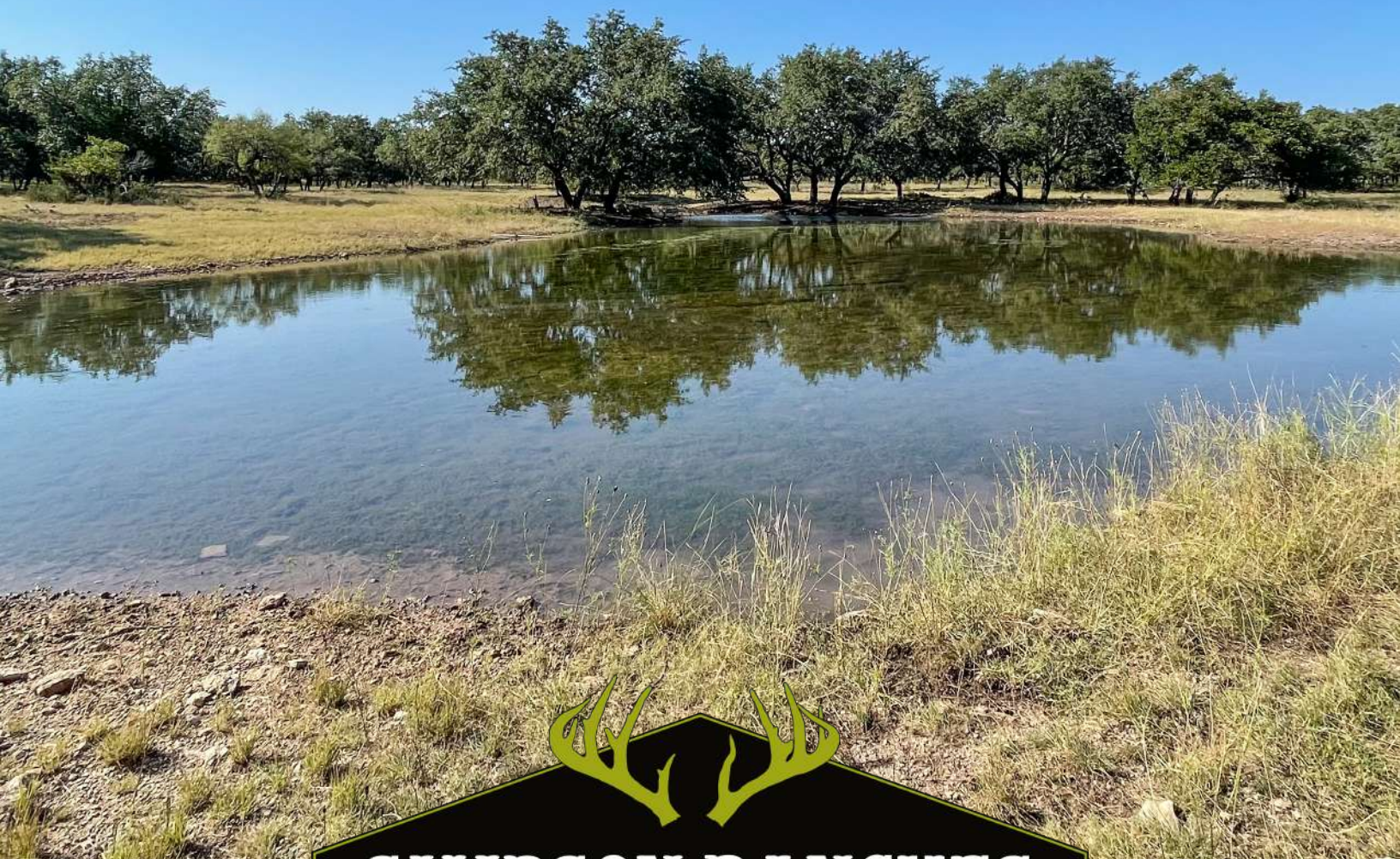


YO RANCHLANDS

TRACT 55

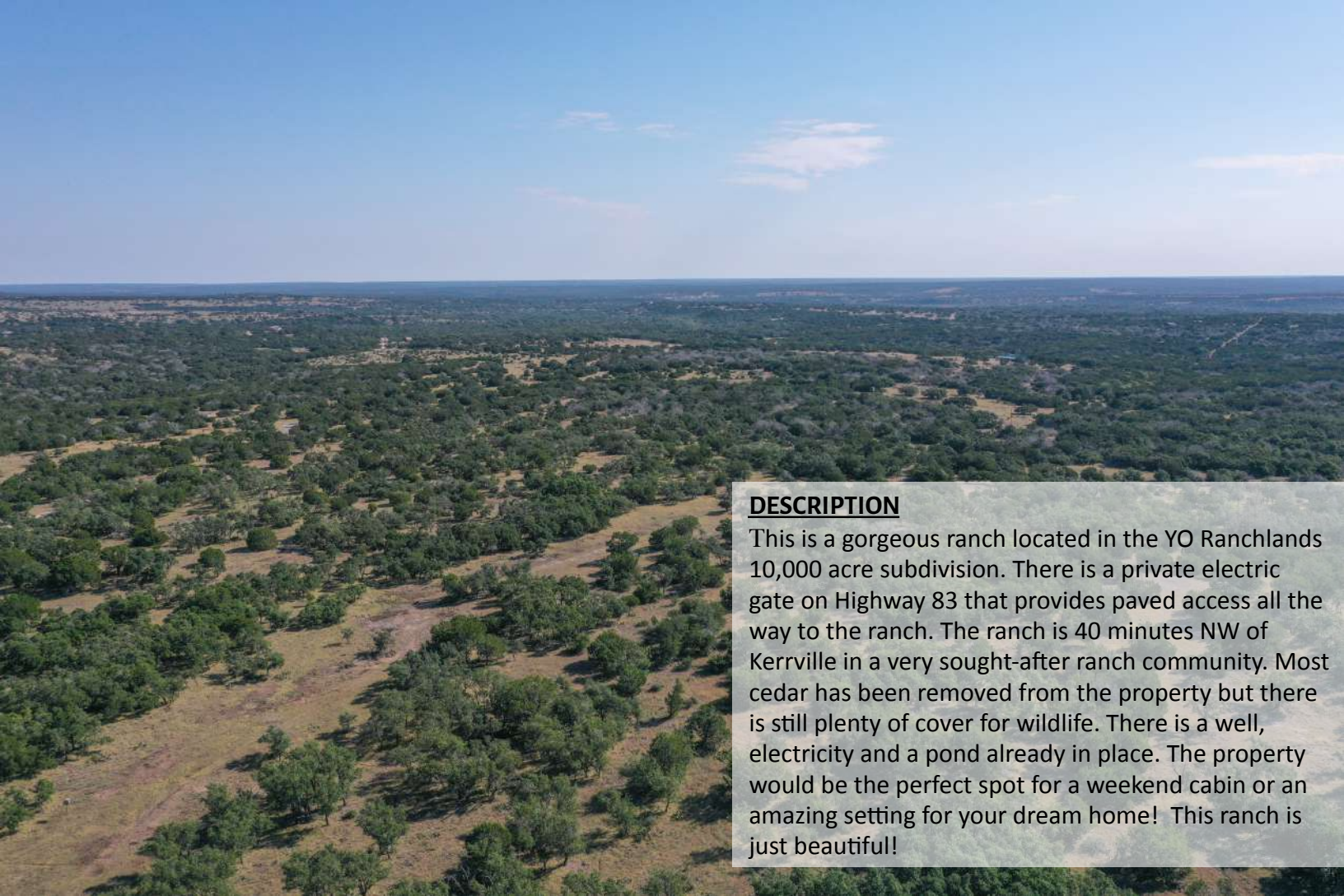
85.8 Acres | Kerr County



Anthony Simpson
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DESCRIPTION

This is a gorgeous ranch located in the YO Ranchlands 10,000 acre subdivision. There is a private electric gate on Highway 83 that provides paved access all the way to the ranch. The ranch is 40 minutes NW of Kerrville in a very sought-after ranch community. Most cedar has been removed from the property but there is still plenty of cover for wildlife. There is a well, electricity and a pond already in place. The property would be the perfect spot for a weekend cabin or an amazing setting for your dream home! This ranch is just beautiful!

