

BERCHER RANCH

969 Acres | Duval County



SIMPSON RANCHES

& LAND LLC

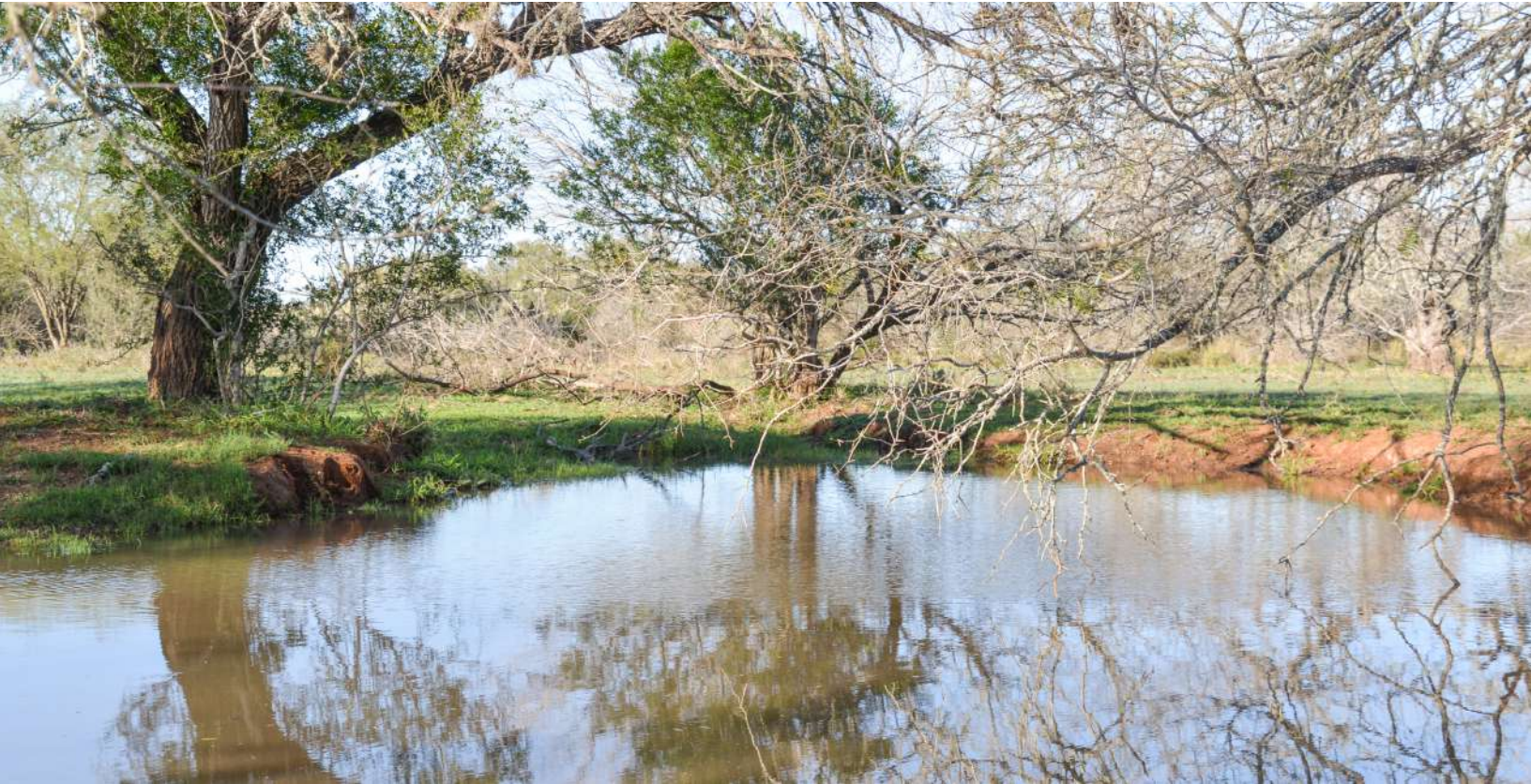
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DESCRIPTION: Rectangular shaped property split by railroad tracks, approximately 18 acres on East side and the remainder on West side of railroad. Medium-heavy native brush on higher elevation. Approximately 1.5 miles in creek bottom along La Rosita Creek. Creek bottom is large native elm, mesquite, and hackberry trees.

LOCATION: 3 miles south of San Diego on State Hwy 359. 1/4 mile west of highway via private, deeded easement.

IMPROVEMENTS: +/- 4000 square foot metal building and a 20' secure storage building.

EQUIPMENT TO BE CONVEYED: 76' 3 bed 2 bath mobile home and 2 - 32' travel trailers. Ice machine. 19 deer stands and 14 feeders. Viviant wireless security system.

