

THE LA PARA RANCH

395± Acres | Bee County, Tx



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

Simpson Ranches & Land is proud to present La Para Ranch, a premier hunting and cattle property in Bee County, Texas, just south east of Mineral, Tx. This partially high-fenced ranch combines open prairie for livestock with prime wildlife habitat, perfect for both agricultural and recreational use.

The property features a 3,000 sq. ft. rock home with a metal roof and wrap-around porch, offering stunning views. The fully furnished residence includes 4 bedrooms and 2 bathrooms, designed with hunters in mind.

Additional improvements include a large metal barn, cattle pens, and reliable water sources, including wells, a drought-resistant dirt tank, and two water holes. The ranch supports abundant wildlife, including white-tailed deer, hogs, quail, and turkeys. La Para Ranch offers a unique turnkey opportunity for both ranching and hunting on the South Texas Plains.



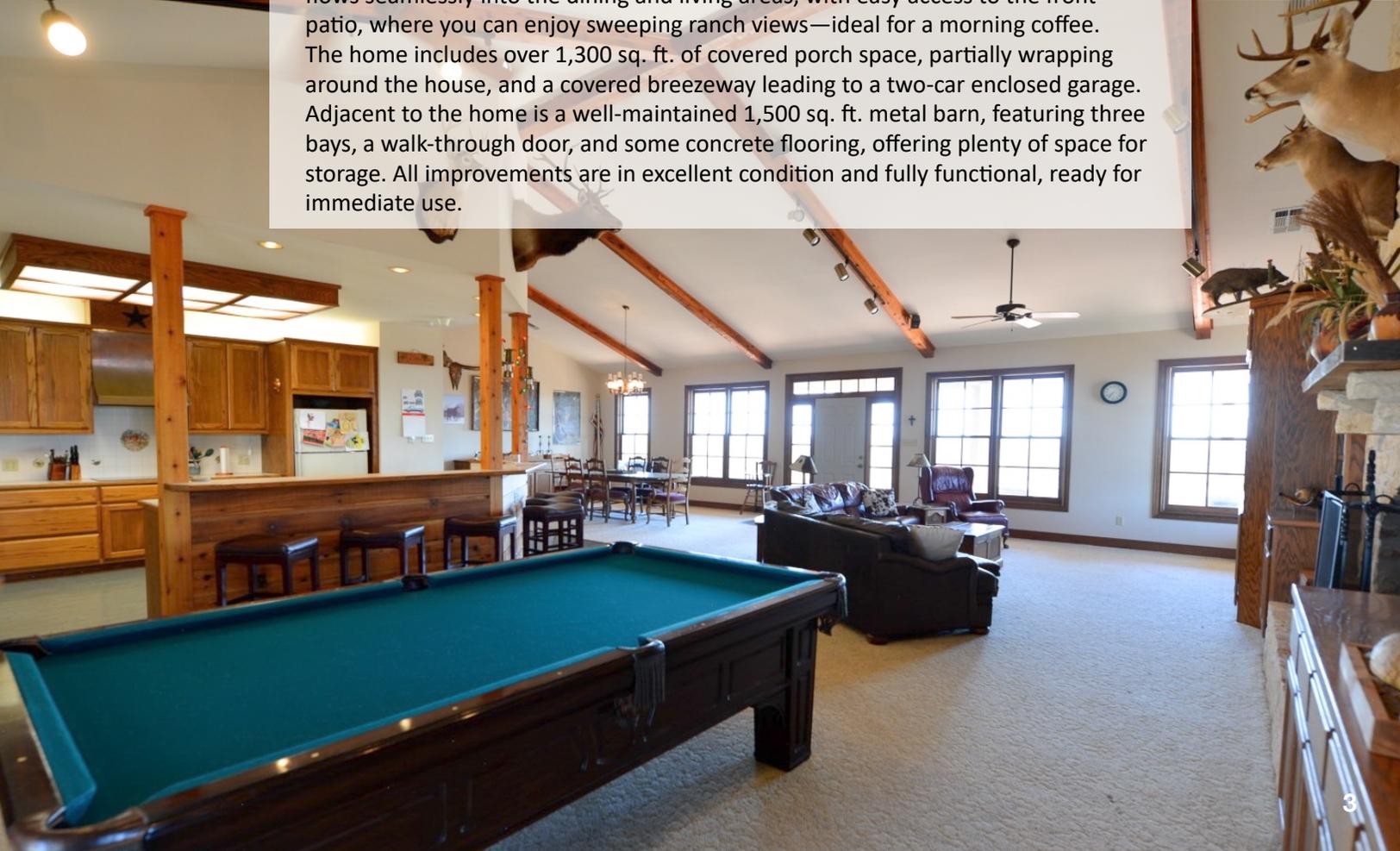
LOCATION

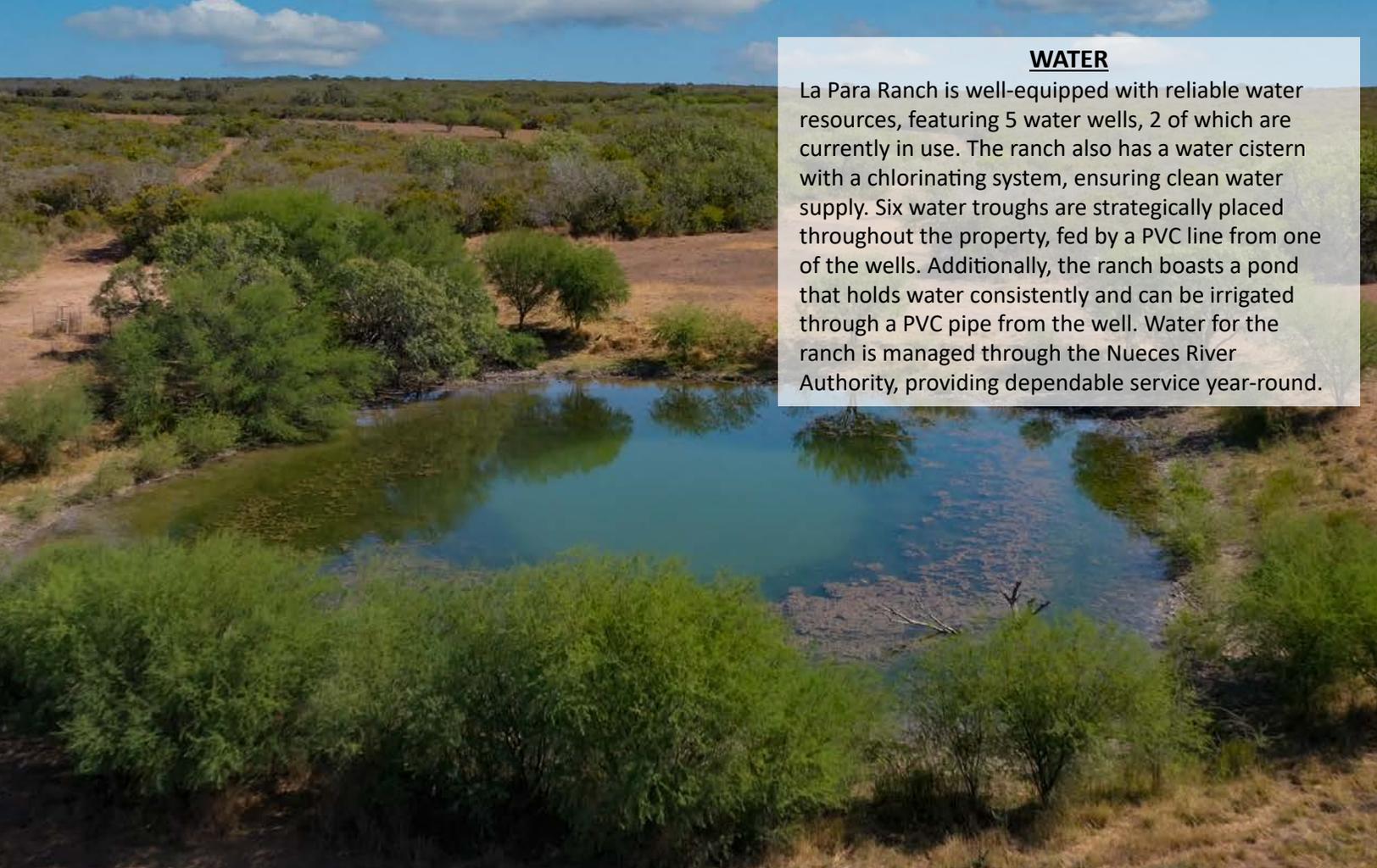
La Para Ranch, located at 5801 CR 109 in Beeville, Texas, offers a country retreat just 11 miles east of I-37 at Oakville. Situated in Bee County, the ranch provides both solitude and convenience, being only 72 miles from Corpus Christi and 92 miles from San Antonio. This ideal location ensures easy access to major city attractions while maintaining a rural escape.