LOCATION

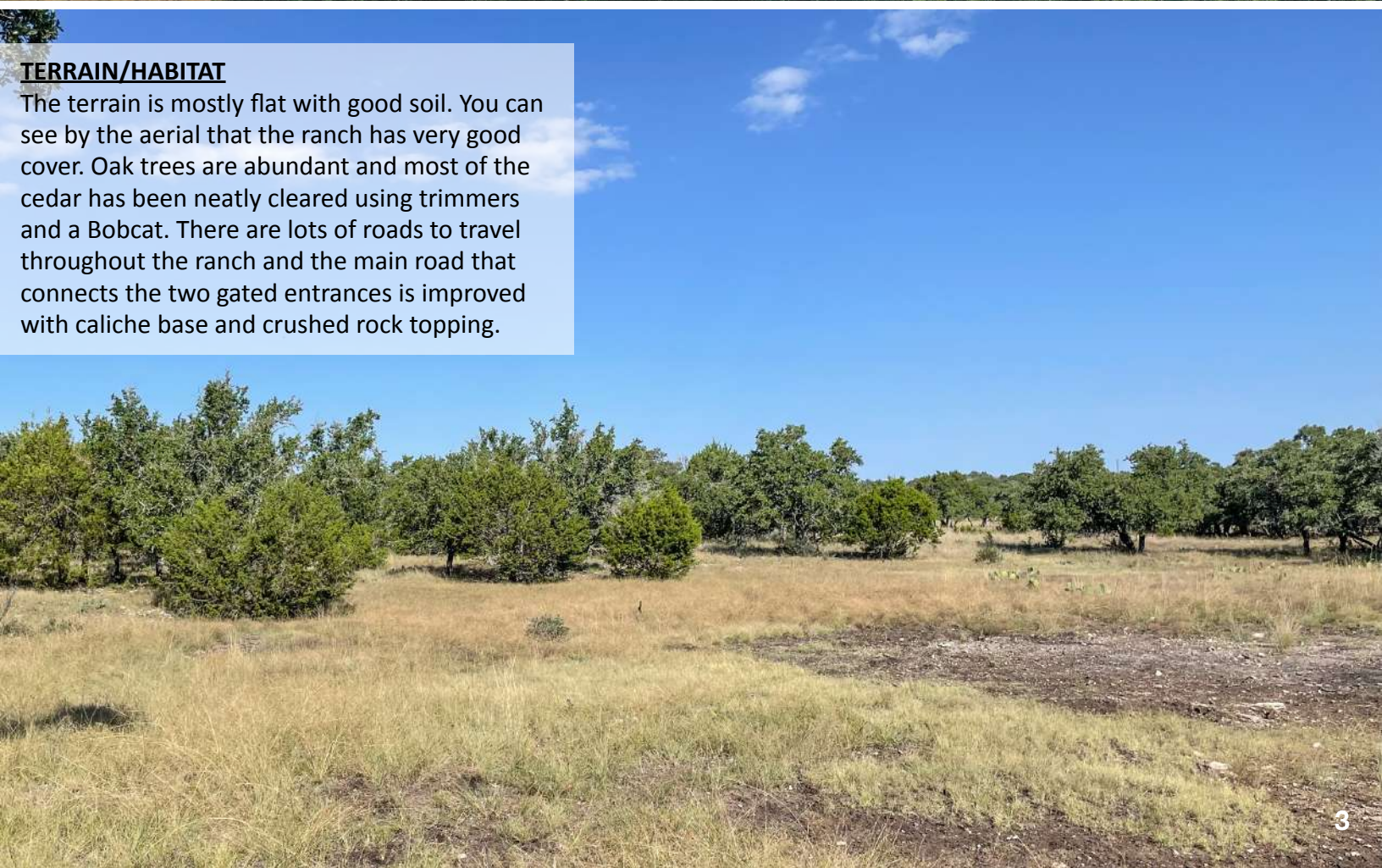
The YO Ranchlands gate is located on the East side of Highway 83 just 14 miles north of the intersection of Highway 83 and Highway 41 in Kerr County. The property is located about 4 miles into the ranch on a paved road. The property has two gated entrances, one is on Camino Real Rd and the other is on Two Mill Rd.





