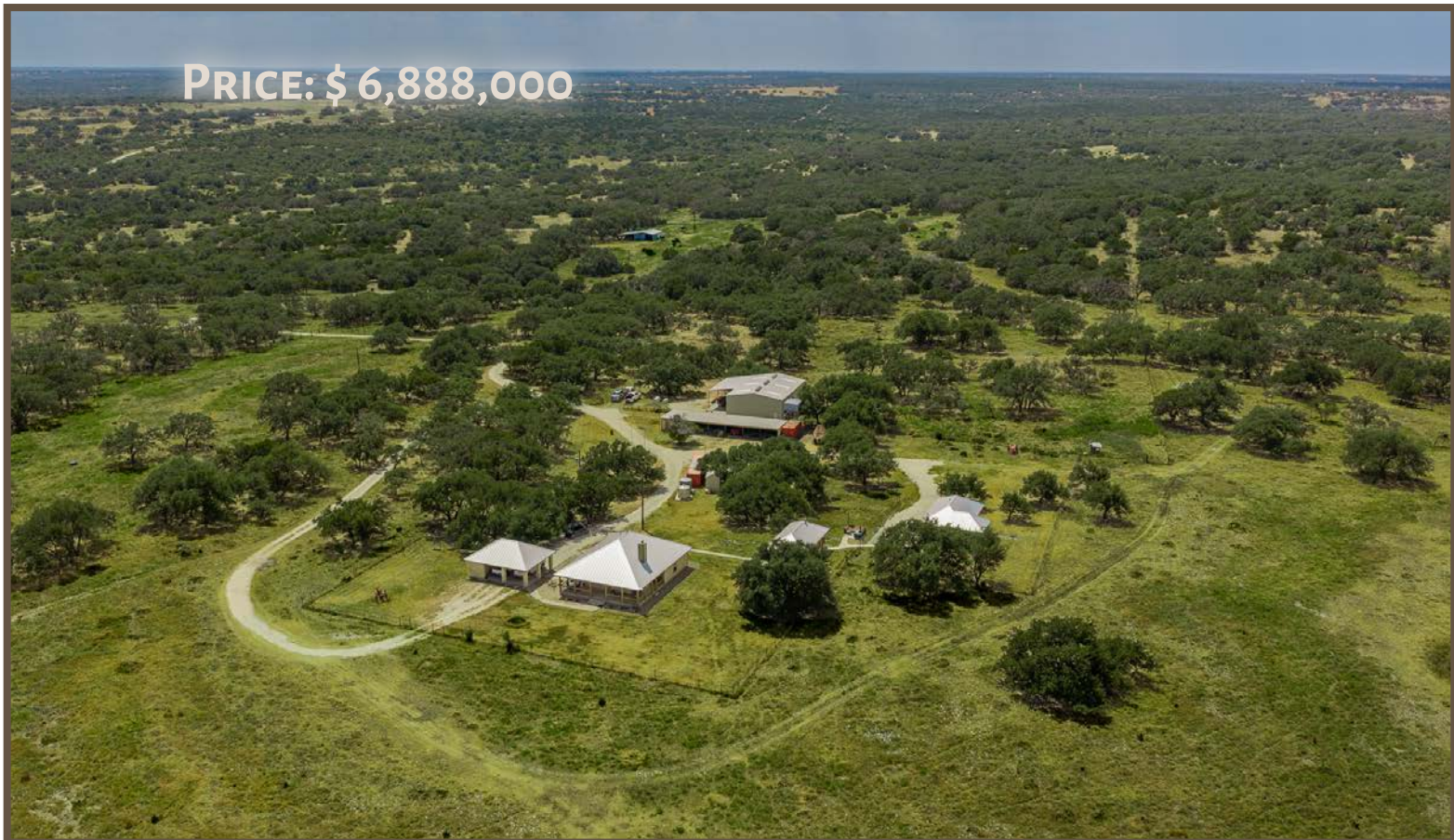




SIMPSON RANCHES
&
LAND, LLC

BELL HOLLOW RANCH
800+- ACRES
KIMBLE COUNTY, TEXAS

PRICE: \$ 6,888,000



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LAND, LLC

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BELL HOLLOW RANCH

±800 ACRES | KIMBLE COUNTY, TEXAS

DESCRIPTION

BELL HOLLOW RANCH IS A PHENOMENAL, WELL-MAINTAINED AND MANAGED 800± ACRE HIGH FENCE RECREATIONAL AND HUNTING RANCH LOCATED JUST MINUTES FROM HARPER, TEXAS, ALONG THE EASTERN EDGE OF KIMBLE COUNTY. THE RANCH OFFERS AN EXCEPTIONAL COMBINATION OF ROLLING HILL COUNTRY TERRAIN, OPEN GRASSLANDS, OAK MOTTS, LONG-RANGE VIEWS, AND AREAS OF DENSE NATIVE COVER. THIS DIVERSITY CREATES EXCELLENT HABITAT FOR BOTH WILDLIFE AND LIVESTOCK.

FOR THE PAST 14 YEARS, THE RANCH HAS BEEN CAREFULLY MANAGED UNDER THE CURRENT OWNERSHIP, WITH PARTICULAR EMPHASIS PLACED ON DEVELOPING AND MAINTAINING AN EXCEPTIONAL NATIVE WHITETAIL DEER HERD. BELL HOLLOW RANCH ALSO FEATURES A WELL-ESTABLISHED HEADQUARTERS WITH QUALITY IMPROVEMENTS, MAKING IT A TURNKEY OPPORTUNITY FOR HUNTING, RECREATION, RANCHING, OR A PRIVATE HILL COUNTRY RETREAT.

IMPROVEMENTS

THE RANCH HEADQUARTERS FEATURES A WELL-MAINTAINED MAIN RESIDENCE WITH TWO BEDROOMS, A KITCHEN, UTILITY ROOM, AND AN OPEN LIVING AND KITCHEN AREA WITH A FIREPLACE. A DETACHED COVERED CARPORT WITH ADDITIONAL STORAGE COMPLEMENTS THE HOME.

