



## ★ RAMSEY RIVER RANCH ★



### RANCHER'S AND SPORTSMAN'S PARADISE

Wharton, Wharton County, Texas • 1,076± Acres • \$4,304,040



512-756-7718 / [INFO@TXRANCHBROKERS.COM](mailto:INFO@TXRANCHBROKERS.COM) / [TXRANCHBROKERS.COM](http://TXRANCHBROKERS.COM)





## OVERVIEW

**The Ramsey River Ranch is a true rancher's and sportsman's paradise.** Being 1,076+/- acres, with 1.4+/- miles of Colorado River frontage plus a large oxbow lake, offer year-round recreational opportunities. The land rolls along the river with big hardwoods and amazing views of the Colorado and also has big acreage with improved pastures for cattle, farming, or hunting. Other areas of the ranch have been left natural to provide shelter, cover and sanctuary for the wildlife. This property is a wonderful mix of grasslands and huge oaks.

Traversing the ranch is easy with an oil field road as the main access to the home site and barn areas. The riparian woodlands have good clear pathways all along the river and the perimeter fencing. Internally there is a nice network of pasture roads to drive and hunt in addition to an assortment of smaller clearings for blinds and feeders. According to FEMA floodplain maps the entire ranch is located in Flood Zone A.







# IMPROVEMENTS

Vertical improvements consist of a 120 x 60 metal barn with electricity. The barn is divided in 3 sections, one being open for a large equipment, one for hay storage and the last for a workshop. A smaller barn is located in the back which is used for storing materials and equipment. The original homesite still contains the family home but was left uninhabitable by Hurricane Harvey. While the gorgeous homesite itself still remains, the house is now only a shell. Water wells include a 1,250 gpm irrigation well, about 1 ½ miles of subterranean piping, there also appears to be one, and maybe two 5" water wells with electric pumps.

**Directions:** Located about 30 minutes south of the Grand Parkway, the ranch is located on FM 961, a mile northwest of Hwy 59, just outside of Wharton.







**This Colorado River property is unique with huge live oaks and pecan trees** and some rolling terrain along the river bank. The ranch is a mix of improved pastures in rich alluvial soils and stands of hardwoods. The sandy loam soil makes it easy for wildlife and cows and much of the southern property is excellent farmland most recently used for cattle. Water is a major attraction to this ranch with 1.4 miles of Colorado River frontage, and a large oxbow lake.

**Wildlife:** The ranch is loaded with whitetail deer. With improved pastures for cattle and one large lake and the river frontage, there is amazing wildlife. This ranch would make a terrific duck hunting property and dove, turkey and some quail are also found on the property.

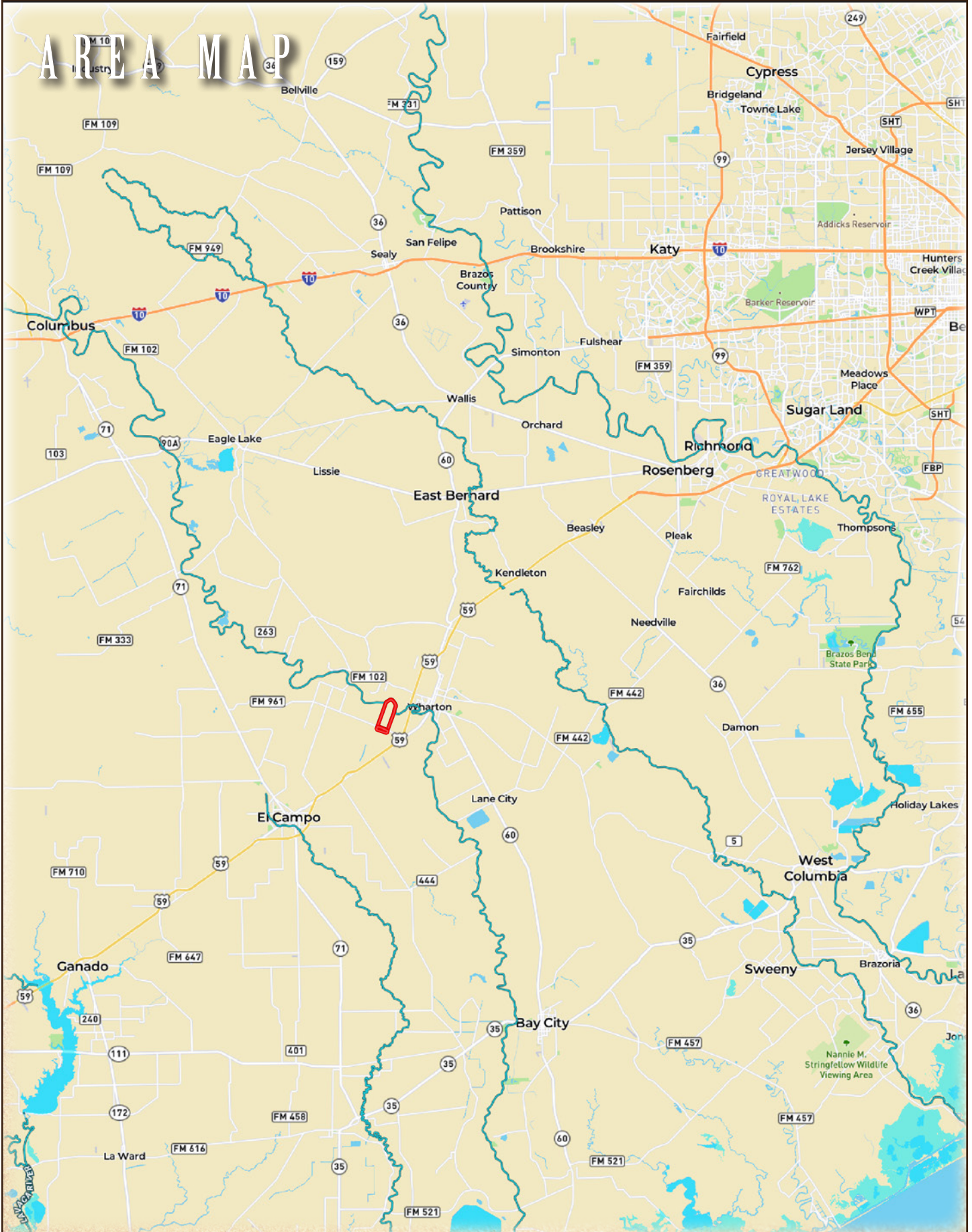
**Minerals:** No minerals are to be conveyed with the property.