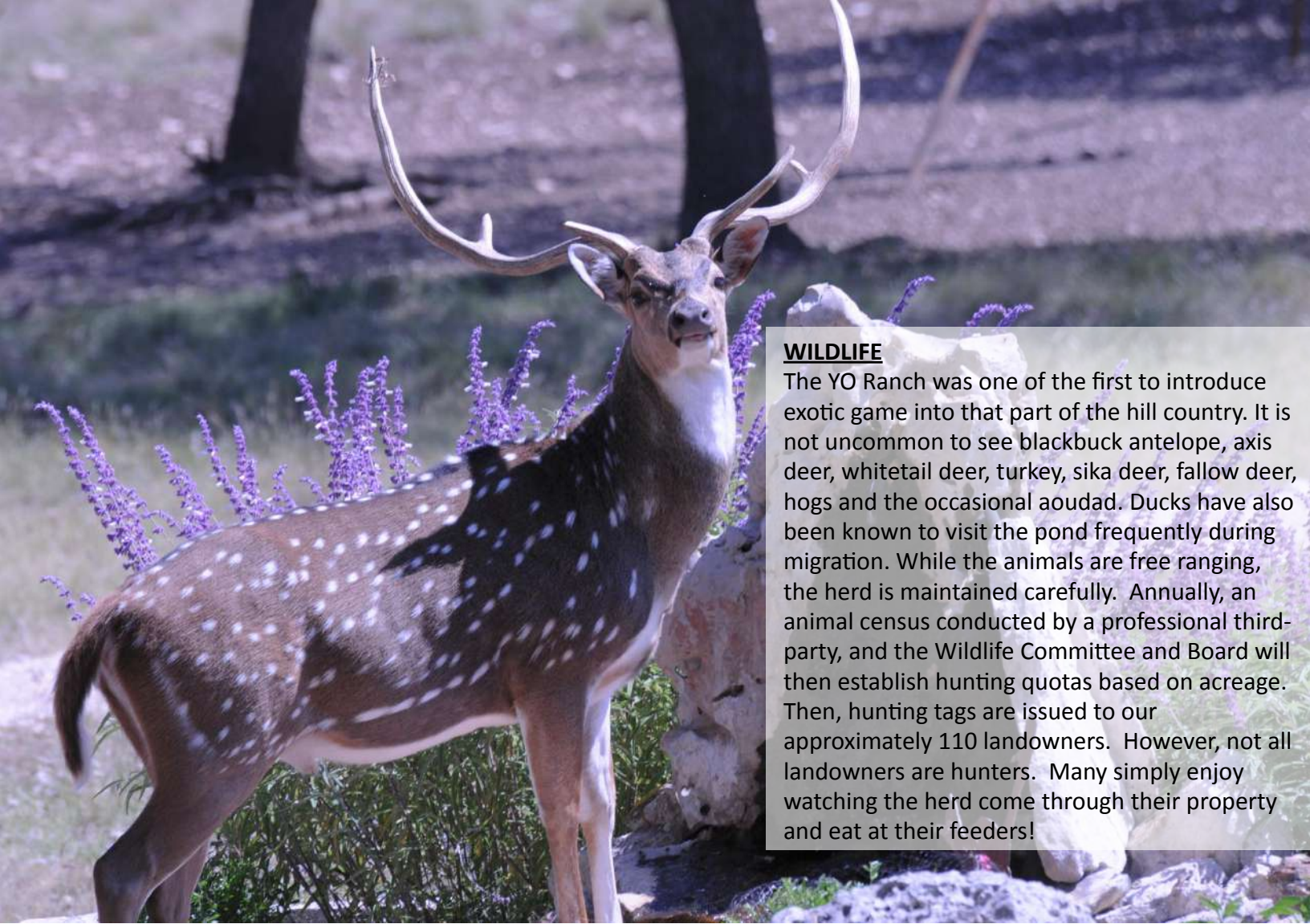
WATER

1 300' submersible water well. There is also a very nice pond that is maintained by a water line that runs from the well.



