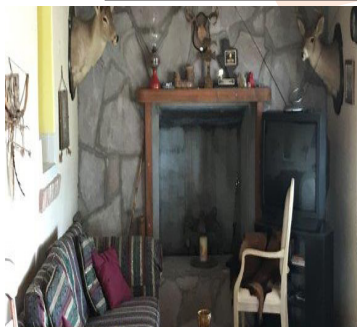




# San Jorge Ranch



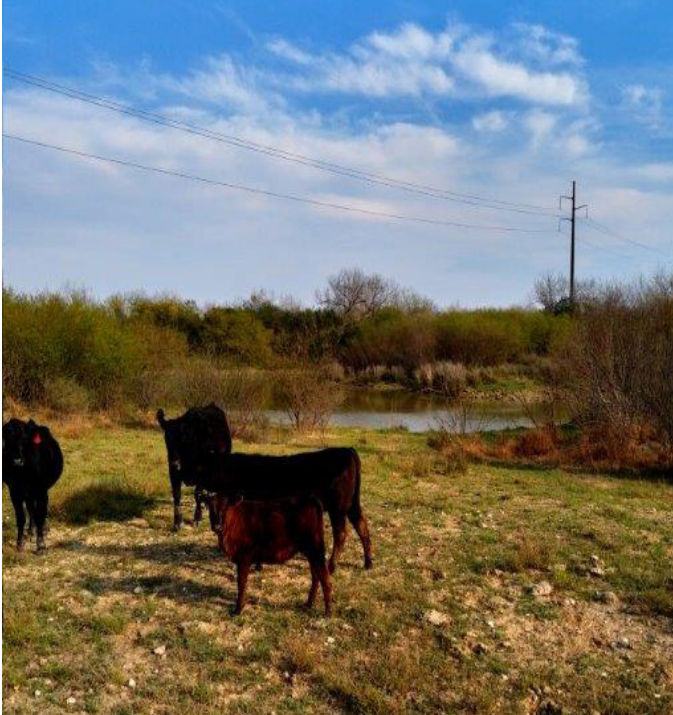
This property is being offered exclusively by Compass Real Estate Investments. This property has been in the same family for over 88 years and has primarily been used as a registered cattle operation. The terrain is gently rolling and has a few wet weather creeks coming across the ranch. The soil is gravelly in some areas and sandy in others. The property has over half a mile of highway frontage with great access to the headquarters. This property is perfect for exploring, wildlife observing, hunting, cattle grazing, and ATV riding. Price: \$656,375.00 or \$2,500.00 per acre





# HABITAT

The ranch consists of native brush dominant to the area such as Guajillo, Lote Bush, Paloverde, Goat Bush, Yucca, Stool, Desert Yaupon, Cat Claw, Mesquite, Huisache, Buffel, and Curly Mesquite. The property has a good road system with cross fenced pastures throughout the property. The property also has a good balance of open pasture and brush cover well suited for grazing and recreational activities.



# WILDLIFE

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

# IMPROVEMENTS

There are two living quarters on the ranch. The first being the main house made of cinder block and brick which has 2-bedrooms and 2-baths along with two living areas and large family room with a kitchen and fireplace. The second house is a cowboy's quarters that has 2-bedrooms and 1-bath, will a full kitchen. There is also a bunk house located adjacent to a large earthen tank that is perfect for cook outs and guest entertaining. There is also a covered barn/storage facility located at the headquarters. In the compound area, you will also find a set of working cattle pens.

# WATER

There is 1 water well that produces 9 gpm, more or less, servicing the 2 houses located in the headquarters. The ranch has 2 earthen surface ponds, with 1 being fairly large when completely full.

# OTHER

Minerals do not convey. Water Rights do not convey. Listing Office must accompany showing.





# 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](http://www.trec.texas.gov)  
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