

# THIRD CREEK RANCH

697 Acres | Kerr County



**SIMPSON RANCHES**

**& LAND LLC**

**Anthony Simpson-Broker**

**Office: 830.955.1725**

**Cell: 210.854.6365**

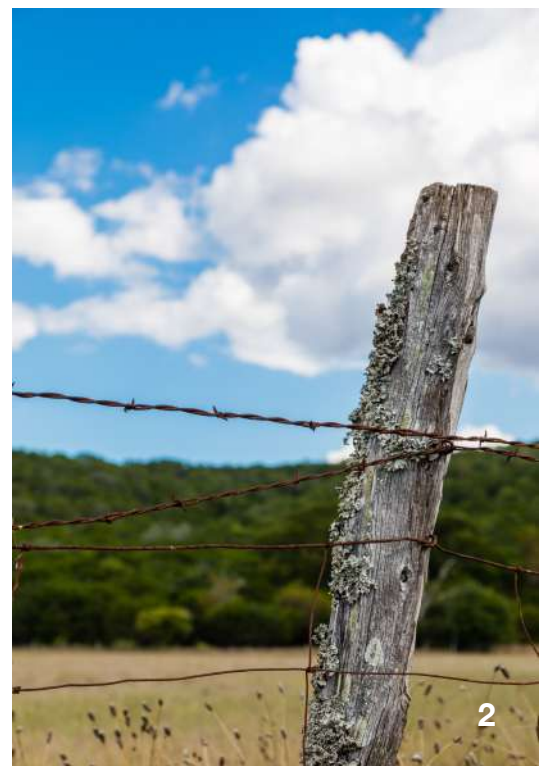
**SimpsonRanches.com**

**Anthony@SimpsonRanches.com**





This beautiful property offers multiple opportunities for development or it could be an amazing recreational ranch for an individual seeking close proximity to the growing regional community of Kerrville, Texas. It is a rarity to find a piece of land this size within 5 minutes of everything that the city offers. There are breathtaking views in every direction overlooking town and country and also a creek valley with open fields along the 3500' of Third Creek. Paved access on three different sides of the ranch creates multiple opportunities for division or development, yet the majority of the property is extremely secluded and private.





## LOCATION

Located on the East side of the city of Kerrville with current entrances to the property on Cypress Creek Rd with 2000' of frontage and Spur 100 with 60' of frontage. The property also has 1700' of frontage on Loop 534.



## IMPROVEMENTS

There are 3 homes on the property. The main ranch house is rock with really neat architectural features and has 3932 sf. The second home is a 1680 sf farmhouse style home. The third home is a 1044 sf ranch home. (All measurements per Kerr CAD). All of the homes are currently occupied.



