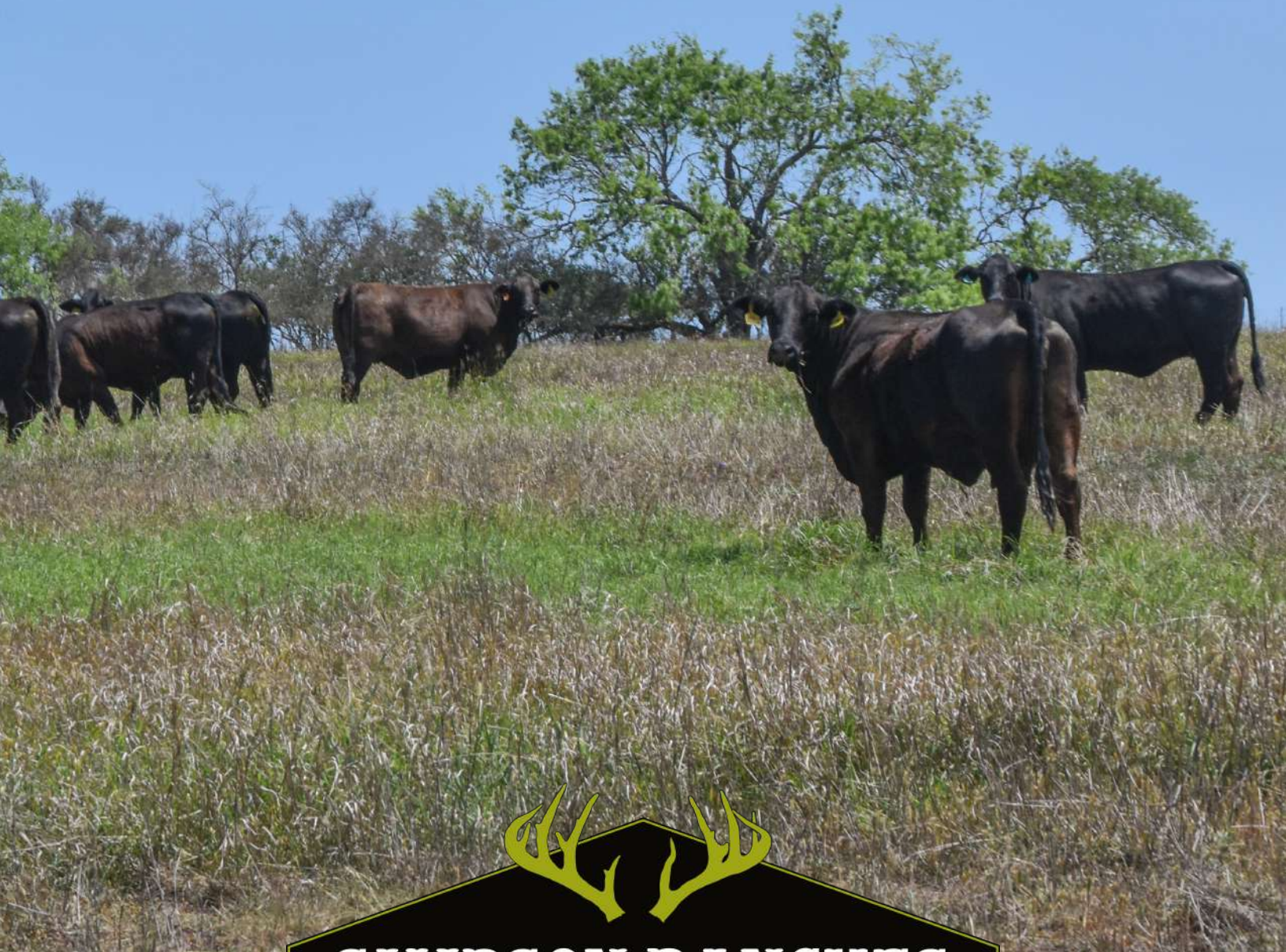


DOE BRANCH CREEK RANCH

±590 Acres | Karnes County



Anthony Simpson-Broker
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Cell: 210.854.6365

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DESCRIPTION

Water, water, water! This is a well taken care of ranch located just southwest of Kenedy. The main feature of this ranch is the lake/reservoir of over 35 acres built in 1954 as part of the Escondido Creek Watershed Project. Today, this lake has matured very well with great fishing and has become a mecca for a variety of birds. The pastures are in great condition with a good stand of Klein and coastal grasses. There is a home overlooking the lake along with a few other improvements. Not often will you find a ranch for sale like this one!