A SEPARATE GUEST HOUSE PROVIDES FOUR BEDROOMS, TWO BATHROOMS, AND AN OPEN LIVING AND KITCHEN AREA, OFFERING PLENTY OF ROOM FOR FAMILY AND GUESTS. THE MAIN RESIDENCE, GUEST HOUSE, AND COOK SHACK ARE ALL WELL CONSTRUCTED, WELL MAINTAINED, AND FEATURE ATTRACTIVE ROCK EXTERIORS.

THE ENCLOSED COOK SHACK IS A GREAT GATHERING SPACE WITH WINDOWS THROUGHOUT, AN OLD IRON WOOD-BURNING STOVE, GAS COOKING EQUIPMENT, GRIDDLE, AND AMPLE ROOM FOR TABLES AND ENTERTAINING.

ADDITIONAL IMPROVEMENTS INCLUDE A FULLY ENCLOSED EQUIPMENT BARN ON A CONCRETE SLAB, A COVERED OUTDOOR GAME-CLEANING AREA, A WALK-IN COOLER, AND A THREE-SIDED EQUIPMENT SHED WITH ENCLOSED STORAGE. THE HEADQUARTERS ALSO INCLUDES A 40-FOOT STORAGE CONTAINER AND AN OVERHEAD GRAIN BIN FOR FEED. THE ENTIRE HEADQUARTERS COMPOUND IS FENCED TO KEEP LIVESTOCK AWAY FROM THE RESIDENTIAL AND IMPROVEMENT AREA.

WATER

BELL HOLLOW RANCH IS EXCEPTIONALLY WELL WATERED FOR BOTH WILDLIFE AND LIVESTOCK. AN ELECTRIC SUBMERSIBLE WELL AT THE HEADQUARTERS SUPPLIES WATER TO THE RESIDENCES AND NEARBY WATER TROUGHS.

THREE ADDITIONAL SOLAR-POWERED WATER WELLS ARE STRATEGICALLY LOCATED THROUGHOUT THE RANCH, WITH A FOURTH CURRENTLY BEING DRILLED. CONCRETE WATER TROUGHS LOCATED THROUGHOUT THE PROPERTY FURTHER DISTRIBUTE WATER ACROSS THE RANCH, PROVIDING DEPENDABLE WATER SOURCES FOR LIVESTOCK AND WILDLIFE.