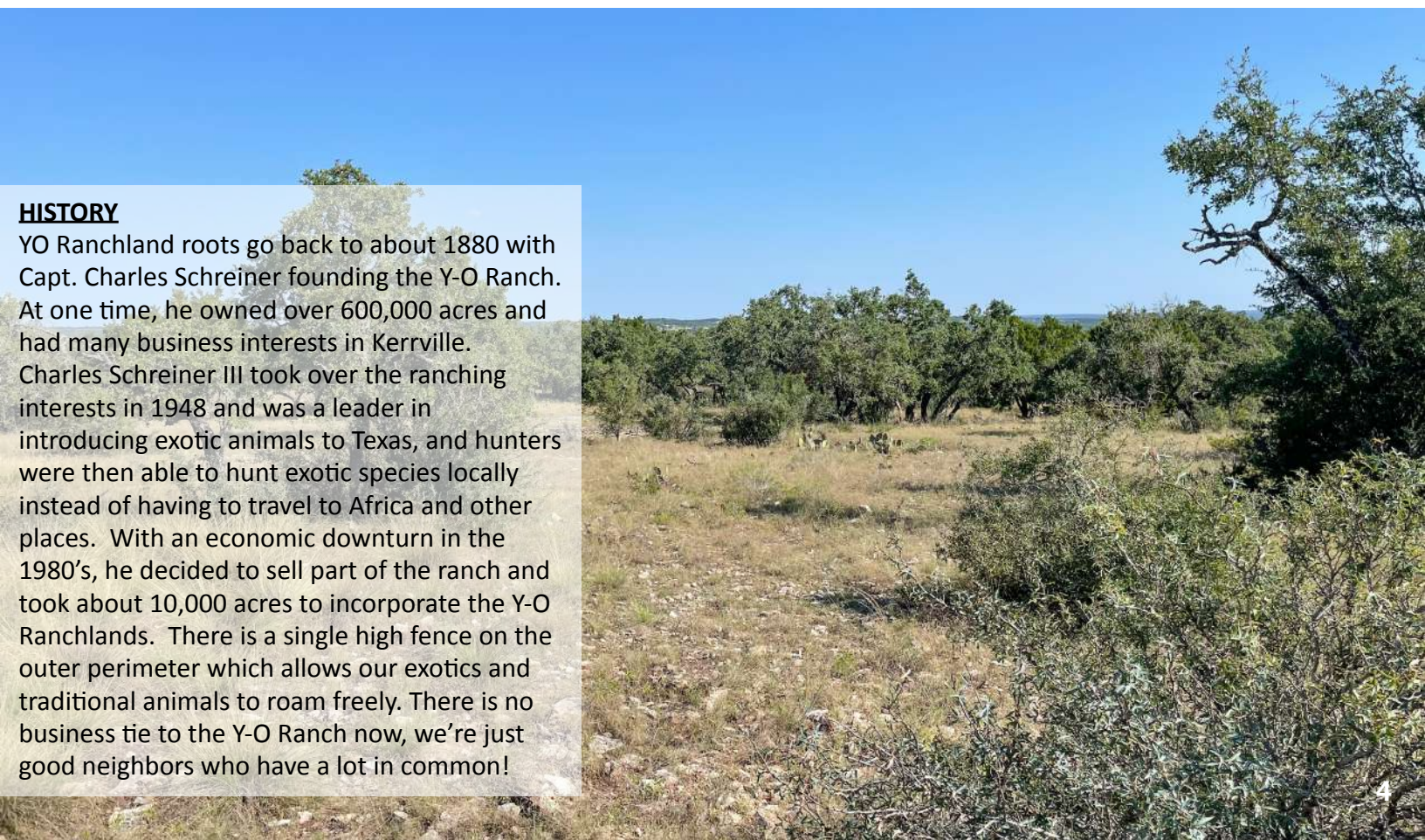
TERRAIN/HABITAT

The terrain is mostly flat with good soil. You can see by the aerial that the ranch has very good cover. Oak trees are abundant and most of the cedar has been neatly cleared using trimmers and a Bobcat. There are lots of roads to travel throughout the ranch and the main road that connects the two gated entrances is improved with caliche base and crushed rock topping.



WILDLIFE

The YO Ranch was one of the first to introduce exotic game into that part of the hill country. It is not uncommon to see blackbuck antelope, axis deer, whitetail deer, turkey, sika deer, fallow deer, hogs and the occasional aoudad. Ducks have also been known to visit the pond frequently during migration. While the animals are free ranging, the herd is maintained carefully. Annually, an animal census conducted by a professional third-party, and the Wildlife Committee and Board will then establish hunting quotas based on acreage. Then, hunting tags are issued to our approximately 110 landowners. However, not all landowners are hunters. Many simply enjoy watching the herd come through their property and eat at their feeders!



HISTORY

YO Ranchland roots go back to about 1880 with Capt. Charles Schreiner founding the Y-O Ranch. At one time, he owned over 600,000 acres and had many business interests in Kerrville. Charles Schreiner III took over the ranching interests in 1948 and was a leader in introducing exotic animals to Texas, and hunters were then able to hunt exotic species locally instead of having to travel to Africa and other places. With an economic downturn in the 1980's, he decided to sell part of the ranch and took about 10,000 acres to incorporate the Y-O Ranchlands. There is a single high fence on the outer perimeter which allows our exotics and traditional animals to roam freely. There is no business tie to the Y-O Ranch now, we're just good neighbors who have a lot in common!