LOCATION

Located on Highway 72 just 5.5 miles southwest of Highway 181 in Kenedy. 1 hour 15 minutes from San Antonio. 1 hour 20 minutes from Corpus Christi. 3 hours from Houston.

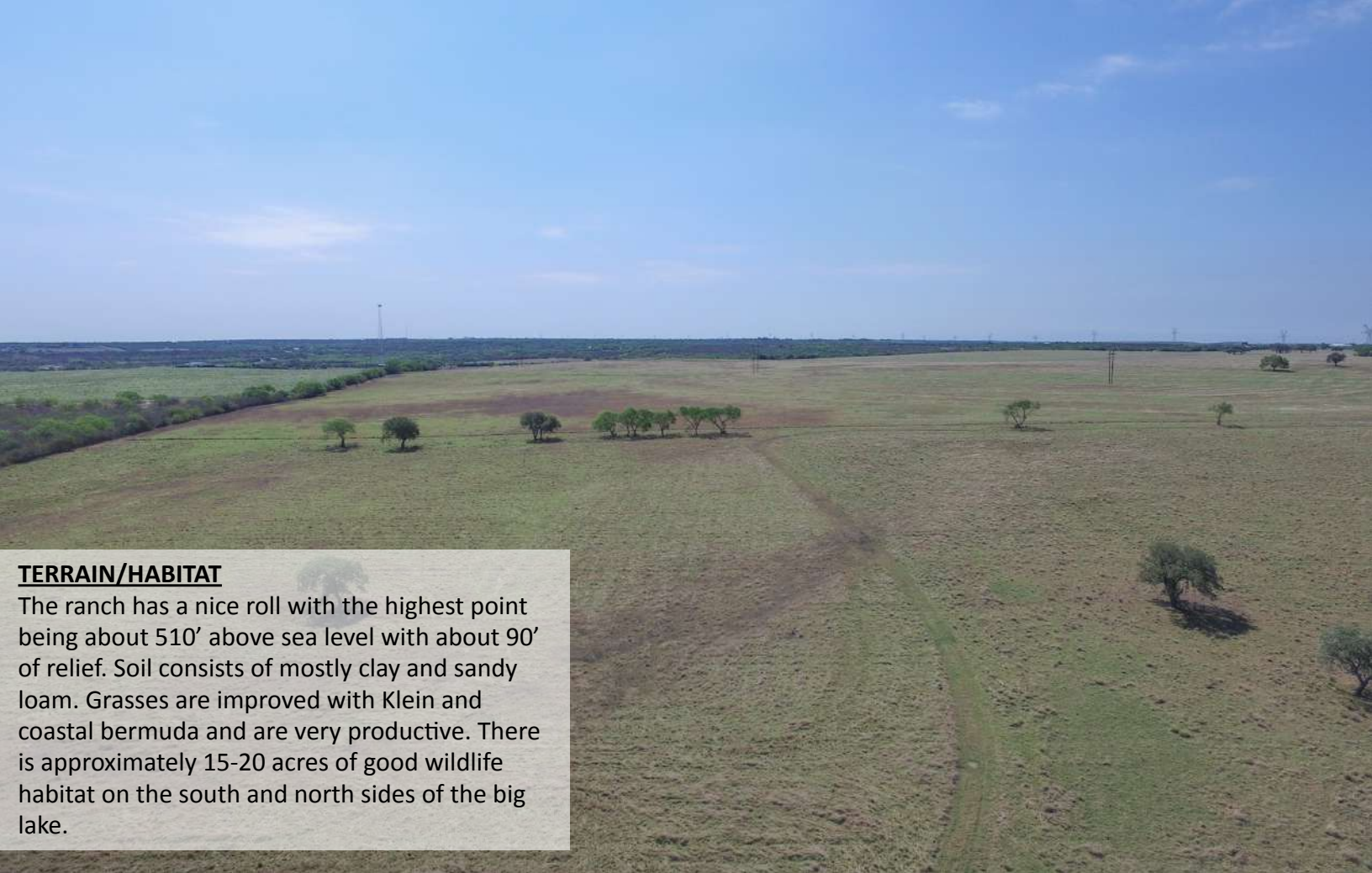
IMPROVEMENTS

A nice 2 story 3 bedroom, 2 bath home overlooks the lake with a large fenced yard. Down from the house at the lakeside, you will find a fishing pier, covered shed with concrete floor, BBQ pit and sink. Just a few feet away you will find your own skeet range. As for the ag improvements, there is a 3-sided metal barn, a 2-sided drive through barn, a single sided shed and 1 wood framed barn. There is a very good set of pipe cattle working pens equipped with a covered squeeze chute. Last, but not least, you will find a modest roping arena, 6 stall horse barn with turnouts and 5 paddocks with water and shed cover. The property has good perimeter and cross fencing.



