

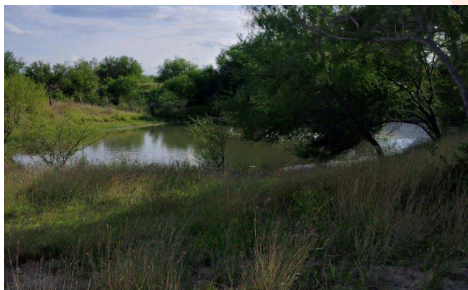
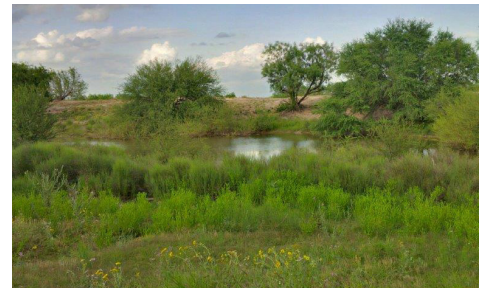
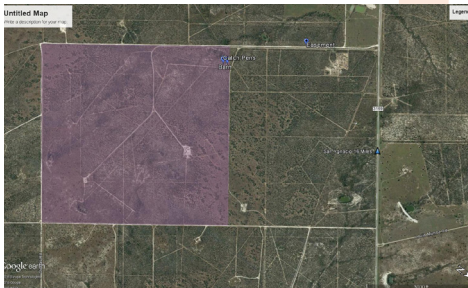


San Ygnacio Ranch



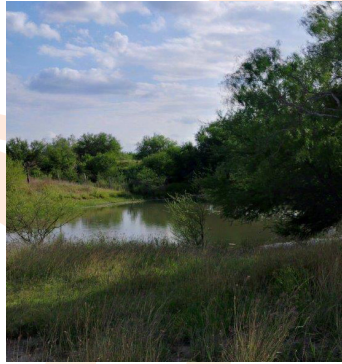
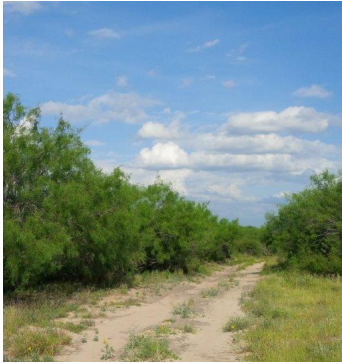
This property is being offered exclusively by Compass Investments Real Estate. This property has some of the best vegetation in South Texas. The property is very diverse with thick brush, mottled areas with large trees, creeks, and rolling terrain. It is truly unique for the area. The property is located 23 Miles South of Laredo on HWY 83S, 16 Miles East of San Ygnacio on FM 3169. The size of the property 580 +/- Acres in Zapata County. Asking price \$1,015,000.00 or \$1,750.00 per acre.

- Has some of the best vegetation in South Texas.
- It has thick brush, mottled areas with large trees, creeks, and rolling terrain.
- Small barn.
- 23 Miles South of Laredo on HWY 83S, 16 Miles East of San Ygnacio on FM 3169



HABITAT

The property has diverse brush species that provide cover for the wildlife, forage for quail, and great protein for the deer population. The brush on the property include black brush, guajillo, persimmons, guayacan, prickly pear, white brush, granjeno, mesquite and many more. Along with the diverse brush, the property is very well suited for birding activities with large mottled open areas that make for long quail pushes or for a nice nature walk. The soils consist of Brennan, Brundage, Comitas, and Hebbronville Sand. This combination of soils is why the property is the perfect habitat for game birding. The property is also well suited to carry a modest cattle operation.



WATER

Besides the 2 earthen tanks located on the property, the City of Zapata has completed Phase 1 of their water improvement plan which is allowing for ranches in the near vicinity to have access to municipal water. The Phase 1 line is just East of the subject property. The City of Zapata has Phase 2 under review which will further bring the water line West down FM 3169, just right past the subject property. This improvement will be a great asset to this property and the area.

OTHER

All hunting blinds and feeders will convey with the property. Seller Financing Available.



WILDLIFE

The ranch boasts a very healthy population of Bobwhite and Blue quail, dove, and Whitetail deer. This property is primed to be high fenced and managed for Whitetail.

IMPROVEMENTS

This ranch has been designed for the Whitetail hunter in mind with several hunting locations that lookout over a combination of open areas and senderos. Each location was meticulously designed by the current owner to maximize hunting and wildlife viewing with hunting stations uniquely designed to give everyone a chance to hunt and observe the wildlife. The property has a barn that is suited for equipment or hay storage. Next to the barn, is a set of catch pens and earthen tank.





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
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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

Regulated by the Texas Real Estate Commission
TAR 2501

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