



Box Ranch

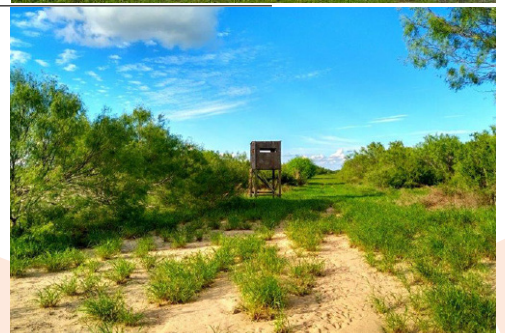
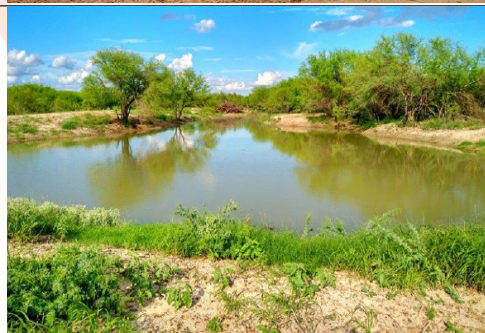
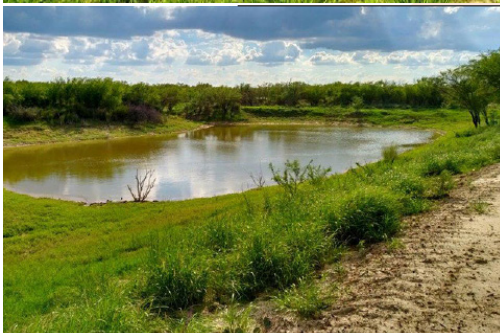
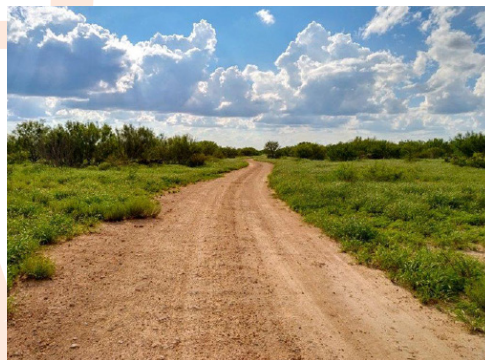
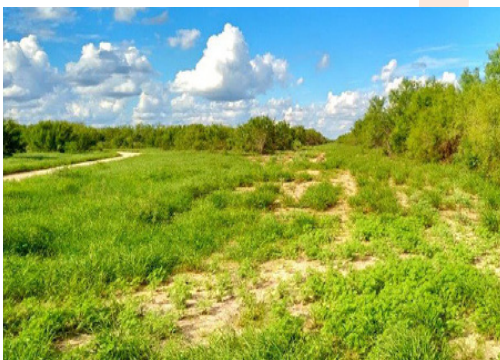


This property is being offered exclusively by Compass Investments Real Estate. This property is well manicured with roads and senderos throughout the property. The property has a great balance of brush and pasture that allow the property to be the perfect hunting ranch with a touch of livestock grazing.

Price: \$897,750.00 or \$2,850.00 per acre

Size: 315 +/- Acres in Webb County

Contact Jay Puig (956)237-8075 jay@compassSTX.com



HABITAT

The property has diverse brush species that provide cover for the wildlife and great protein for the deer population. The brush on the property include black brush, guajillo, persimmons, guayacan, prickly pear, granjeno, and mesquite. Along with the diverse brush, the property is very well suited for a cattle operation. With an abundance of native grasses, the new cattle operator has several potential areas of the ranch that would be perfect for pasture improvements.



WATER

There is one earthen tank located next to the catch pens that is approximately 2 acres in size. There are also 2 wet water ponds located on the property. Besides the 1 earthen tank located on the property, the City of Mirando has installed 1 water meter which is currently providing water to the ranch. This rural water service is a constant and inexpensive system to provide water for the ranch. There is sufficient pressure to locate additional watering facilities throughout the property.

OTHER

All hunting blinds and feeders will convey with the property. Minerals will not convey.



WILDLIFE

The ranch has several species including Bobwhite and Blue quail, dove, wild hogs 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 several senderos at each location. 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 very nice set of working cattle pens that are adjacent to a catch pen. The cattle pens have constant water plumbed directly from a Mirando City water meter. There are electrical plans from Medina Co-op in place to have electrical services at the cattle pens.





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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

WBS 1-0

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Form 2501

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