IMPROVEMENTS

The Ranch features a well-maintained 3,000 sq. ft. fully furnished main residence with a durable metal standing seam roof, 4 bedrooms, and 2 bathrooms. The home showcases stone and wood finishes, carpeted flooring, and a rock fireplace, creating a cozy atmosphere. The open-concept kitchen, perfect for entertaining, flows seamlessly into the dining and living areas, with easy access to the front patio, where you can enjoy sweeping ranch views—ideal for a morning coffee. The home includes over 1,300 sq. ft. of covered porch space, partially wrapping around the house, and a covered breezeway leading to a two-car enclosed garage. Adjacent to the home is a well-maintained 1,500 sq. ft. metal barn, featuring three bays, a walk-through door, and some concrete flooring, offering plenty of space for storage. All improvements are in excellent condition and fully functional, ready for immediate use.





WATER

La Para Ranch is well-equipped with reliable water resources, featuring 5 water wells, 2 of which are currently in use. The ranch also has a water cistern with a chlorinating system, ensuring clean water supply. Six water troughs are strategically placed throughout the property, fed by a PVC line from one of the wells. Additionally, the ranch boasts a pond that holds water consistently and can be irrigated through a PVC pipe from the well. Water for the ranch is managed through the Nueces River Authority, providing dependable service year-round.



TERRAIN/HABITAT

La Para Ranch features a beautiful rolling topography with approximately 100 feet of elevation change, offering a scenic and varied landscape. The ranch is a balanced mix of dense native brush and open prairie, providing ideal conditions for both wildlife and livestock. The soil composition includes caliche on the higher elevations and sandy clay loam in the lower areas, supporting a diverse array of vegetation. The property is home to a rich variety of native brush and trees, including Texas persimmon, live oak, mesquite, and hackberry, as well as granjeno, guajillo, blackbrush, lotebush, and sage. This diverse flora enhances the natural habitat, making it a prime location for hunting and ranching.

WILDLIFE

La Para Ranch boasts abundant wildlife, having been lightly hunted by family and friends, ensuring a thriving population of game. The property is home to a plentiful population of white-tailed deer, as well as wild hogs, dove, quail, and turkey. With low fencing on three sides and high fencing on one, the ranch offers a balanced habitat for game movement and management.

For hunters, the ranch is equipped with two enclosed deer blinds, one open deer stand, two protein feeders, and five corn feeders that convey. The combination of abundant game and diverse habitats makes La Para Ranch an ideal location for hunting, while also supporting a variety of non-game species.



EASEMENTS

There are no easements on or to the property.



EQUIPMENT TO BE CONVEYED

- Miscellaneous tools and tractor implements
- Two enclosed 16' deer blinds
- One 16' pipe deer stand
- Two 1,000-pound protein feeders
- Five corn feeders
- 500-gallon fuel tank

All equipment is included in the sale, providing the new owner with essential tools for maintaining and managing the property.



MINERALS

No known minerals

SUMMARY

La Para Ranch invites you to come home and make this exceptional property your own. With its stunning landscapes, comfortable living spaces, and abundant wildlife, this ranch is the perfect place to create lasting memories and embrace the ranch lifestyle!