WATER: 2 water wells. 1 with submerged pump and electric service, the other is windmill in central pasture area.

TERRAIN/HABITAT: Clear drivable perimeter with several clear ranch senders. Medium to Heavy native brush with typical coverage.

WILDLIFE: Seller has had a feed program the last few years. Hunting limited to owners and new others. All native deer population in good, general condition. Abundant dove and seasonal quail population.

EASEMENTS: Access 30' easement is documented form Hwy 359 to the southeast corner of the property. No other pass through easements. Easement of record for old pipeline and utilities.


MINERALS: Surface sale only



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 Boundary

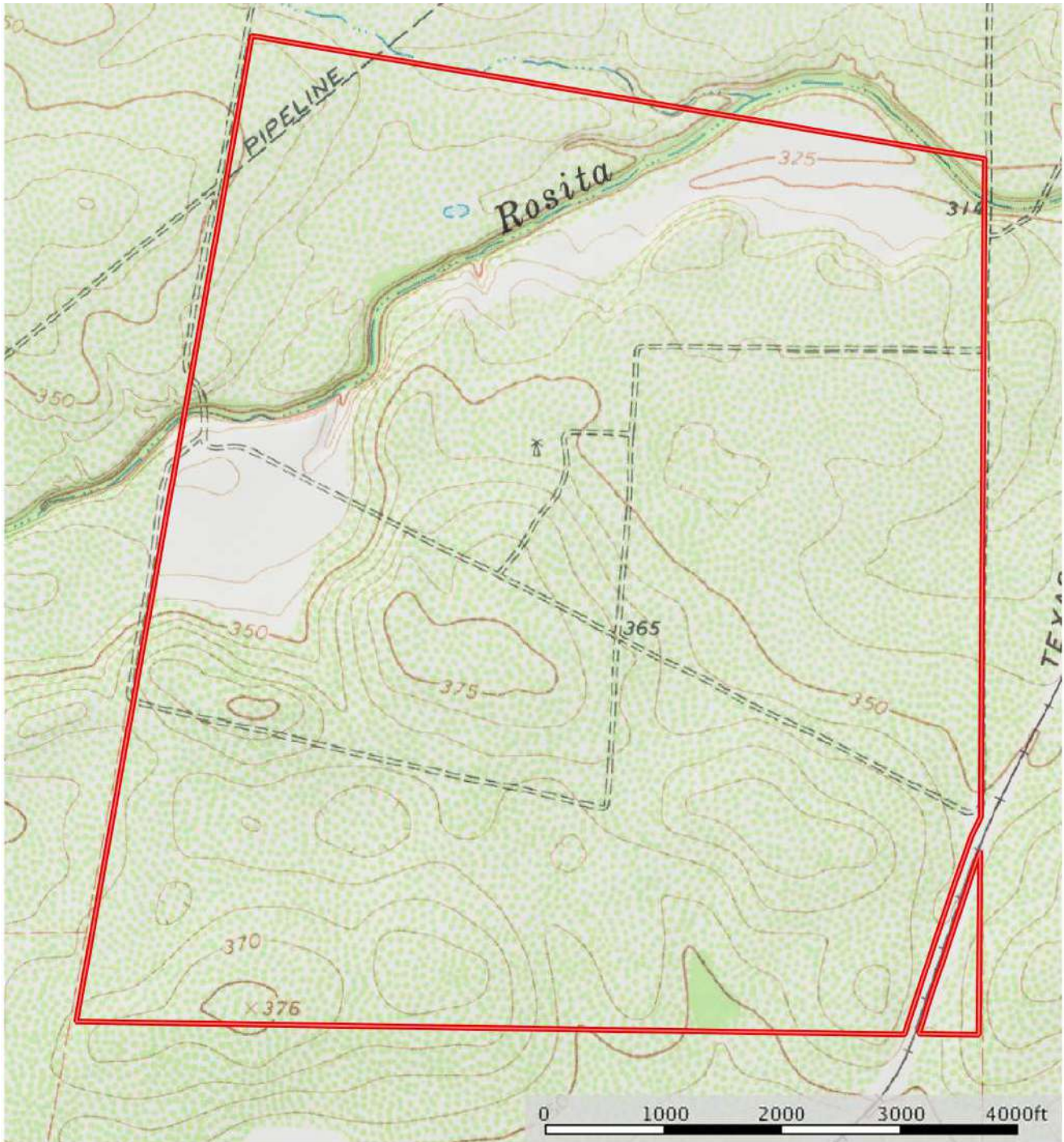
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tomas Molina	255216	molina@simpsonranches.com	361.701.4639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date