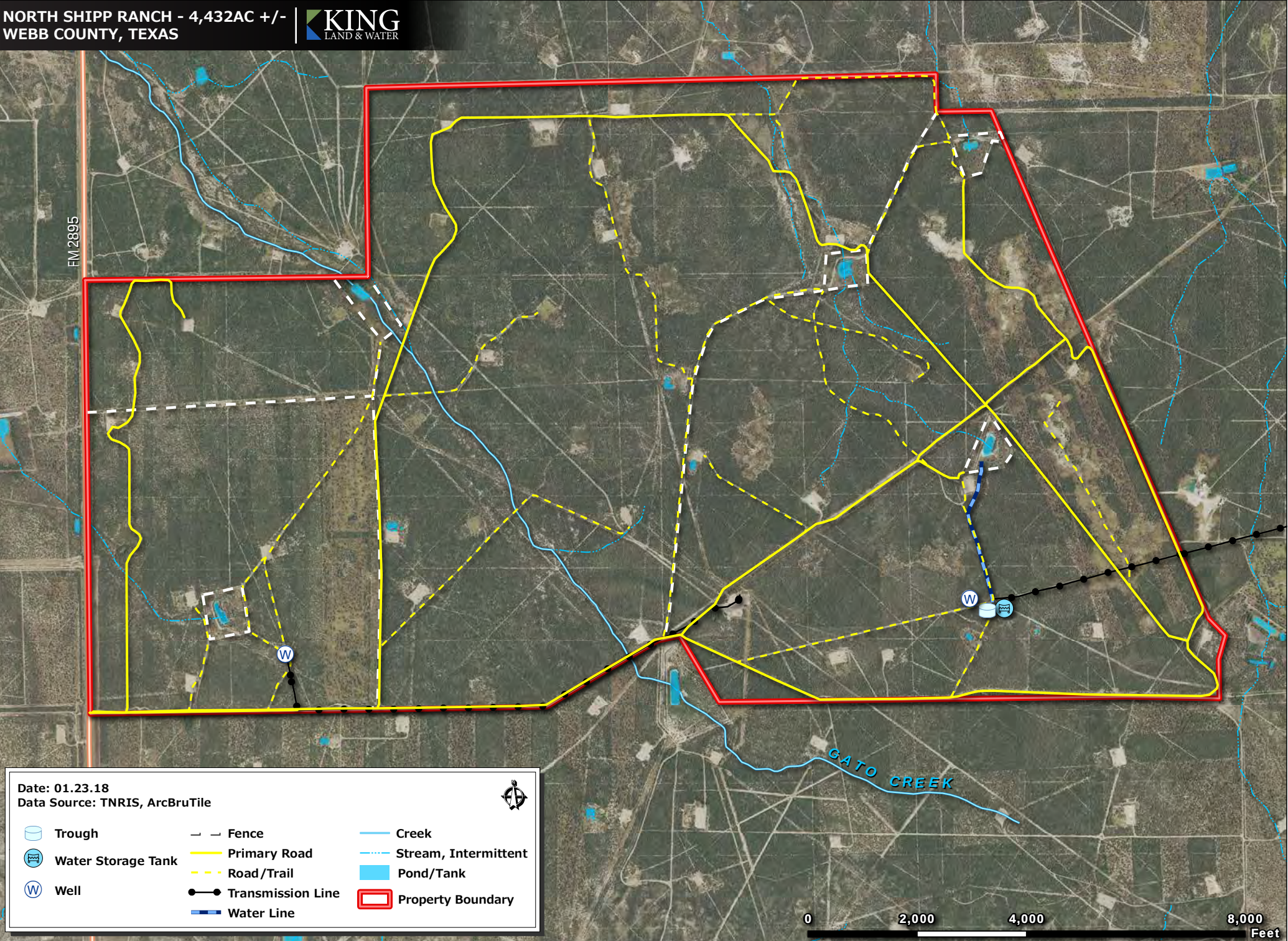
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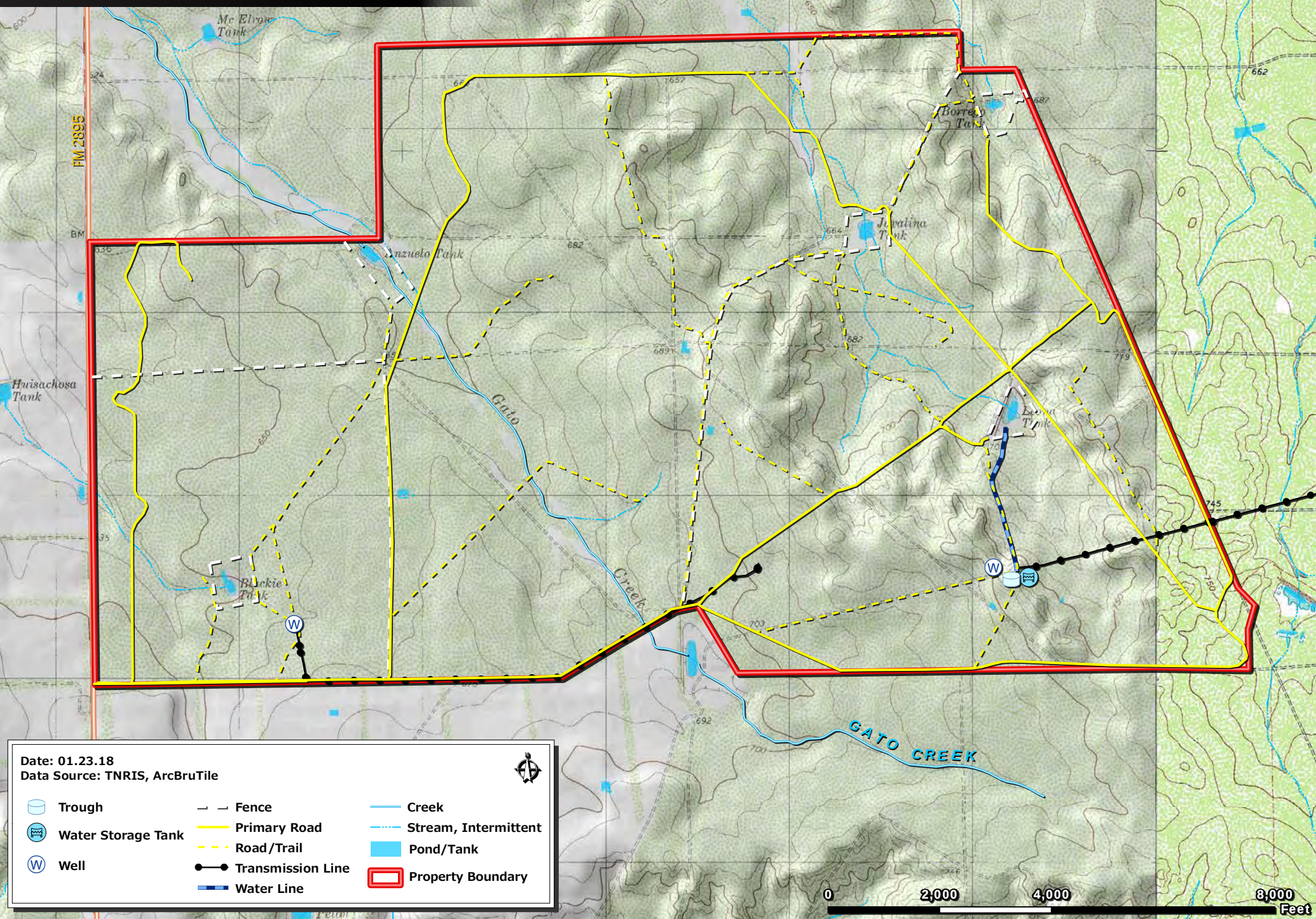
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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.







Date: 01.23.18
Data Source: TNRIS, ArcBruTile

- | | | |
|--------------------|-------------------|----------------------|
| Trough | Fence | Creek |
| Water Storage Tank | Primary Road | Stream, Intermittent |
| Well | Road/Trail | Pond/Tank |
| | Transmission Line | Property Boundary |
| | Water Line | |



















Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date