

BERCHER RANCH

969 Acres | Duval County

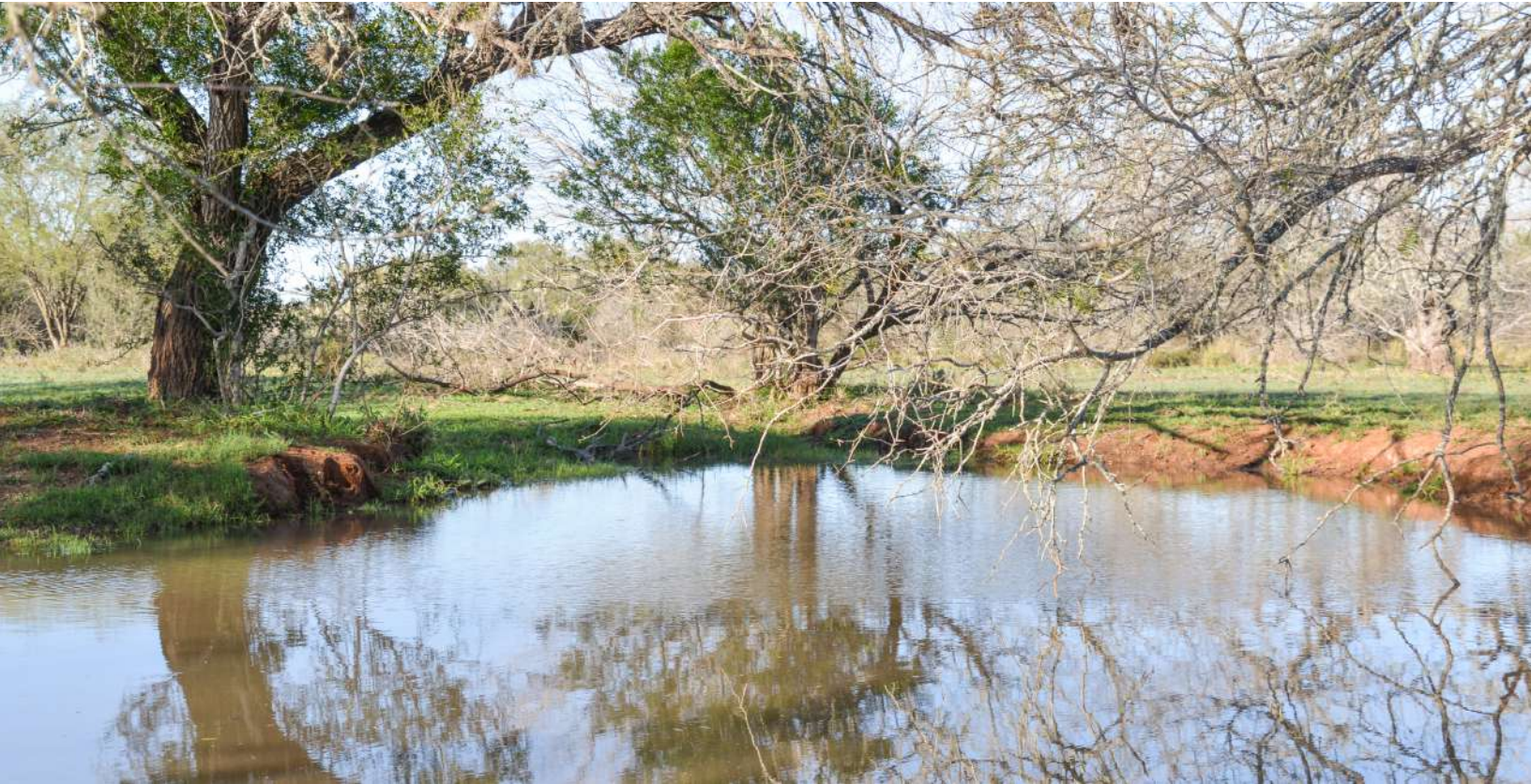


SIMPSON RANCHES

& LAND LLC

Tomas Molina
Office: 830.955.1725