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WILDLIFE

ONE OF THE STANDOUT FEATURES OF BELL HOLLOW RANCH IS ITS NATIVE WHITETAIL DEER HERD. FOR APPROXIMATELY 14 YEARS, THE HERD HAS BEEN INTENSIVELY MANAGED WITH THE ASSISTANCE OF A WELL-KNOWN WILDLIFE BIOLOGIST.

THE RANCH HAS PRODUCED HILL COUNTRY WHITETAIL SCORING INTO THE HIGH 160S BOONE & CROCKETT.

THE CURRENT OWNER HAS MAINTAINED RECORDS OF HARVESTED ANIMALS AS WELL AS WILDLIFE SURVEYS AND PHOTOGRAPHS, PROVIDING A HISTORY OF THE MANAGEMENT PROGRAM AND RESULTS ACHIEVED ON THE RANCH. THE WHITETAIL POPULATION IS HEALTHY AND ABUNDANT.

IN ADDITION TO NATIVE WHITETAIL DEER, THE RANCH SUPPORTS HEALTHY POPULATIONS OF AXIS DEER, TURKEY, DOVE, AND OTHER NATIVE HILL COUNTRY WILDLIFE.

TERRAIN & HABITAT

BELL HOLLOW RANCH IS EXTREMELY SCENIC, WITH ROLLING TOPOGRAPHY AND AN EXCELLENT BALANCE BETWEEN OPEN GRASSLAND AND DENSE WILDLIFE COVER. THE VARIED TERRAIN PROVIDES LONG-RANGE VIEWS WHILE DRAWS AND THICKER AREAS CREATE EXCELLENT BEDDING AND ESCAPE COVER FOR WILDLIFE.

TREE AND BRUSH COVER CONSISTS OF LIVE OAK, JUNIPER, MESQUITE, HACKBERRY, OAK MOTTS, AND OTHER NATIVE SPECIES. HEALTHY NATIVE GRASSES ARE FOUND THROUGHOUT THE PROPERTY, CREATING QUALITY FORAGE FOR BOTH LIVESTOCK AND WILDLIFE.

THE RANCH OFFERS A PARTICULARLY ATTRACTIVE MIX OF OPEN COUNTRY, SCATTERED TREES, OAK MOTTS, AND AREAS OF DENSE COVER. THE AERIAL IMAGERY SIMPLY DOES NOT DO THE PROPERTY JUSTICE THE DIVERSITY AND BEAUTY OF THE LAND ARE BEST APPRECIATED IN PERSON.

ACCESS & LOCATION

BELL HOLLOW RANCH IS CONVENIENTLY LOCATED APPROXIMATELY 20 MINUTES FROM HARPER, TEXAS, JUST NORTH OF U.S. HIGHWAY 290 ON THE EASTERN SIDE OF KIMBLE COUNTY. ACCESS TO THE RANCH IS PROVIDED BY COUNTY ROAD AND AN ALL-WEATHER ACCESS EASEMENT WITH TWO ELECTRIC ACCESS GATES, WITH THE SECOND GATE PROVIDING ENTRANCE INTO BELL HOLLOW RANCH.

ITS LOCATION OFFERS THE PRIVACY AND SECLUSION EXPECTED FROM AN 800± ACRE HILL COUNTRY RANCH WHILE REMAINING CONVENIENT TO HARPER, WHERE RESTAURANTS, CONVENIENCE STORES, AND OTHER EVERYDAY SERVICES ARE AVAILABLE.

EASEMENTS

THERE ARE NO KNOWN EASEMENTS CROSSING THE RANCH OTHER THAN UTILITY-RELATED EASEMENTS. ACCESS TO THE PROPERTY IS PROVIDED BY AN ALL-WEATHER ACCESS EASEMENT.

MINERALS

THIS OFFERING IS FOR THE SURFACE ESTATE ONLY. THE OWNER DOES NOT BELIEVE HE OWNS ANY OF THE MINERAL ESTATE. THERE IS CURRENTLY NO OIL AND GAS PRODUCTION OR ACTIVE OIL AND GAS LEASE ON THE RANCH.

