

K2 RANCH

±655 Acres | Duval County



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DESCRIPTION

This 655 acre South Texas Hunting property is high-fenced and turnkey. The current owners have been managing and building a quality deer herd since 2014 and the results are evident. This property is secluded from the highway which allows for great privacy and very quiet surroundings. It even offers up some fishing in a beautiful stocked pond right outside the headquarters door. This is a great place to make some memories with family and friends!



LOCATION

Located 17 miles southeast of Freer, Texas on a well maintained private easement road off of CR 342.

IMPROVEMENTS

Improvements consist of a completely renovated 3 bedroom 2 bath home with stucco exterior. The remodel included all new electrical and new HVAC. The living area offers floor to ceiling windows overlooking the back patio and the beautiful pond surrounded by giant bull mesquites. The home also has attached covered parking, a gazebo and fire pit.



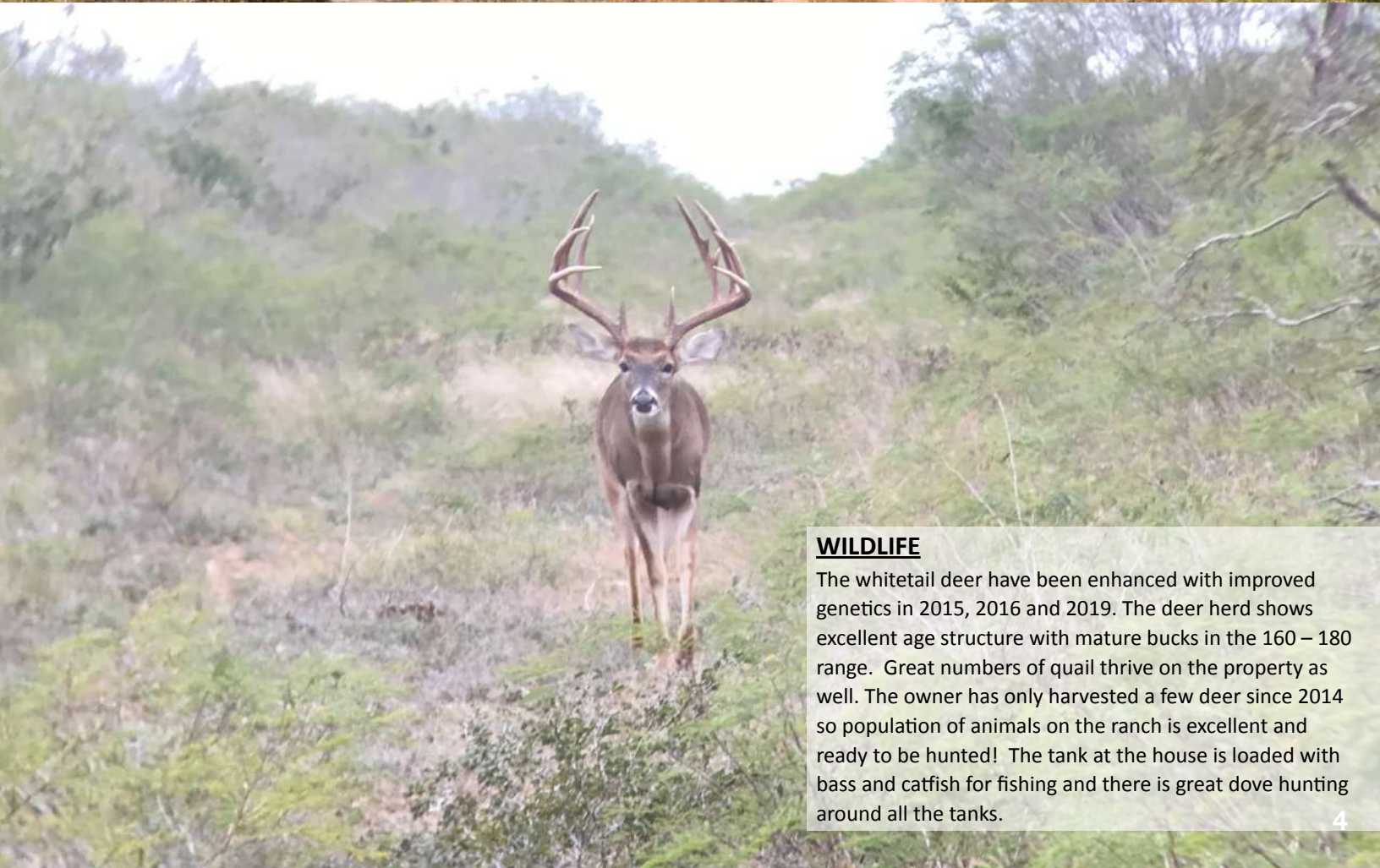
WATER

2 water wells total with 1 submersible well to the house, pond and several water troughs. 1 windmill supplements a pond on the western portion of the ranch. Water to the house is of good quality. The pond at the main house is 18' deep.



