

HWY 359 Ranch



This property is being offered exclusively by Compass Real Estate Investments. This property has great vegetation that is typical for South Texas. The property has rolling terrain that offers great views of the property. The property has improved roads and senderos that make for great hunting and ATV travel. The property has several drainage creeks that provide water to surface water located on the property. The property is low fenced on 3 sides with one cross fence dividing the property into 2 pastures. The property is located before the Border Patrol check point allowing for timely access to the property. Asking price \$686,700.00 or \$2,850.00 per acre

- Great vegetation that is typical for South Texas.
- There are two earthen tanks on the property.
- The property has a modest ranch house with electricity.
- Small barn with lockable storage.
- 31 Miles East of Laredo on HWY 59, 1 Mile South on private easement.



HABITAT

The property has brush species that provide cover for the wildlife, and great protein for the deer population. The brush on the property include black brush, guajillo, guayacan, prickly pear, and mesquite. This property is well suited for hunting and recreational activities.



WILDLIFE

The ranch has javalina, hogs, various small animals and Whitetail deer.

IMPROVEMENTS

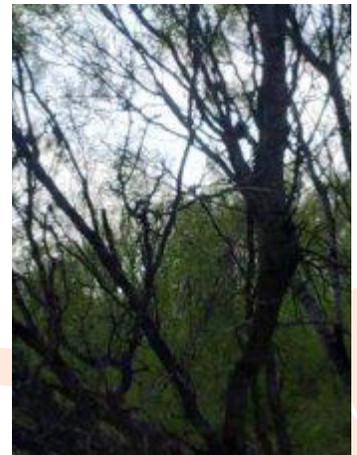
The property has a modest ranch house with electricity. There is also a small barn with lockable storage.

WATER

There are two earthen tanks on the property.

OTHER

Some of the hunting blinds and feeders will convey with the property. Minerals do not convey.





Information About Brokerage Services

11-2-2015

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:
 - 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.

Compass Performance Services, LLC.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James W. Puig, Jr.</u> Designated Broker of Firm	<u>0480796</u> License No.	<u>jaypuig73@yahoo.com</u> Email	<u>(956) 237-8075</u> 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

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov
IABS 1-0