SUMMARY

BELL HOLLOW RANCH IS A RARE OPPORTUNITY TO ACQUIRE A HIGHLY IMPROVED AND WELL-MANAGED HILL COUNTRY RANCH WITH AN EXCEPTIONAL NATIVE WHITETAIL PROGRAM, ABUNDANT WILDLIFE, DEPENDABLE WATER, QUALITY IMPROVEMENTS, AND DIVERSE HABITAT. FOURTEEN YEARS OF THOUGHTFUL WILDLIFE AND LAND MANAGEMENT ARE EVIDENT THROUGHOUT THE PROPERTY.

FROM THE ESTABLISHED HEADQUARTERS AND GUEST ACCOMMODATIONS TO THE ROLLING TERRAIN, NATIVE COVER, MULTIPLE WATER SOURCES, AND IMPRESSIVE WHITETAIL GENETICS, BELL HOLLOW RANCH IS READY FOR ITS NEXT OWNER TO ENJOY FROM DAY ONE.

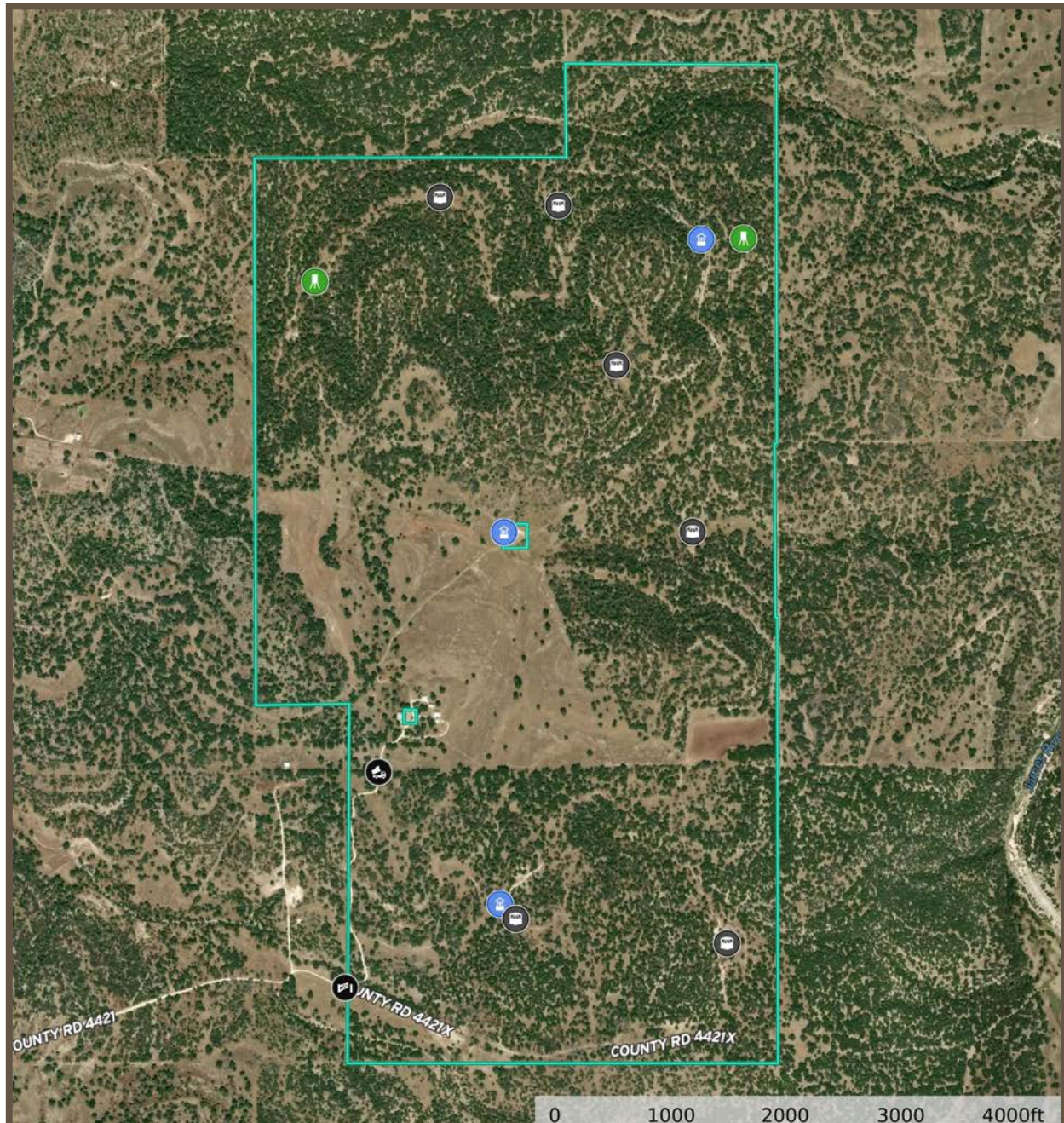








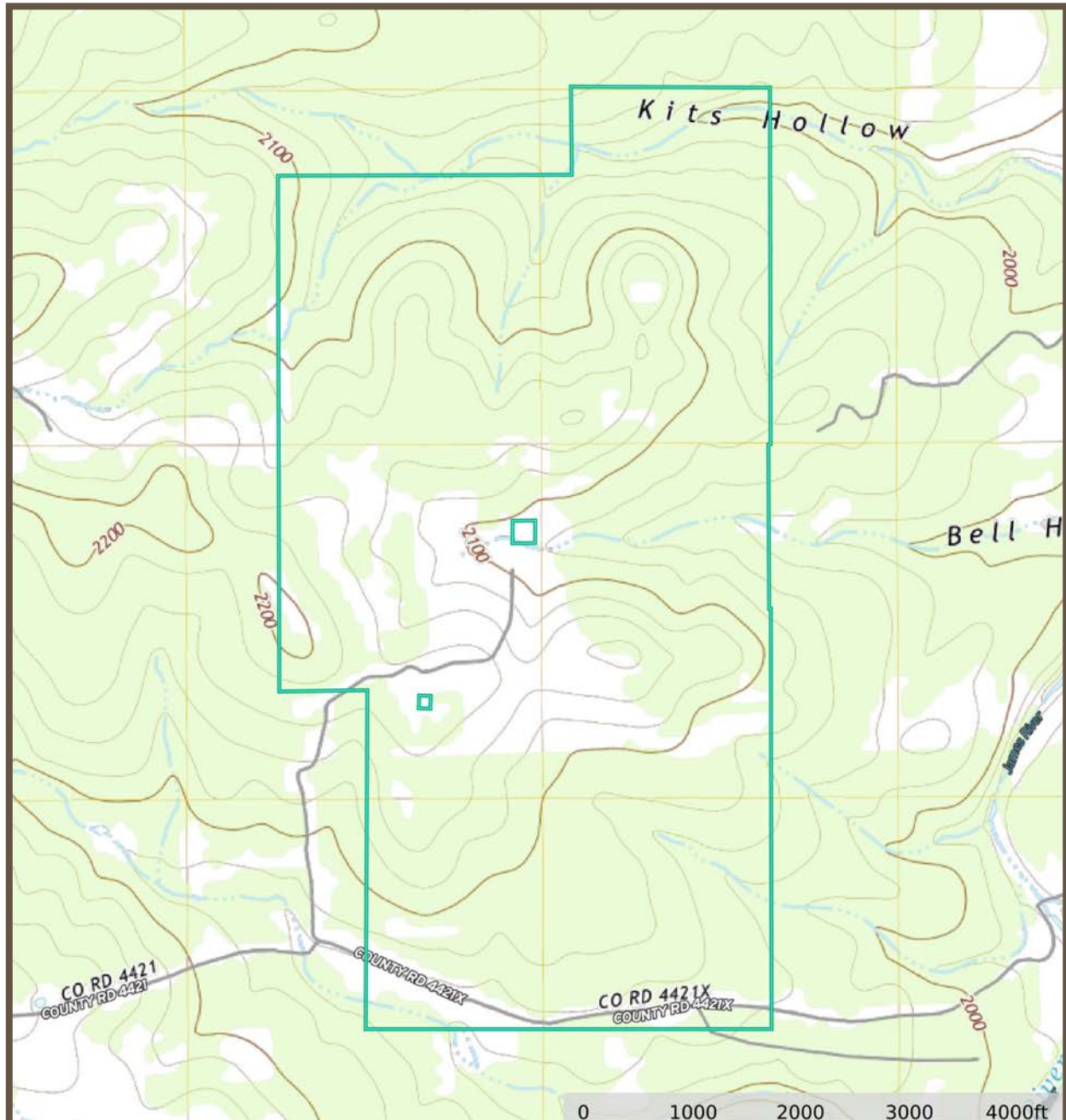
AERIAL MAP
800 +- ACRES | KIMBLE COUNTY, TEXAS