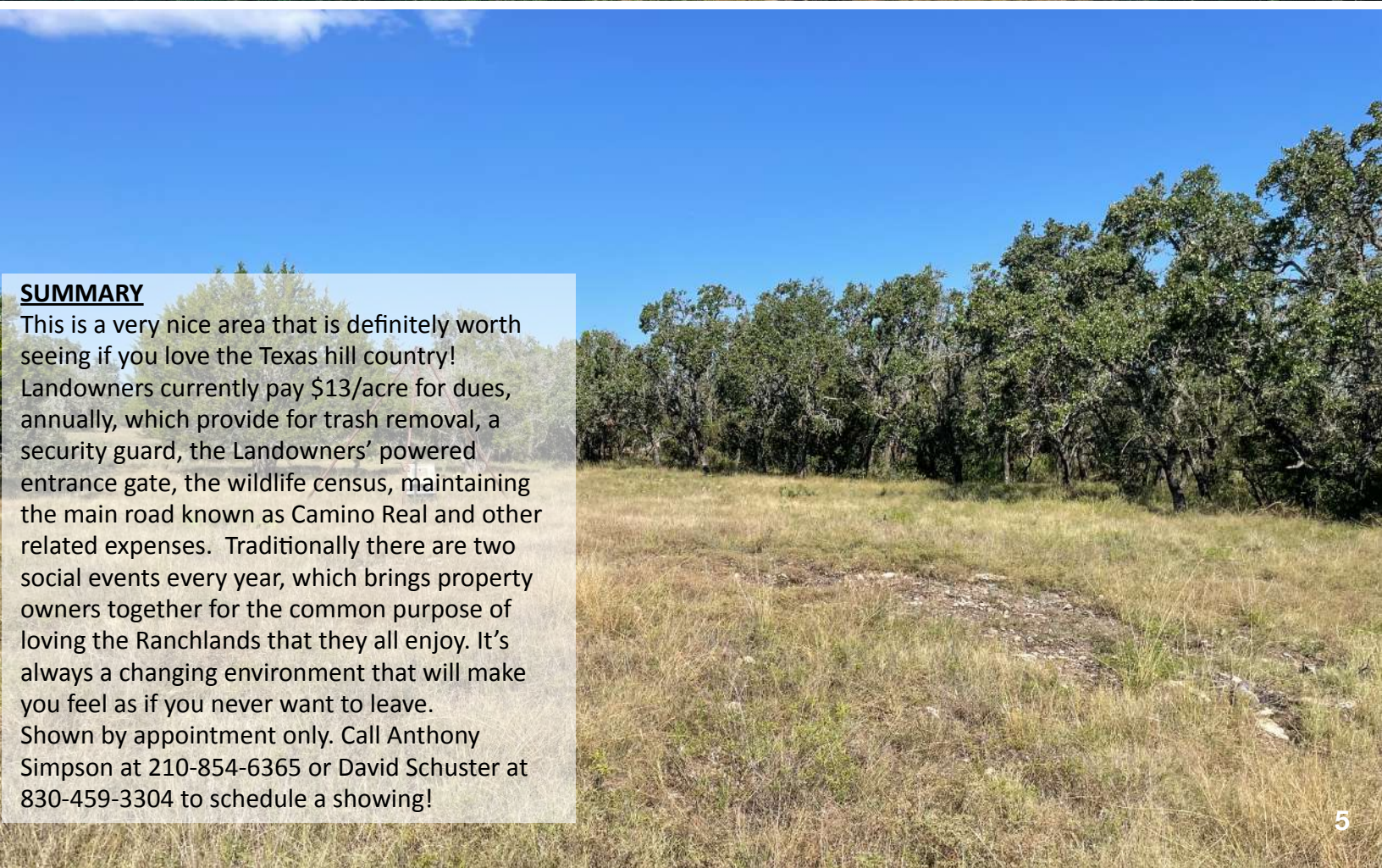


MINERALS

None

EASEMENTS

No easements other than electrical



SUMMARY

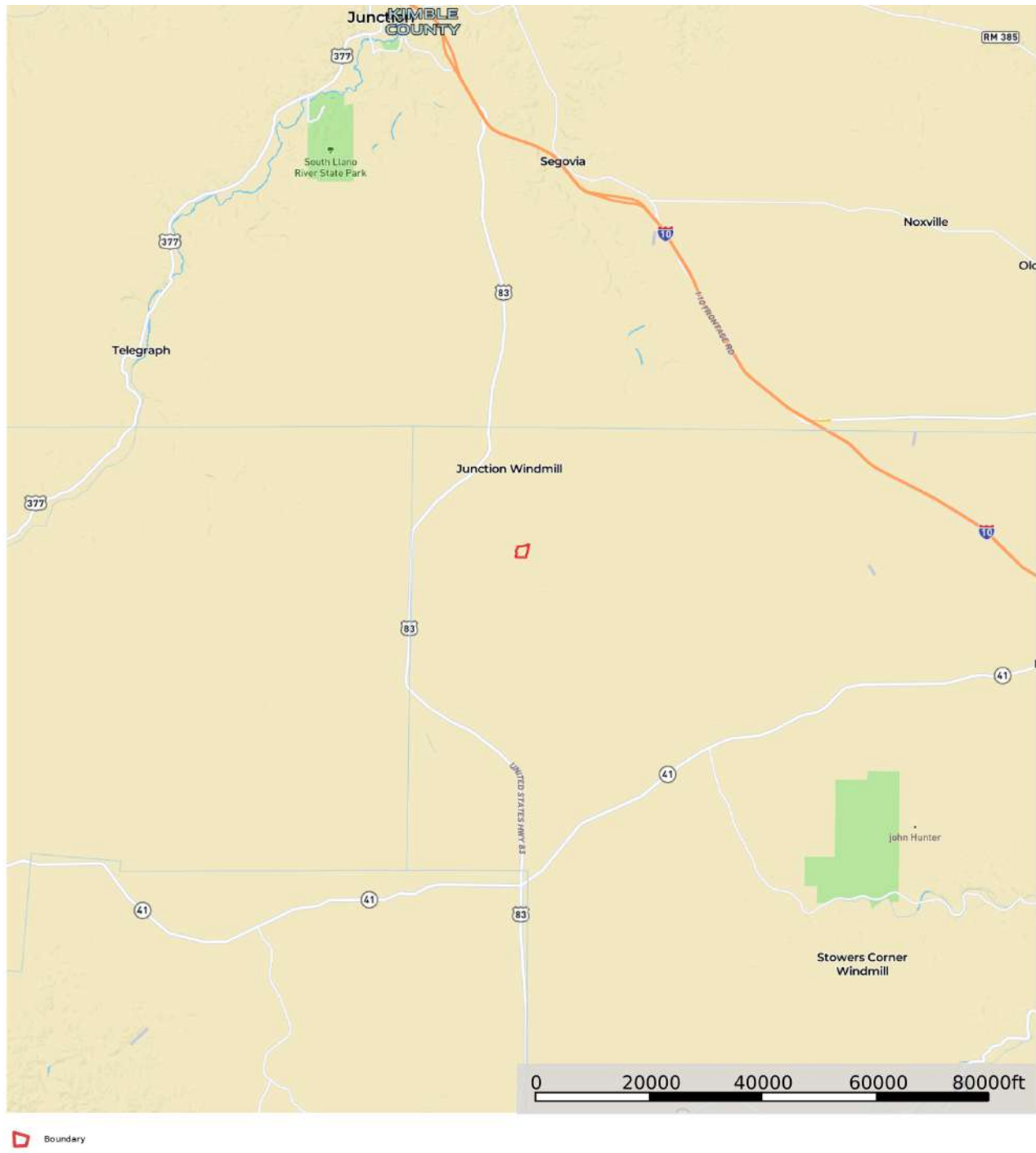
This is a very nice area that is definitely worth seeing if you love the Texas hill country! Landowners currently pay \$13/acre for dues, annually, which provide for trash removal, a security guard, the Landowners' powered entrance gate, the wildlife census, maintaining the main road known as Camino Real and other related expenses. Traditionally there are two social events every year, which brings property owners together for the common purpose of loving the Ranchlands that they all enjoy. It's always a changing environment that will make you feel as if you never want to leave. Shown by appointment only. Call Anthony Simpson at 210-854-6365 or David Schuster at 830-459-3304 to schedule a showing!

