



Jefferies Road Ranch



This property is being offered exclusively by Compass Real Estate Investments. This property is conveniently located minutes from Laredo allowing for quick access to amenities. This is a 50 +/- Acre tract that is perfect for hunting and spur-of-the-moment outings. The property is currently set up for hunting with one hunting station on the property. This property is ideal for weekend getaways without being too far from the city.

- Size: 50 +/- Acres in Webb County
- Location: 18 Miles North on I-35N, 6 Miles North on HWY 83N, 1.5 Miles West on FM 255, 3 Miles North on Jefferies Road
- Price: \$475,000.00 or \$9,500.00 per acre



HABITAT

The property has several brush species that provide cover and forage for wildlife. The property consists of Duval Sandy Loam soil. These soils are ideal for and for growing the necessary brush species and grasses for Whitetail Deer and livestock species.



WATER

The property is in the Carrizo-Wilcox aquifer, which is a major aquifer that yields good water at reasonable depths. There is one small earthen pond on the South side of the property.

WILDLIFE

The ranch has several species including Bobwhite and Blue quail, dove, wild hogs, and Whitetail deer.

OTHER

Minerals will not convey.

IMPROVEMENTS

The property is low-fenced on 3 sides, with game fencing on the East boundary. There is an all-weather easement allowing access to the property. The property has several roads and senderos making it easy to get around the ranch. There is one blind and feeder that will convey with 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

Texas law requires all real estate licensees 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.

<u>Compass Performance Services, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9006462</u> License No.	<u>Jay@CompassSTX.com</u> Email	<u>(956)237-8075</u> Phone
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<u>Luis Ayala</u> Sales Agent/Associate's Name	<u>0795056</u> License No.	<u>Layala.hilltop@gmail.com</u> Email	<u>(956)231-7131</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date