Cell: 361.701.4639

SimpsonRanches.com
Molina@SimpsonRanches.com



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

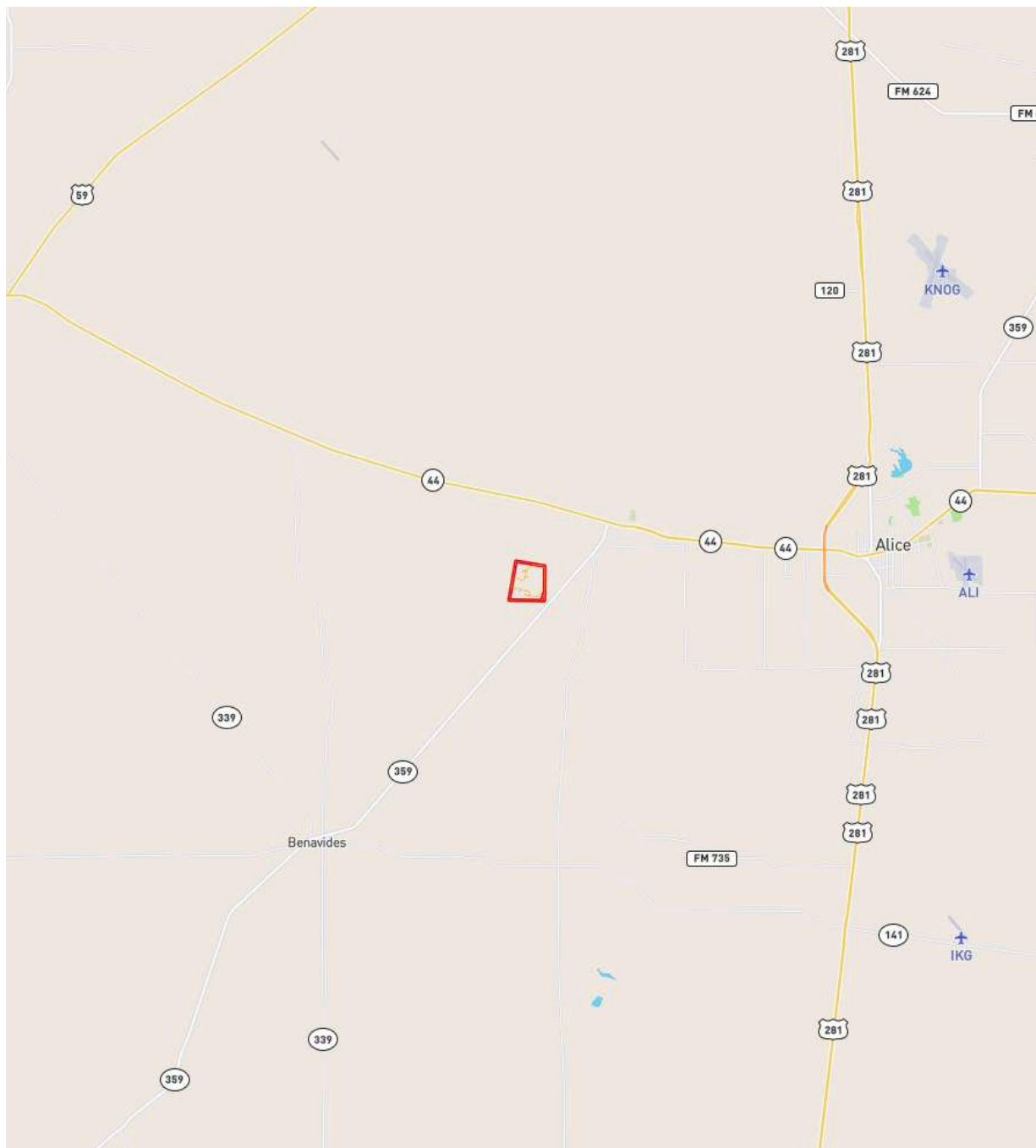


DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



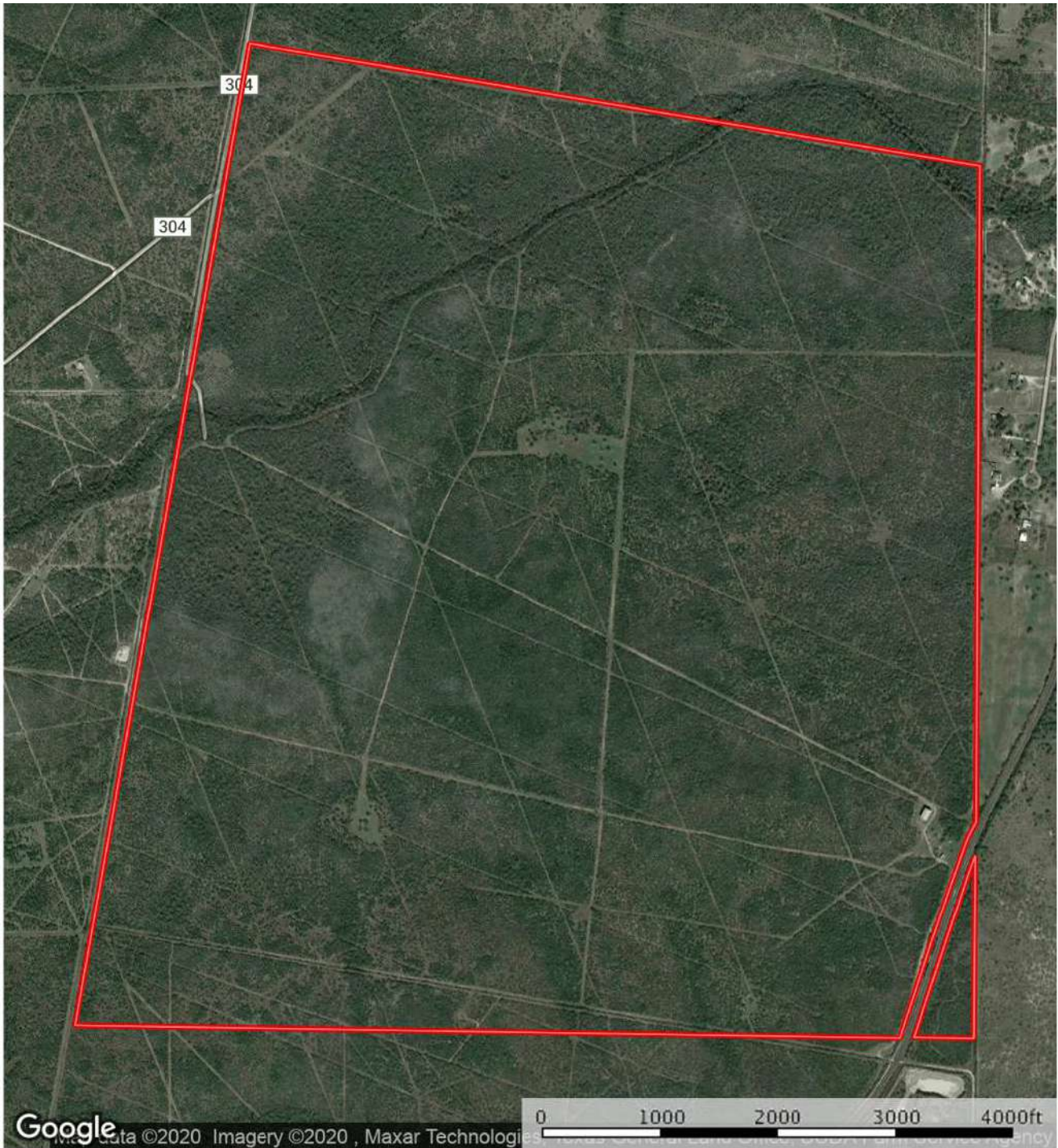
Tomas Molina
Molina@SimpsonRanches.com
SimpsonRanches.com