WATER

1 submersible electric water well, 1 solar well and a rural water meter. A ±35 acre lake stocked with fish and 2 smaller ponds.



TERRAIN/HABITAT

The ranch has a nice roll with the highest point being about 510' above sea level with about 90' of relief. Soil consists of mostly clay and sandy loam. Grasses are improved with Klein and coastal bermuda and are very productive. There is approximately 15-20 acres of good wildlife habitat on the south and north sides of the big lake.



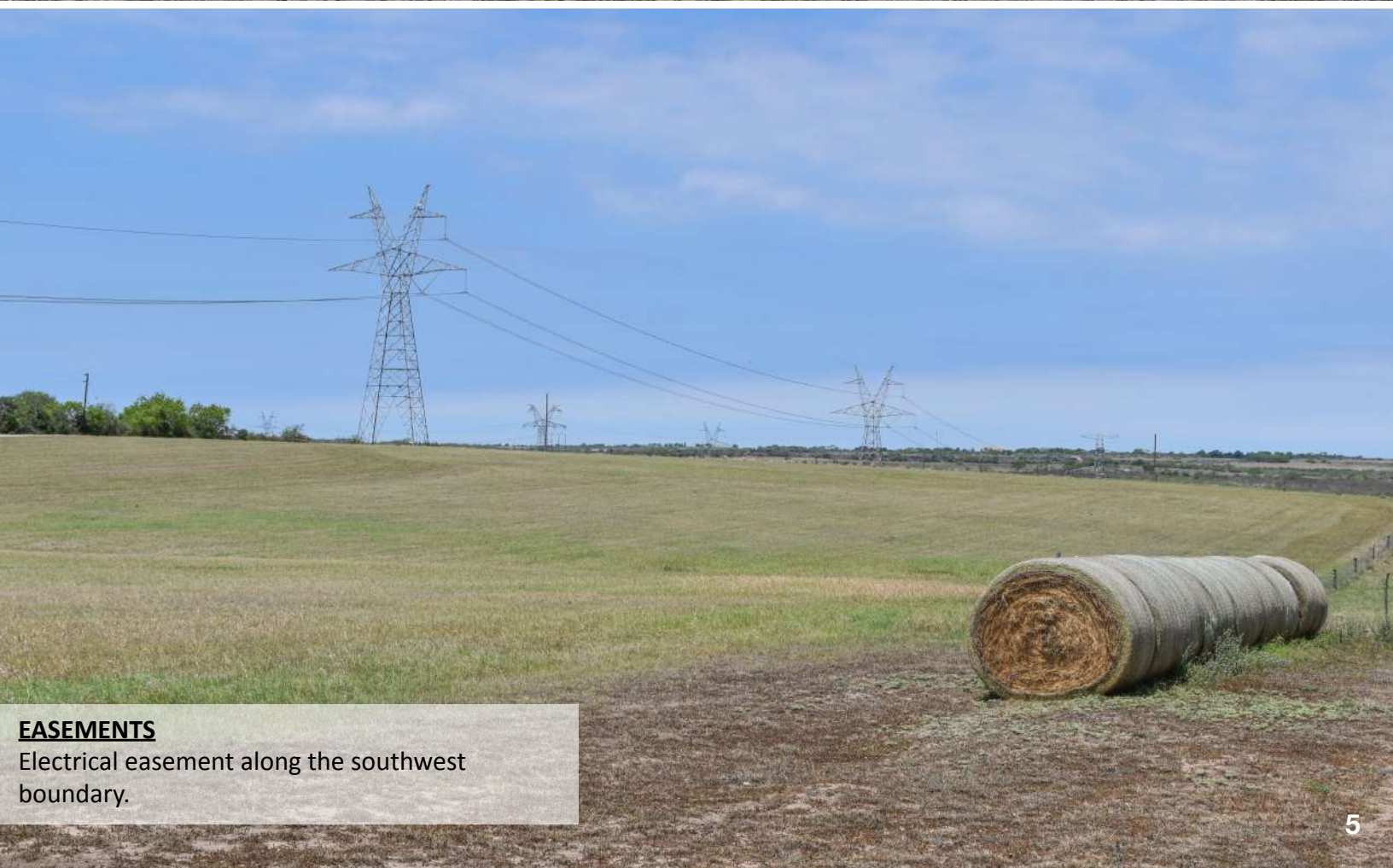
WILDLIFE

Wildlife consists of native whitetail deer, wild hogs, turkey, dove and ducks.