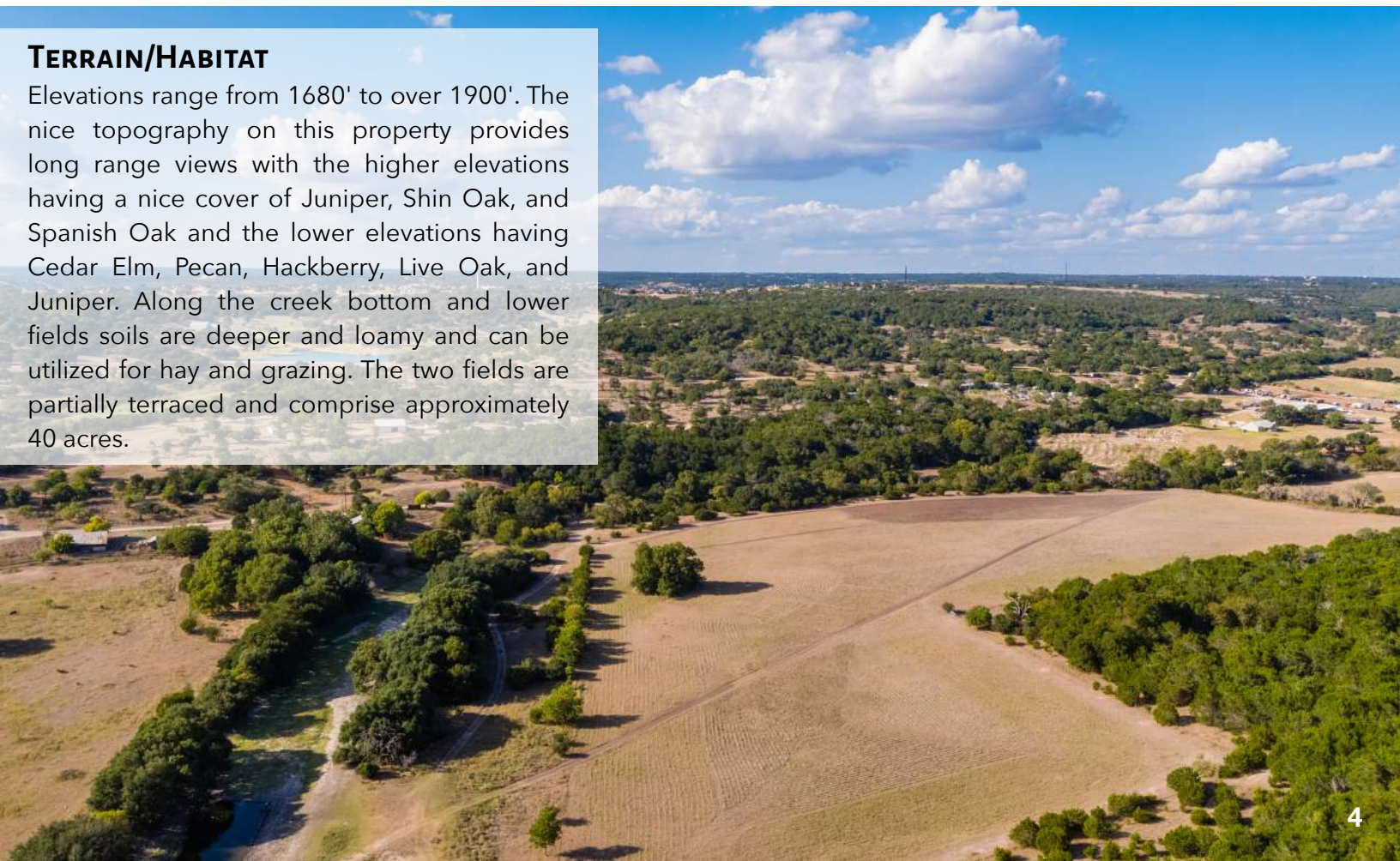


## **WATER**

Two water wells supply water. Third Creek traverses the lower elevation of the ranch for 3500' and has two dams for impoundment. A stock tank near the main ranch house holds water in wet times.

