

ALVARADO RANCH

±98 Acres | Jim Wells County



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

We are excited to offer this fine ranch for sale in Jim Wells County. This ranch offers a beautiful 5 bedroom 3 bath home along with a roping arena with an announcer stand, horse stalls, barn and tack room. This ranch includes 98 acres of great hunting and recreational opportunity. Very close to town with easy paved access. Give us a call to set up a showing!



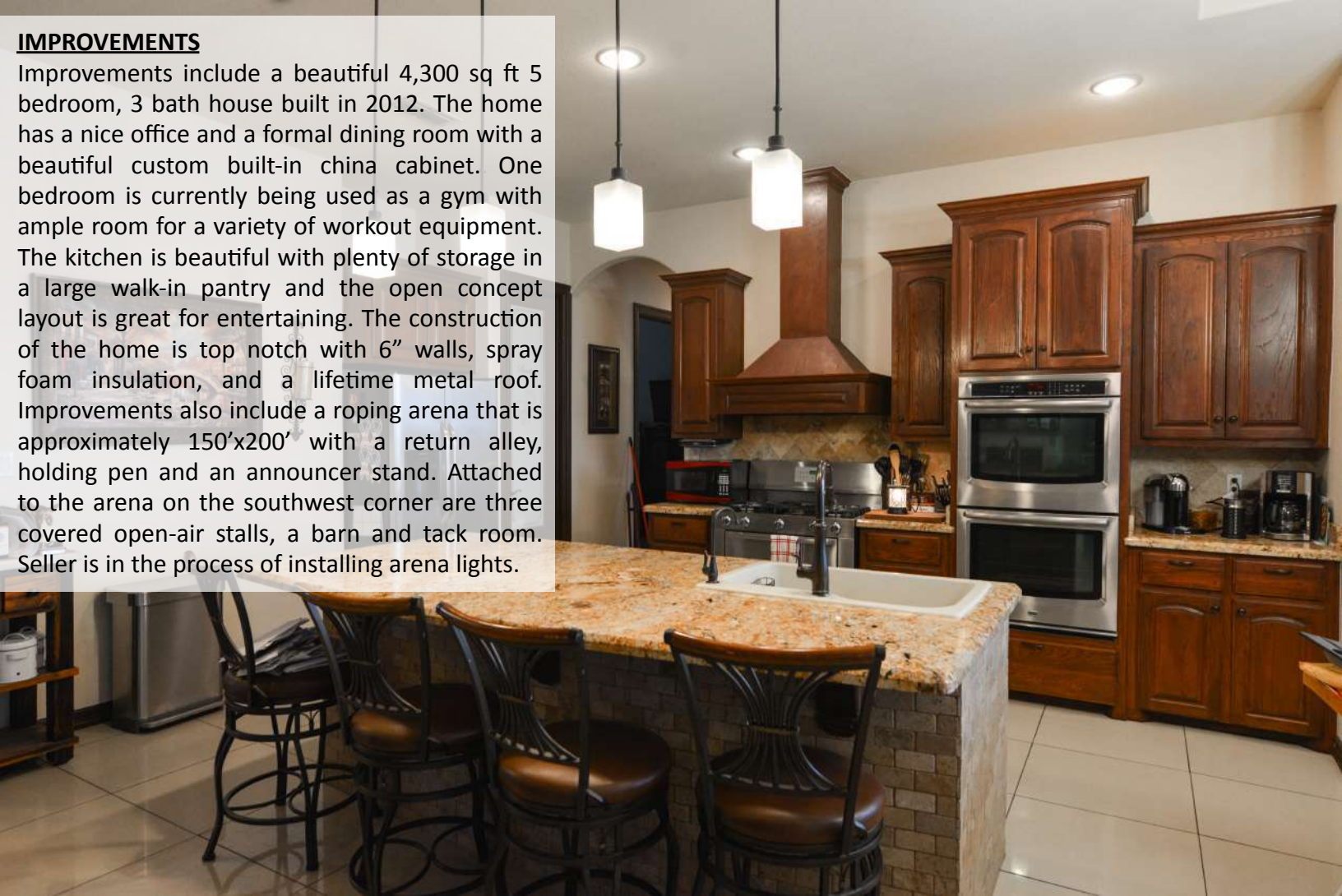
LOCATION

The entrance is ½ mile South of Highway 44 and about 7 miles west of Alice, Tx.



IMPROVEMENTS

Improvements include a beautiful 4,300 sq ft 5 bedroom, 3 bath house built in 2012. The home has a nice office and a formal dining room with a beautiful custom built-in china cabinet. One bedroom is currently being used as a gym with ample room for a variety of workout equipment. The kitchen is beautiful with plenty of storage in a large walk-in pantry and the open concept layout is great for entertaining. The construction of the home is top notch with 6" walls, spray foam insulation, and a lifetime metal roof. Improvements also include a roping arena that is approximately 150'x200' with a return alley, holding pen and an announcer stand. Attached to the arena on the southwest corner are three covered open-air stalls, a barn and tack room. Seller is in the process of installing arena lights.