EQUIPMENT TO BE CONVEYED

1 deer blind, some game feeders, skeet throwers. All other equipment will be retained by seller, but some may be able to be purchased separately.



EASEMENTS

Electrical easement along the southwest boundary.



MINERALS

Surface sale only. There is only one gas pad located on the far eastern corner (see aerial).



SUMMARY

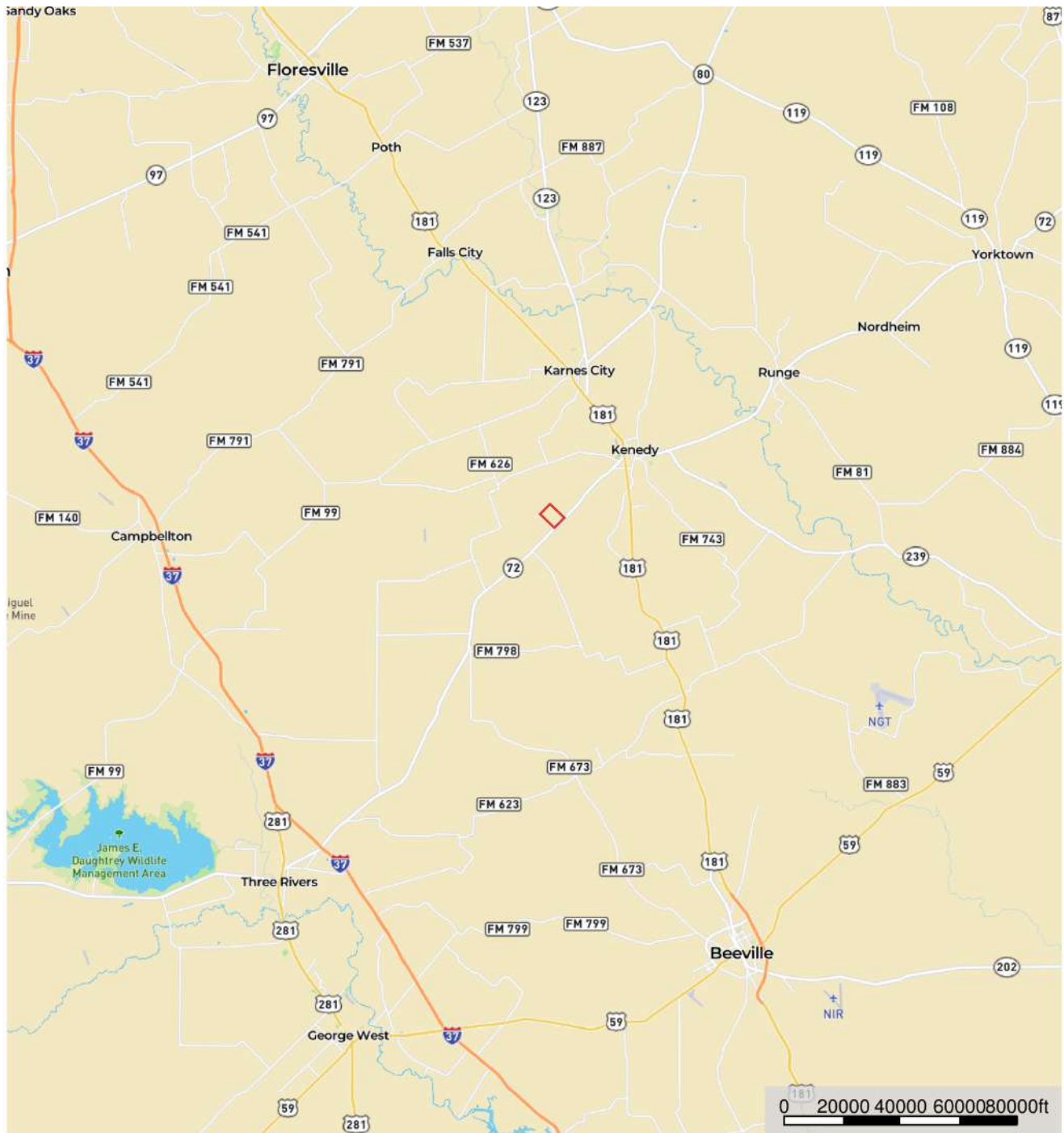
This is a top notch cattle ranch with the added recreational value of having a large lake big enough to possibly ski on. Great fishing, dove and duck hunting as well as deer, hogs and turkey along with roping and horseback riding possibilities make this ranch an absolute must see!