## **TERRAIN/HABITAT**

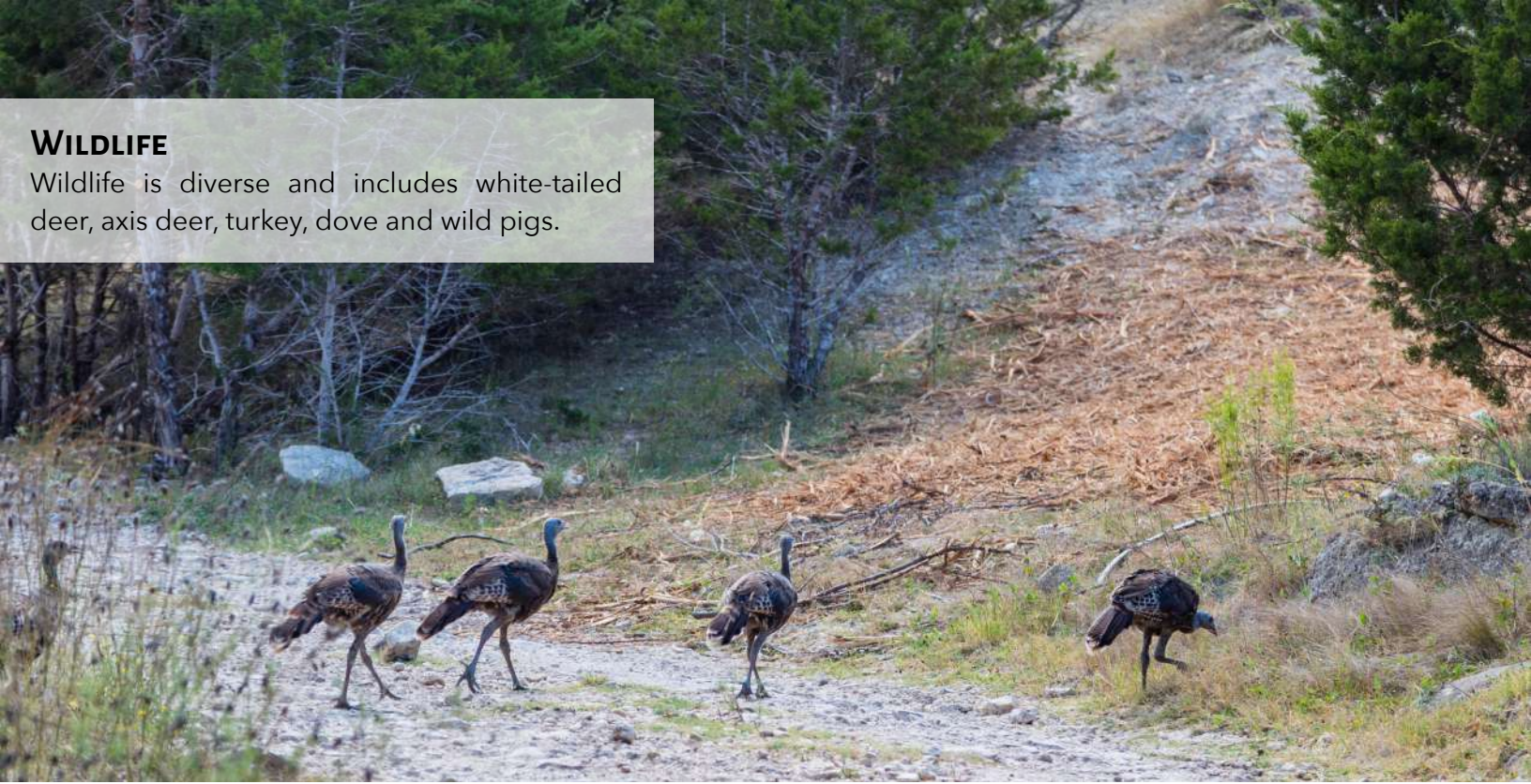
Elevations range from 1680' to over 1900'. The nice topography on this property provides long range views with the higher elevations having a nice cover of Juniper, Shin Oak, and Spanish Oak and the lower elevations having Cedar Elm, Pecan, Hackberry, Live Oak, and Juniper. Along the creek bottom and lower fields soils are deeper and loamy and can be utilized for hay and grazing. The two fields are partially terraced and comprise approximately 40 acres.





## WILDLIFE

Wildlife is diverse and includes white-tailed deer, axis deer, turkey, dove and wild pigs.



The investment and recreational opportunities of this property are extraordinary. The proximity to interstate 10 and to the growing city of Kerrville with multiple frontages makes this property a real gem to develop or invest in. Call Anthony to schedule a private showing! 210-854-6365

