

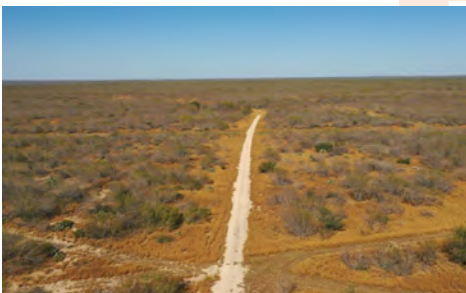


Eagle Ranch 204



This property is being offered exclusively by Compass Real Estate Investments. This tract is well manicured with roads and senderos throughout the property. The property has a great balance of brush and pasture that allows the property to be the perfect hunting ranch with excellent pastures for livestock grazing. The beauty of this ranch is it's ready to enjoy, no need to fence, construct roads or senderos, or root plow. All the heavy lifting has been done! Build your dream ranch home and start making memories!

- Size: 204 +/- acres
- Location: 23 Miles East of Laredo on HWY 359, .10 Miles North of Aguilares, TX on F.M. 2895, 3.5 Miles West of Mirando City, TX. Webb County
- Price: \$714,000.00 or \$3,500.00 per acre



HABITAT

The property has a diverse palette of brush species that provide cover for the wildlife and great protein for the wildlife population. The brush on the property includes black brush, guajillo, persimmons, guayacan, prickly pear, granjeno, and mesquite. The ranch consists primarily of Hebbronville Sandy Loam that is perfect for wildlife forage growth and excellent for growing grasses for livestock grazing.



WATER

The City of Mirando is providing metered water to the ranch through their rural water service program. This rural water service is a constant and inexpensive system that provides city quality water. This feature makes this ranch perfect for your weekend or permanent home as well as an excellent source of water for your wildlife and livestock programs. The ranch also has 2 earthen tanks and 2 wet weather ponds. One of the earthen tanks is stocked with Large Mouth Bass and Florida Tiger Bass.

WILDLIFE

The ranch is full of wildlife with Bobwhite and Blue quail, dove, wild hogs and Whitetail deer. The ranch has seen very limited hunting over the past 5 years which will give you an abundance of opportunities to view and conserve wildlife.

IMPROVEMENTS

Electrical service will be provided to the ranch. The ranch has new low fencing on the perimeter. The ranch also has a set of working cattle pens with a concrete trough. The cattle pens are conveniently located in a trap adjacent to one of the earthen tanks.

OTHER

Minerals will not convey. No current Survey of the property.

Property Disclaimer

Note: This write-up may contain errors and omissions and is for information purposes only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market with no prior notice. Buyers Broker or Agent must be present at first showing or the payment of commission will be at the discretion of Listing Broker.





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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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