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.



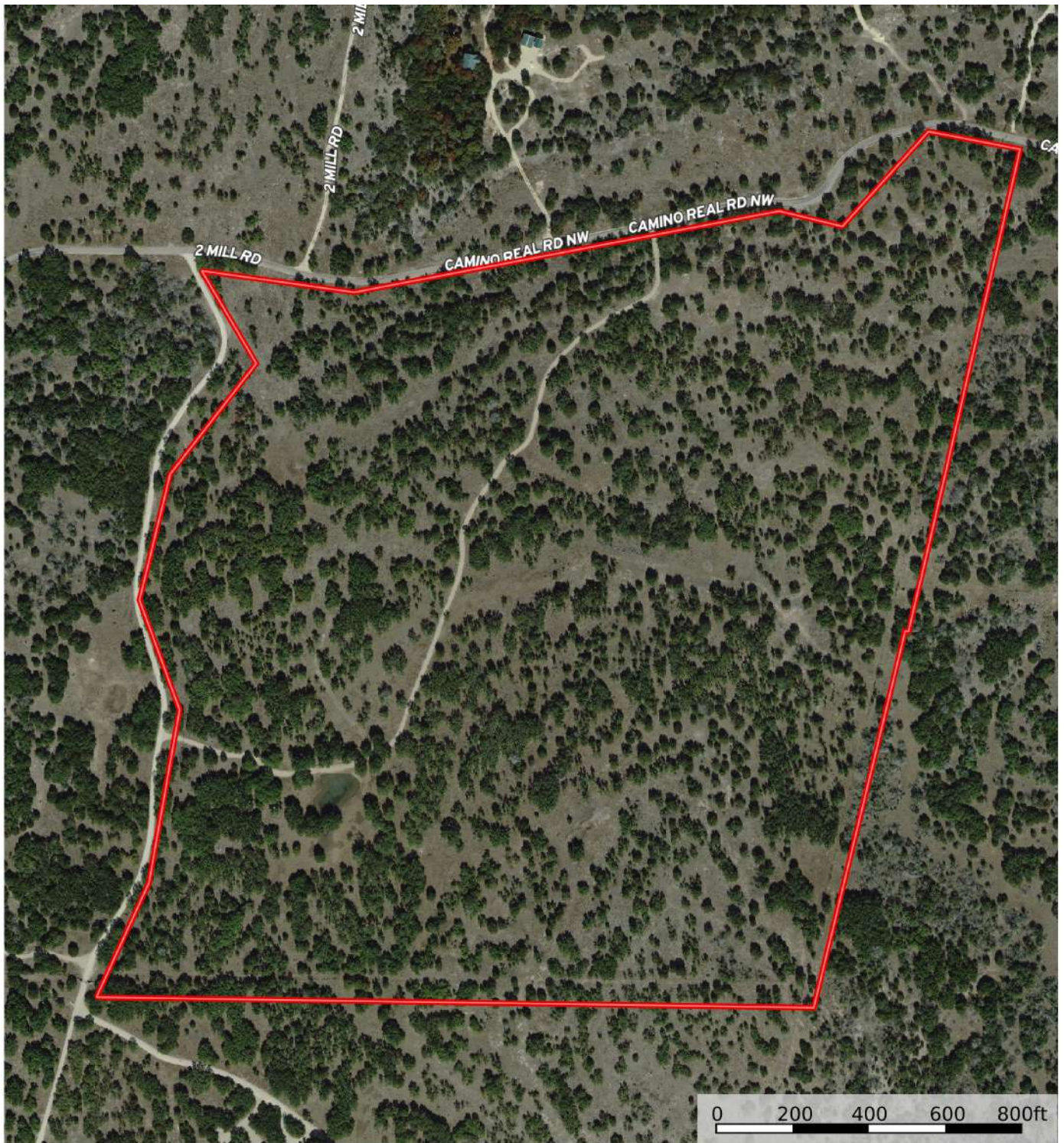
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YO RANCHLANDS - TRACT 55