TERRAIN/HABITAT

Terrain is flat to gently rolling with 70 feet of elevation change. A good mix of soil types including sandy loam to some caliche outcroppings. Good south Texas habitat and brush cover as well as bull mesquite, hackberry, and persimmon along the drainages.



WILDLIFE

The whitetail deer have been enhanced with improved genetics in 2015, 2016 and 2019. The deer herd shows excellent age structure with mature bucks in the 160 – 180 range. Great numbers of quail thrive on the property as well. The owner has only harvested a few deer since 2014 so population of animals on the ranch is excellent and ready to be hunted! The tank at the house is loaded with bass and catfish for fishing and there is great dove hunting around all the tanks.



MINERALS

No minerals, surface only

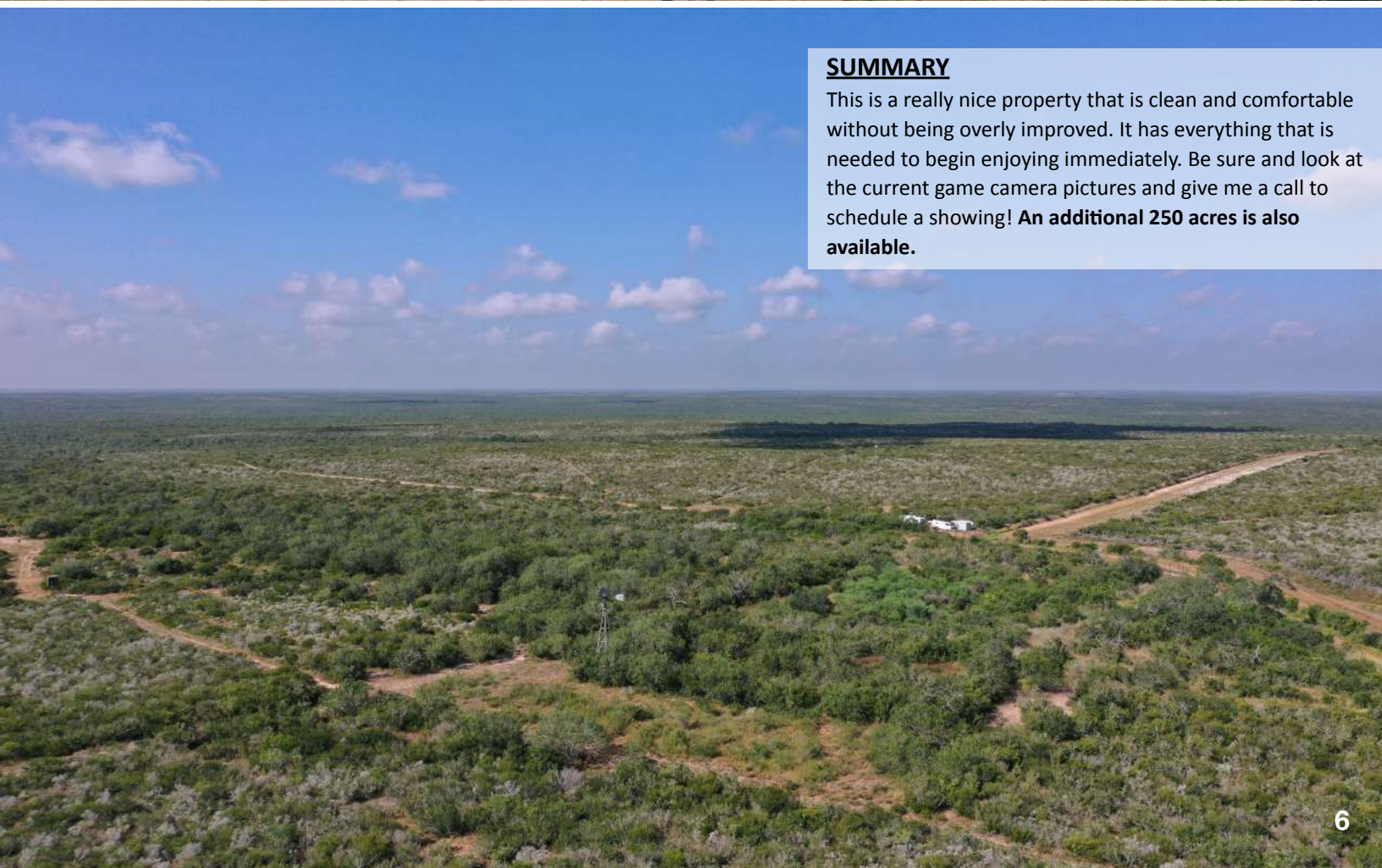


EASEMENTS

Those of record to include the private easement to the ranch gate.



EQUIPMENT TO BE CONVEYED
Equipment on the ranch is negotiable.



SUMMARY

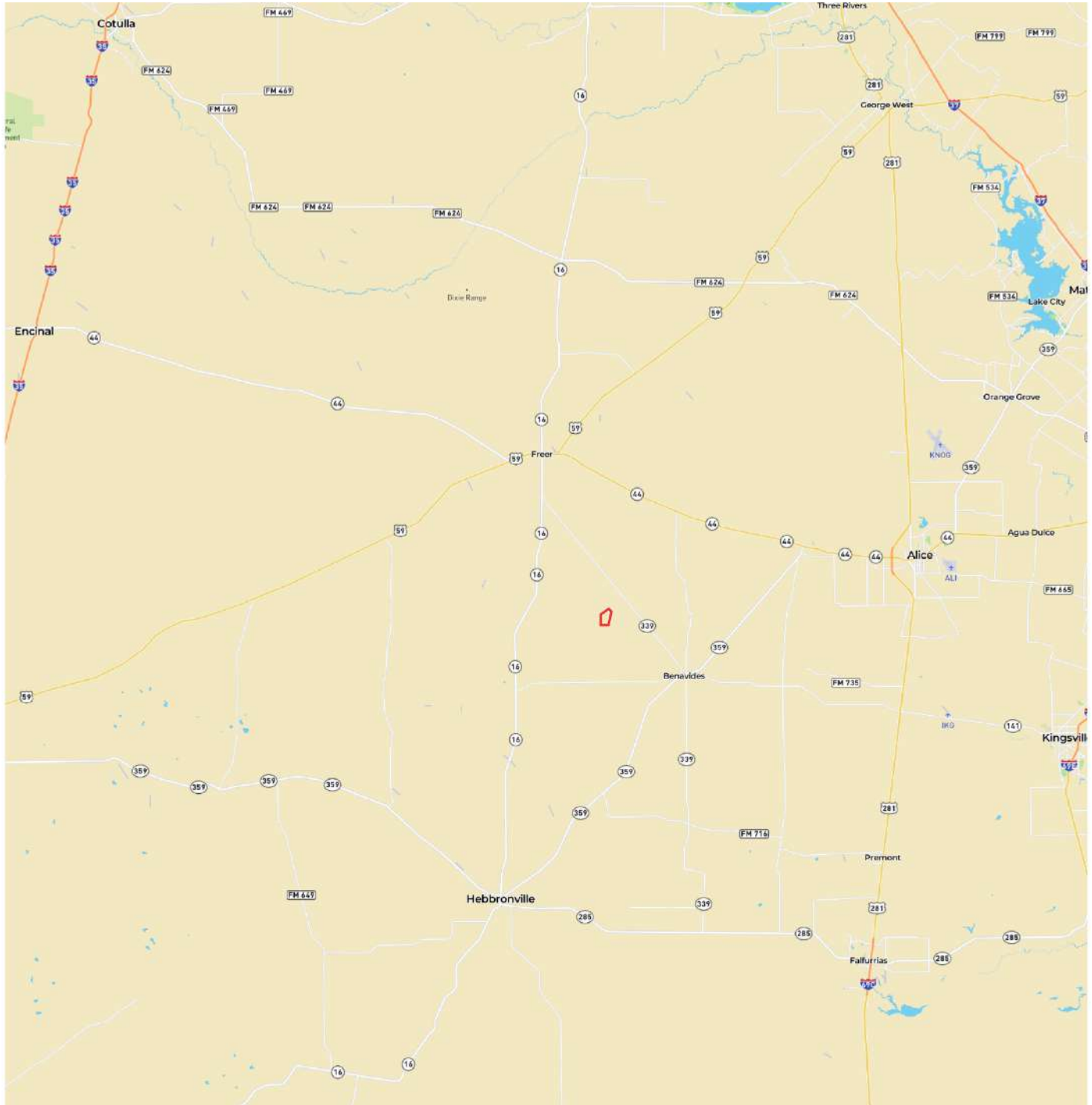
This is a really nice property that is clean and comfortable without being overly improved. It has everything that is needed to begin enjoying immediately. Be sure and look at the current game camera pictures and give me a call to schedule a showing! **An additional 250 acres is also available.**