TOPO MAP
800 +- ACRES | KIMBLE COUNTY, TEXAS



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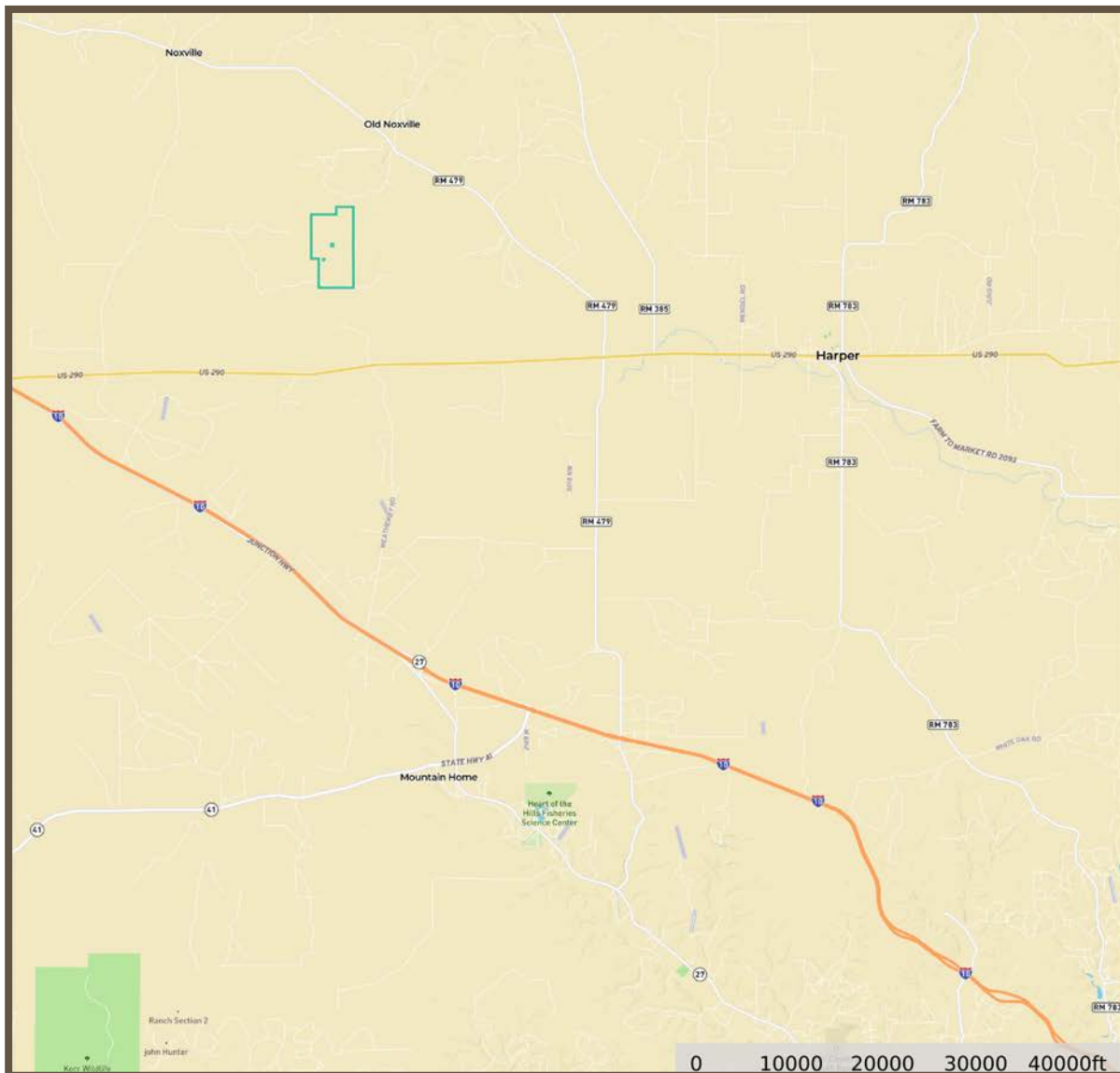


LOCATION MAP

800 +- ACRES | KIMBLE COUNTY, TEXAS



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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.



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