For more information about this property call listing agents: Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800.





# AREA MAP





# AERIAL MAP

241

1396 FM 961, WHARTON, TX

COLORADO RIVER

COLORADO RIVER

TRACT 1  
961.07 AC

TRACT 2  
115.0 AC

467

467

FM 961 Rd



# TOPOGRAPHICAL MAP

**1396 FM 961, WHARTON, TX**





## ★ WHO WE ARE ★



**Our organization got its start in 2011** when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

**NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.**





## ★ DREW COLVIN ★



**Drew Colvin is a Director and Partner of Texas Ranch Brokers LLC.**

Drew was founder of Circle C Properties, a successful real estate company specializing in ranches, land, wildlife and commercial real estate investment properties. A native Texan raised in a ranching community, Drew combines his experience in executive management with his expertise in real estate brokerage throughout Texas and Northern Mexico.

Drew's experience was originally built on 20 years of experience as senior management for several distinguished international insurance brokerage firms whose clientele consisted of Fortune 100 multinationals in the international oil and gas sector.

Building upon this experience and lessons learned, in 2003 Drew and his wife Susan established Circle C Ranch Sales to serve a specialized and select clientele with an exceptional level of personal service, integrity, experience and professionalism.

**EMAIL DREW AT: [DREW@TXRANCHBROKERS.COM](mailto:DREW@TXRANCHBROKERS.COM)  
CALL DREW AT: 512-755-2078**



## ★ MIKE BACON ★



**Mike Bacon is a Director and Partner/Broker of Texas Ranch Brokers LLC.**

Mike established Bacon Investments, Inc. in 1984, whose primary focus was Hill Country and Central Texas land. Mike has enjoyed a great relationship with clients and fellow Brokers over 32+ years.

Mike strives to provide the highest level of service to Buyers, Sellers, and Brokers/Agents. His clientele includes executives, investors, developers, and families looking to purchase “Legacy” ranches for generational enjoyment.

Mike genuinely cares about the people he works with and values the friendships made during his career in land sales. He has a good working relationship with fellow brokers/agents in all parts of Texas. Integrity, loyalty, longevity, knowledge, and confidentiality are the hallmarks of his service. Repeat Buyers, Sellers, and referrals make up a large portion of Mike’s business.

**EMAIL MIKE AT: [MIKE@TXRANCHBROKERS.COM](mailto:MIKE@TXRANCHBROKERS.COM)  
CALL MIKE AT: 512-940-8800**





## THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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### DISCLAIMER

*The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause 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 should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.*

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>





## Information About Brokerage Services

11/2/2015

*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 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.

<b>Texas Ranch Brokers LLC</b>	<b>9003375</b>	<b>info@txranchbrokers.com</b>	<b>(512)756-7718</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Bacon</b>	<b>273134</b>	<b>mike@txranchbrokers.com</b>	<b>(830)940-8800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Drew Colvin</b>	<b>202616</b>	<b>drew@txranchbrokers.com</b>	<b>(512)755-2078</b>
Sales Agent/Associate's Name	License No.	Email	Phone
	<i>202616</i>	<i>01-25-19</i>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission  
TAR-2501

Circle C Ranch Sales, P.O. Box 1338 Burnet TX 78611  
John Colvin

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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Joe and Wanda

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