Cell: 361.701.4639
Office: 830.955.1725

BERCHER RANCH

969 Acres | Duval County



 Boundary

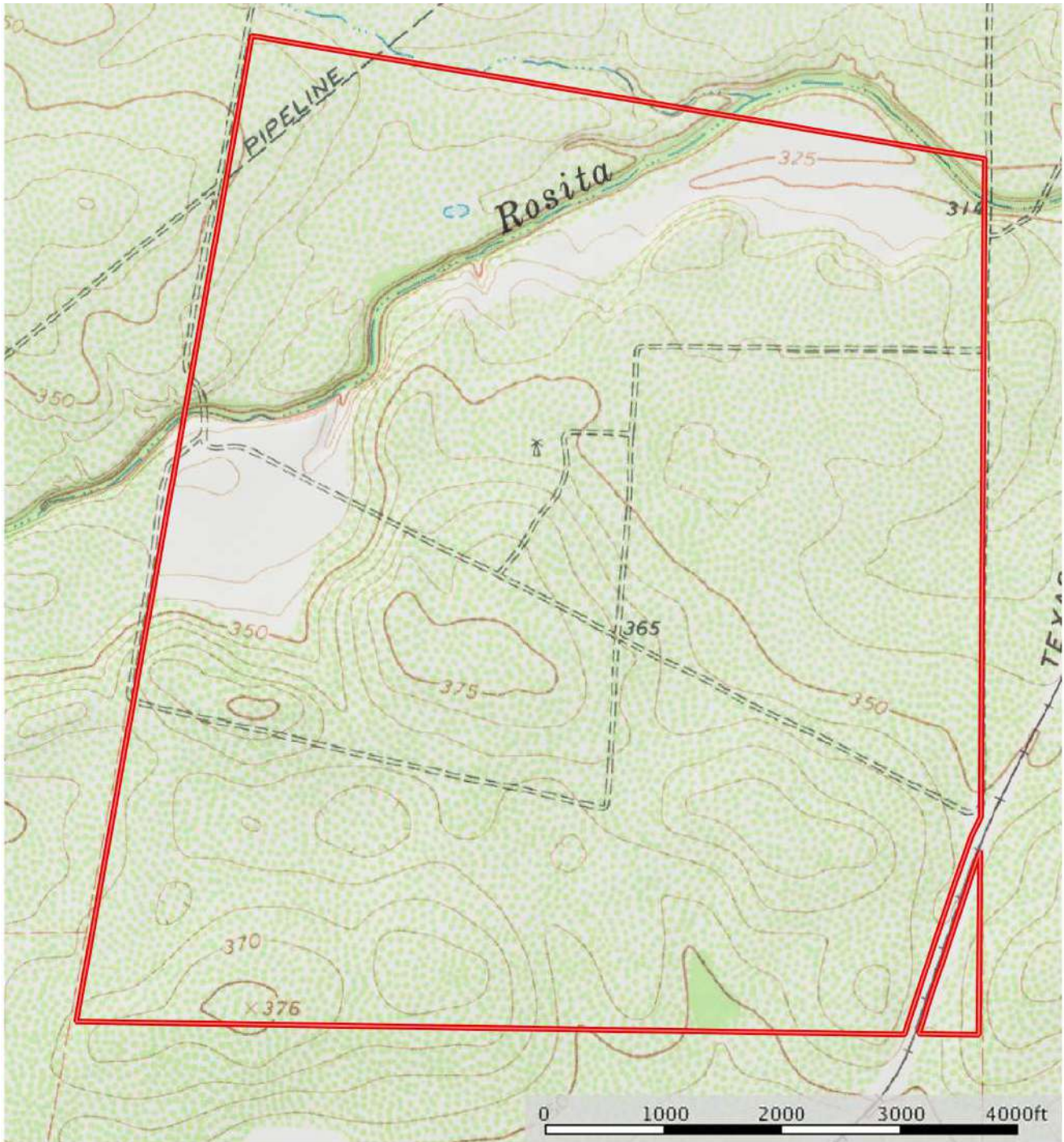
Tomas Molina
Molina@SimpsonRanches.com
SimpsonRanches.com



Cell: 361.701.4639
Office: 830.955.1725

BERCHER RANCH

969 Acres | Duval County



Boundary

Tomas Molina
Molina@SimpsonRanches.com
SimpsonRanches.com



Cell: 361.701.4639
Office: 830.955.1725



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.

Simpson Ranches & Land, LLC	9001555		830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony Simpson	508054	anthony@SimpsonRanches.com	210.854.6365
Designated Broker of Firm	License No.	Email	Phone
	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