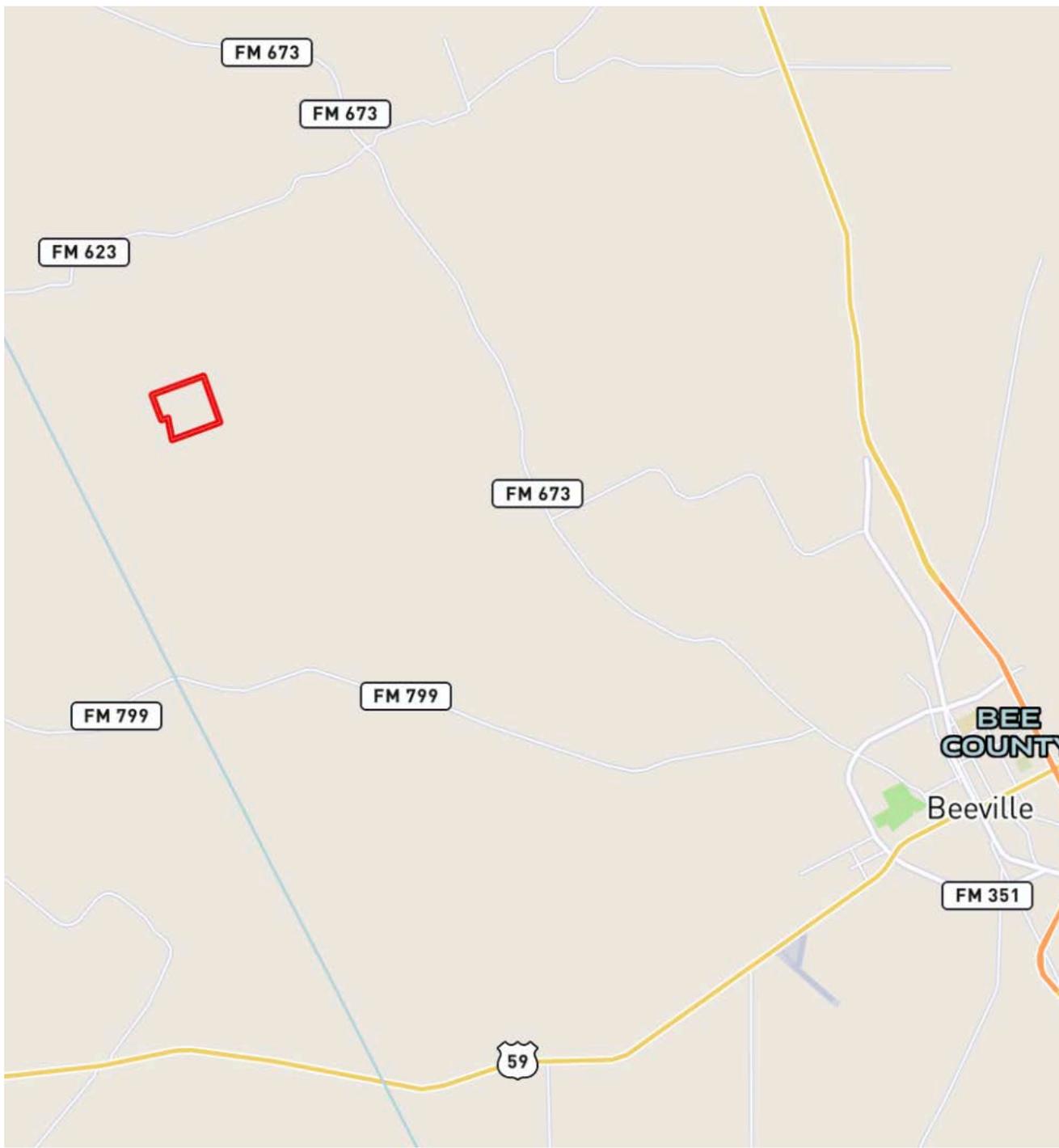


DISCLAIMERS

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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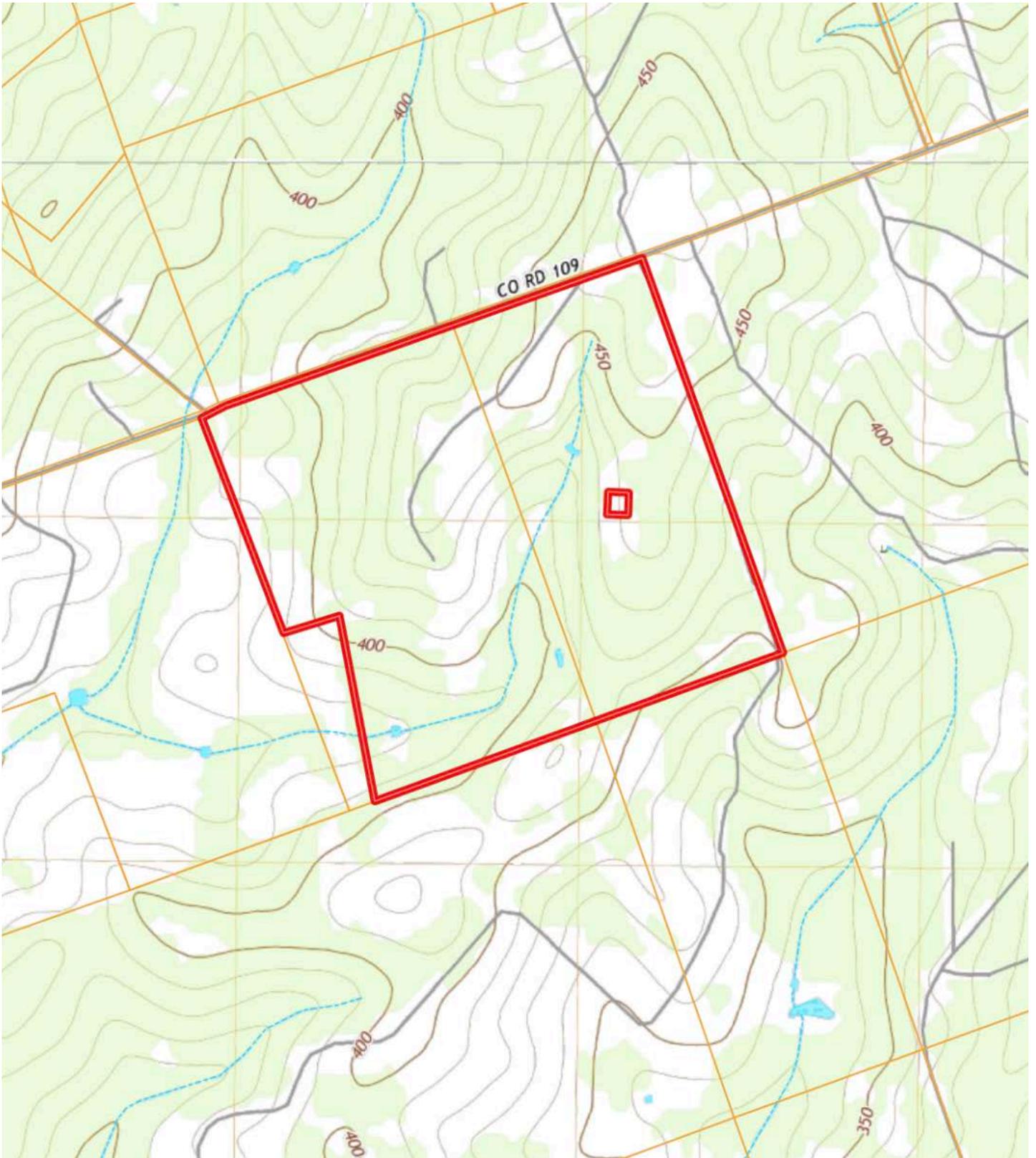
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	info@SimpsonRanches.com	830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

THE LA PARA RANCH NOTES

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