85.8 Acres | Kerr County



 Boundary

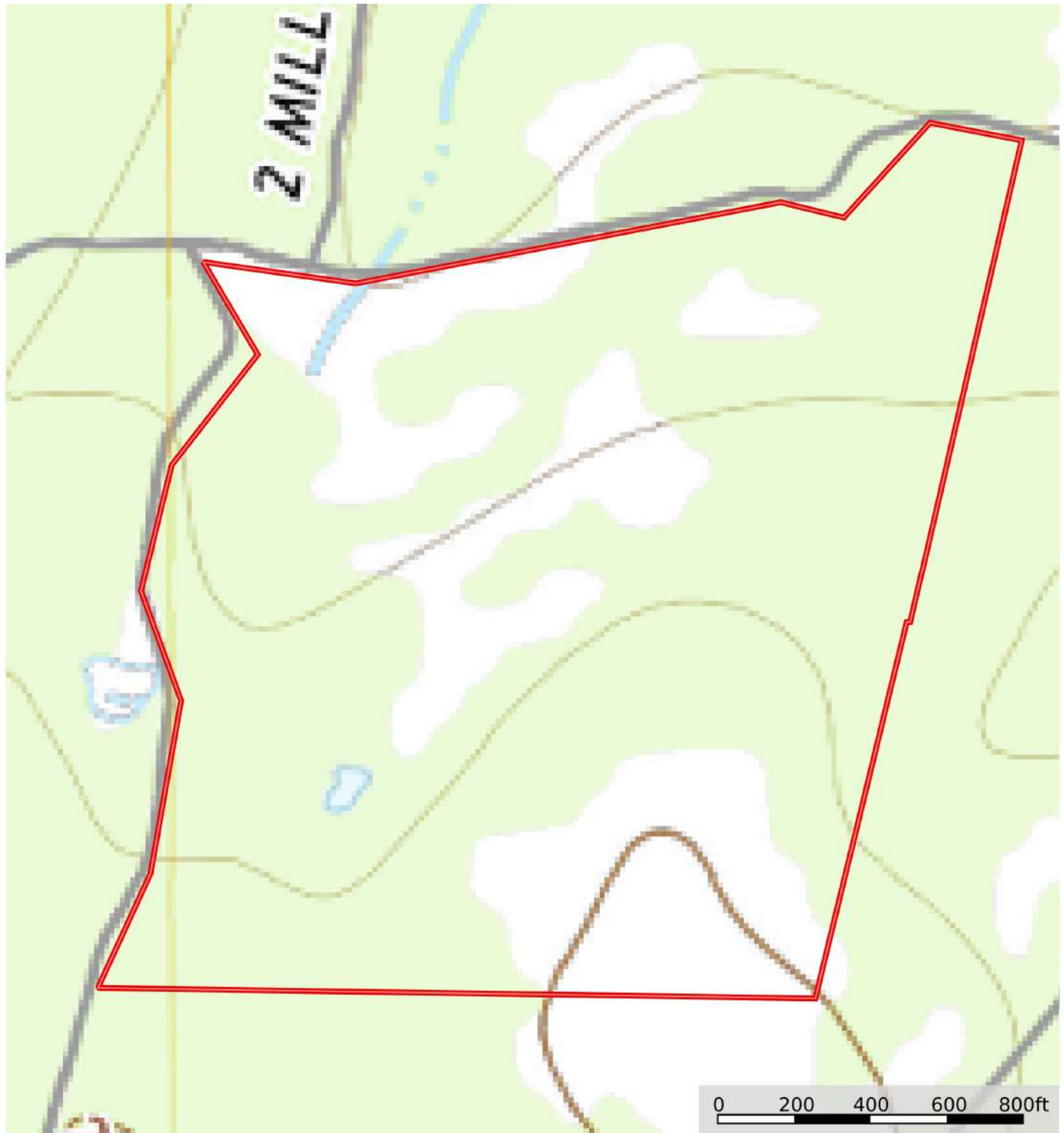
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Information About Brokerage Services

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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Anthony Simpson	508054	<u>anthony@SimpsonRanches.com</u>	210.854.6365
Designated Broker of Firm	License No.	Email	Phone
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