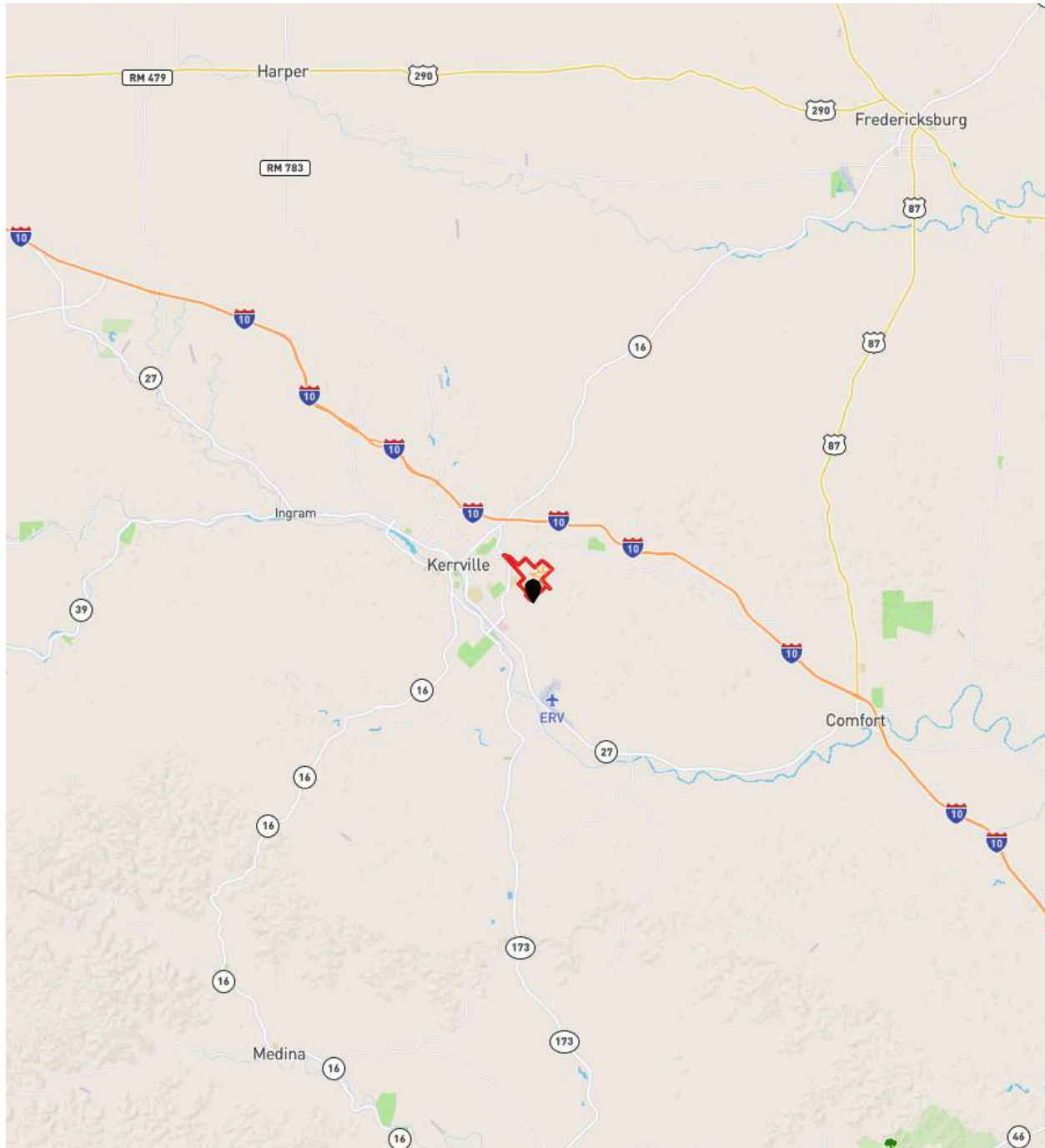


## DISCLAIMERS

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