



Chihuahua Road Ranch



This ranch has been family owned for 3 generations and is being brought to the market for the first time. The ranch has large bull mesquites and various forage species ideal for growing big deer. Privately located off the highway, this ranch is ideally positioned for a deer management operation. Tanques Creek runs through a portion of the ranch which is ideal for wildlife and hunting opportunities. There are 2 separate drainage points which will potentially allow for the construction of additional earthen tanks. The potential to improve this property is unlimited!

- Size: 480.36 +/- acres in Zapata County
- Location: 13 Miles South of Zapata on HWY 83S, 16 Miles East on F.M. 2687, 1.5 Miles on private easement.
- Price: \$1,000,000.00 or \$2,083.00 per acre
- Terms of Sale: Cash or Conventional financing.



HABITAT

The property consists of various soil cultures including, Copita, Brennan Sandy Loam, Aguilares Sandy Loam, Tela Sandy Clay Loam, Randado-Delmita, and Hebronville Sandy Loam. Clay culture in the creek areas is ideal for earthen tank development.



WATER

The most redeeming feature of this ranch is water service from the Zapata Water District. There is currently a water line on the Southern boundary of the property running West to East, and continuing North on the East boundary of the ranch. The water line allows for endless opportunities for dwellings, livestock, and wildlife. There is one small earthen pond located in the Northwest part of the property that is in perfect condition to rehab.

WILDLIFE

The property has Whitetail deer, hogs, and Javalina.

OTHER

Minerals will not convey. The property is Currently under a hunting and grazing lease, please call Broker for details. The property is enjoying a Livestock Tax Designation.

IMPROVEMENTS

Electrical service is present at the hunter's camp. The ranch is low fenced on 2 sides with game fencing on 2 sides, with 1 cross fence dividing the property into 2 pastures. The perimeter of the property is drivable, with several senderos throughout the ranch.

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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Designated Broker of Firm	License No.	Email	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 Information available at www.trec.texas.gov