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.



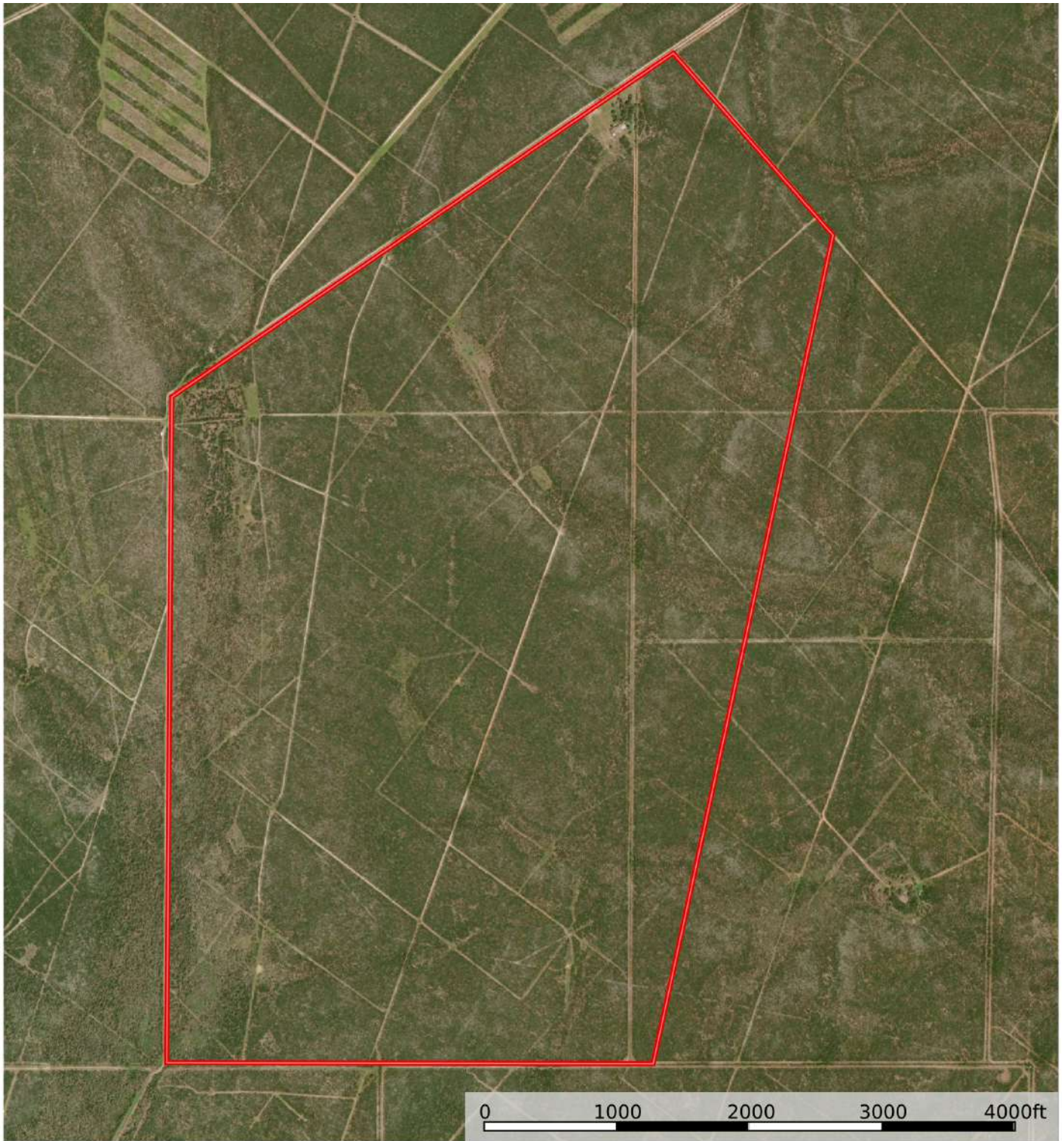
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 Boundary