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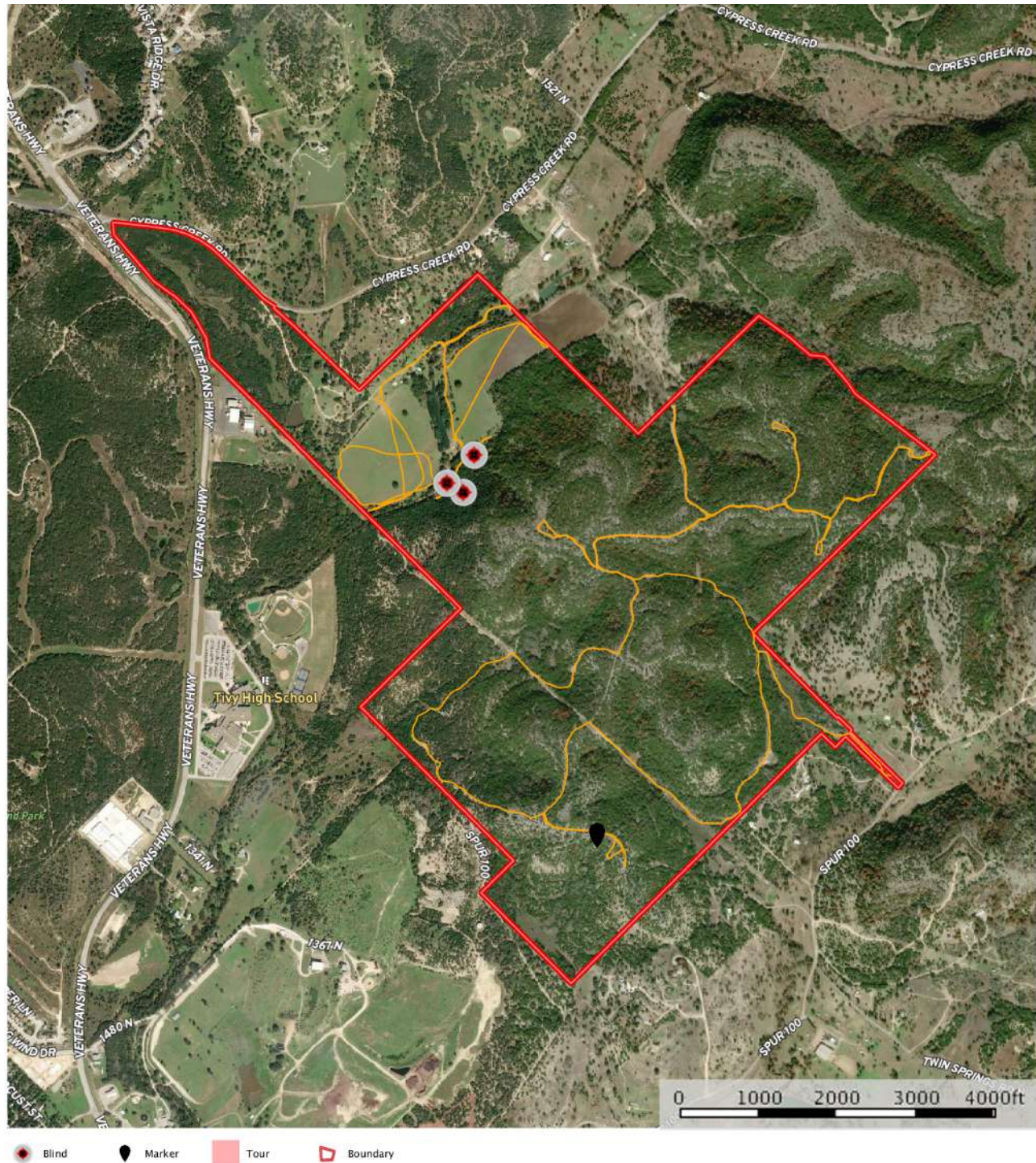