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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 Boundary

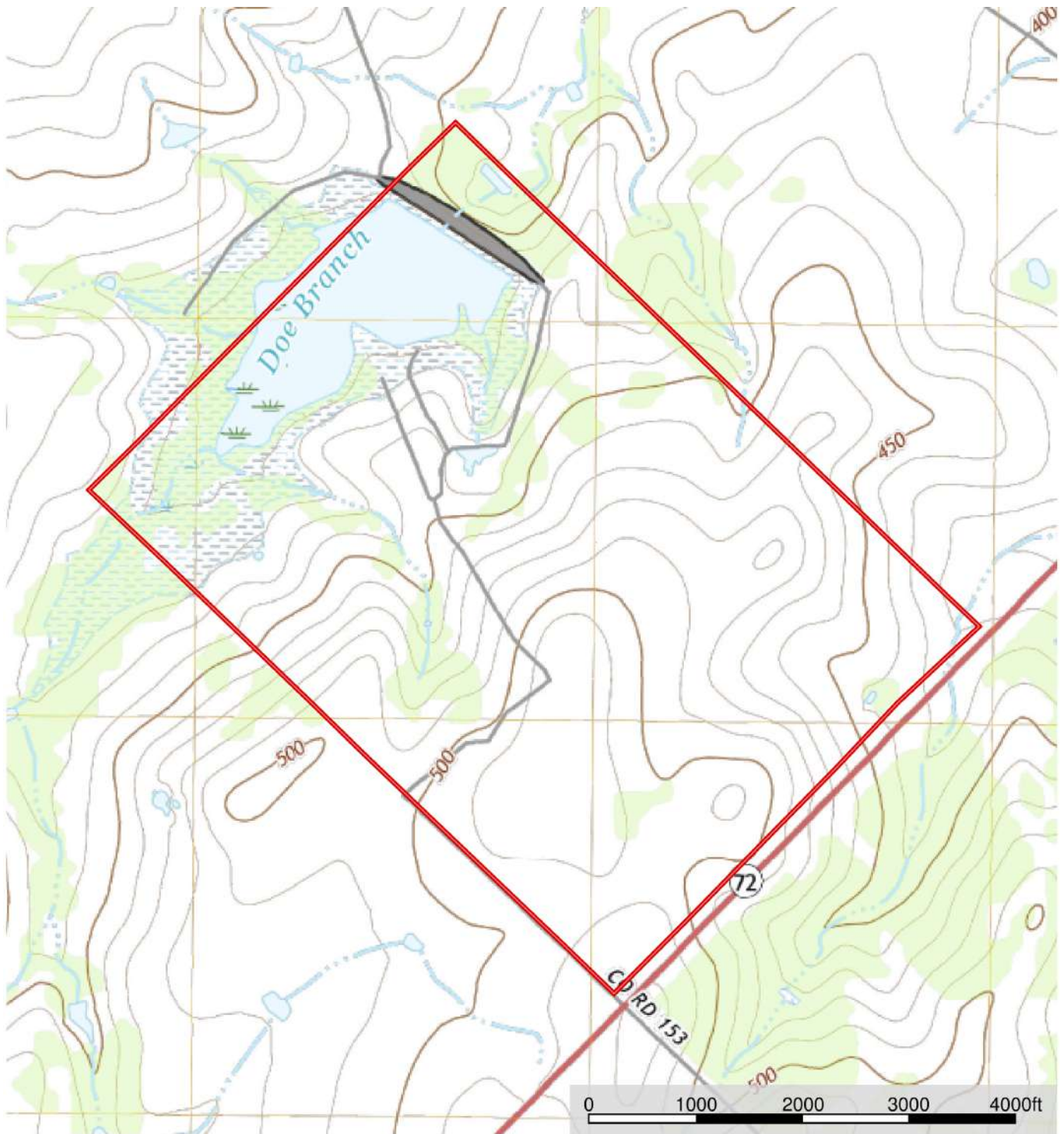
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Information About Brokerage Services

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