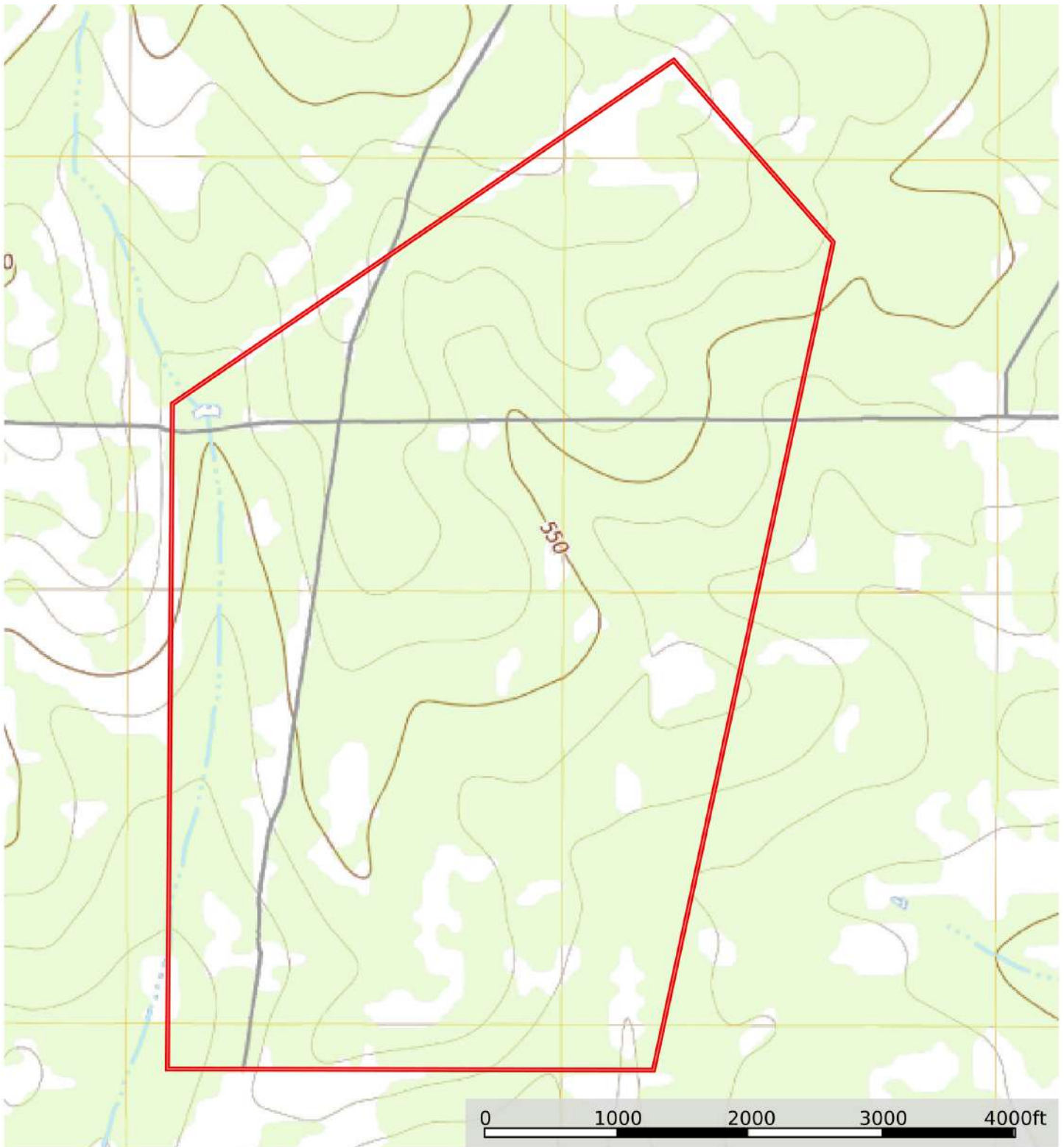
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date