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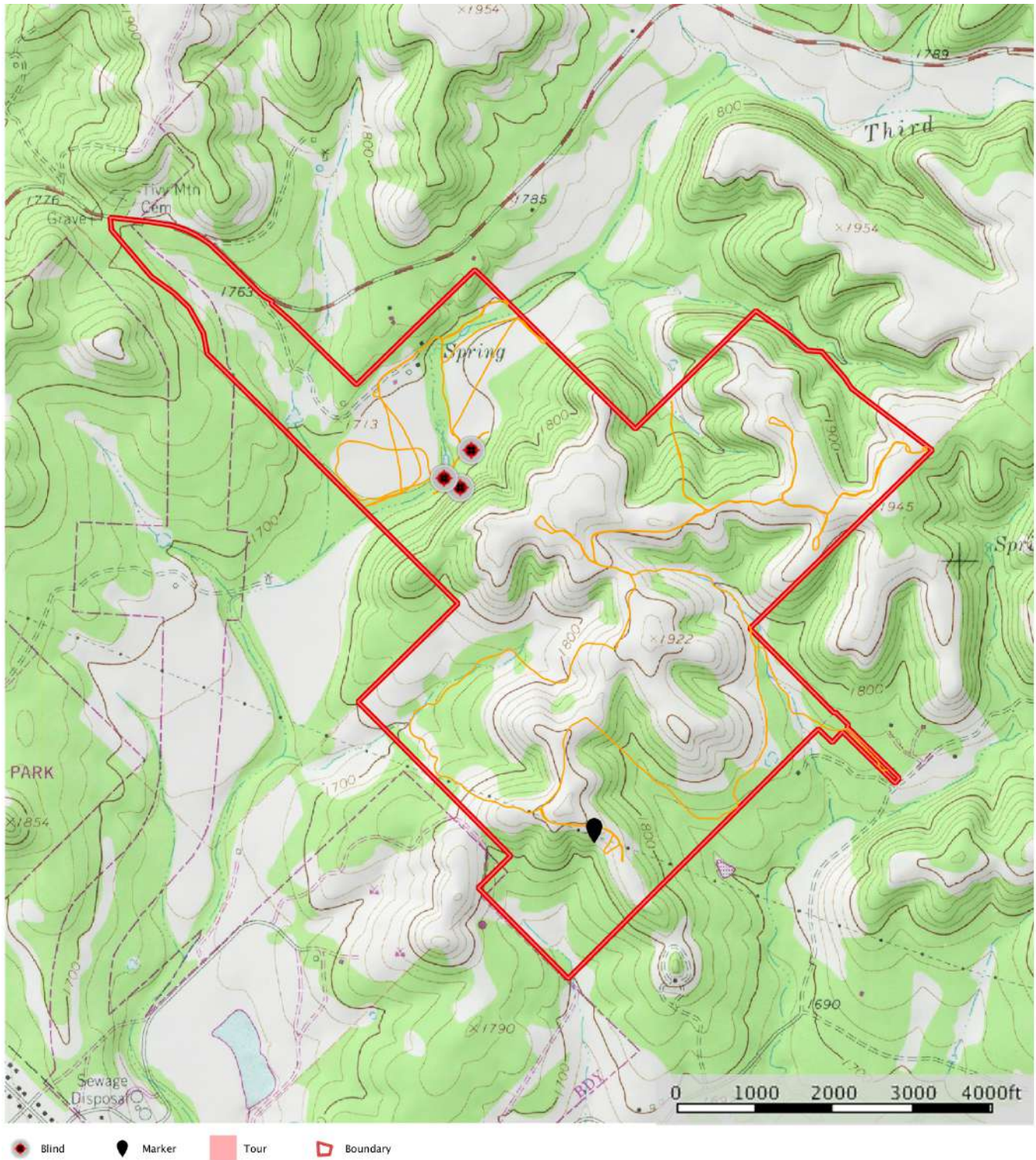


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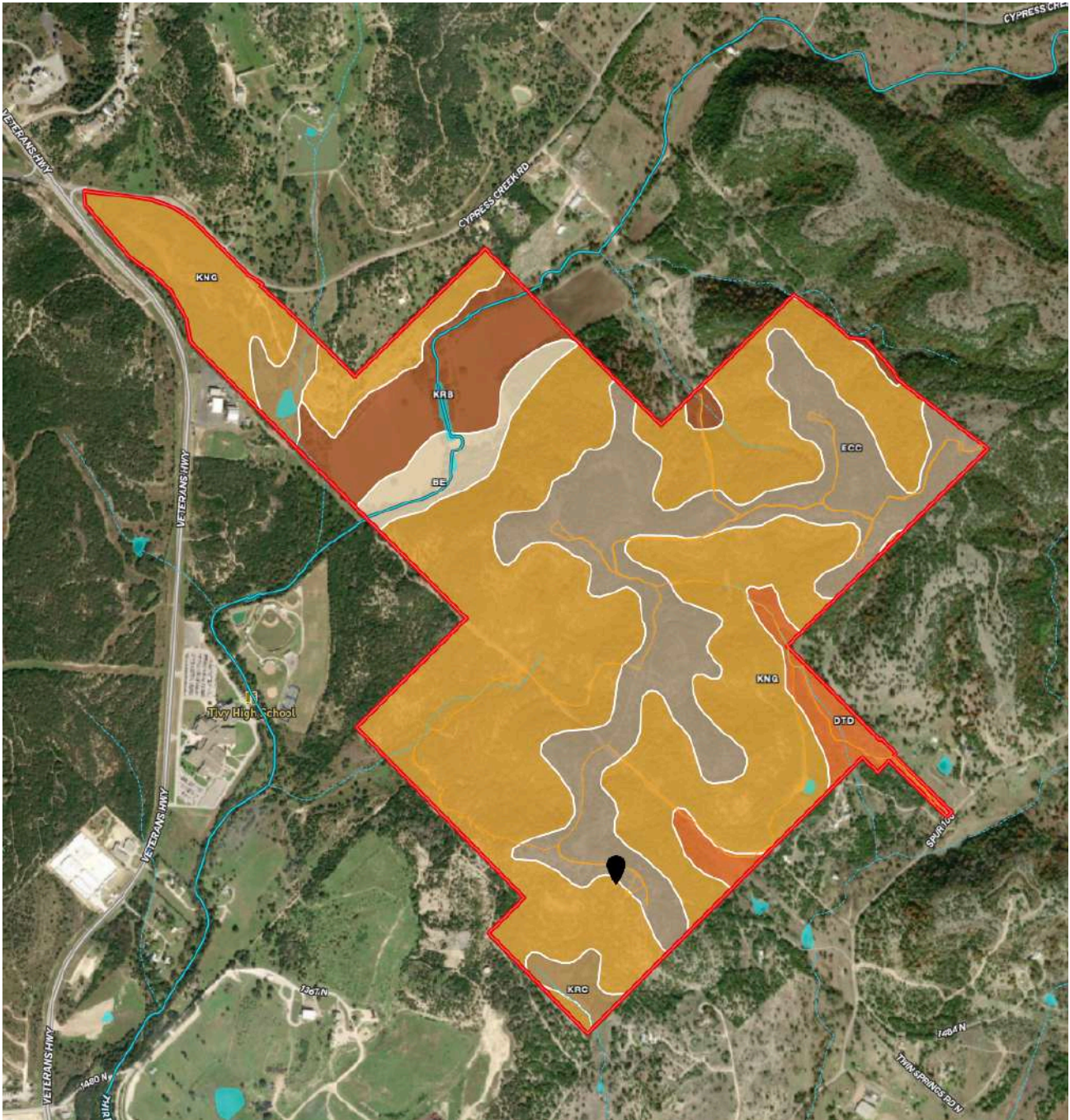


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<b>KrC</b>	Krum silty clay, 3 to 5 percent slopes	18.1	2.6%	3e	?	<b>KNG</b>	Kerrville-Real association, 8 to 30 percent slopes	427.3	61%	7s	?
<b>DTD</b>	Doss-Kerrville association, undulating	24.5	3.5%	4e	?	<b>KRB</b>	Krum silty clay, 1 to 3 percent slopes	57.2	8.2%	2e	?
<b>Be</b>	Boerne fine sandy loam, 0 to 3 percent slopes, occasionally flooded	22	3.1%	3s	?	<b>ECC</b>	Eckrant-Comfort association, 1 to 8 percent slopes	151	21.6%	7s	?

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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.

Simpson Ranches & Land, LLC	9001555		830.955.1725
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Anthony Simpson	508054	<u>anthony@SimpsonRanches.com</u>	210.854.6365
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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