EQUIPMENT TO BE CONVEYED

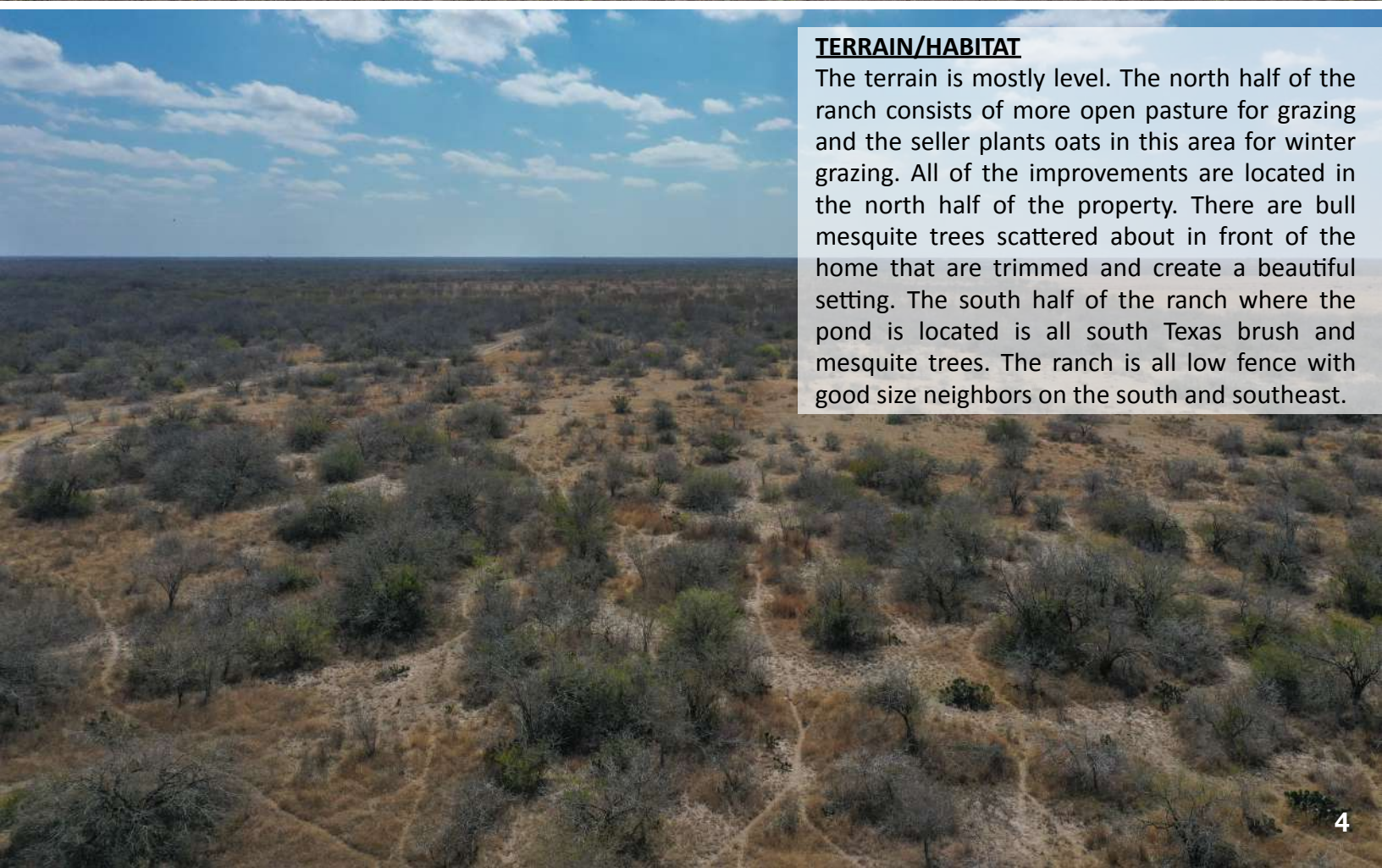
2 blinds, 2 feeders, roping chute and arena panels.





WATER

Water is provided by a 580' water well drilled in 2013. See well report for more information on the well. There is a nice pond on the ranch that is fed by the well that provides water for livestock and is a great dove hunting location. The well also provides water to the barn.



TERRAIN/HABITAT

The terrain is mostly level. The north half of the ranch consists of more open pasture for grazing and the seller plants oats in this area for winter grazing. All of the improvements are located in the north half of the property. There are bull mesquite trees scattered about in front of the home that are trimmed and create a beautiful setting. The south half of the ranch where the pond is located is all south Texas brush and mesquite trees. The ranch is all low fence with good size neighbors on the south and southeast.

WILDLIFE

Wildlife is abundant and consists of whitetail deer, turkey, dove, javelina and a few wild hogs. There are two blinds and two feeders set up for hunting.



EASEMENTS

Utility





MINERALS
Seller owned minerals, if any, will convey.



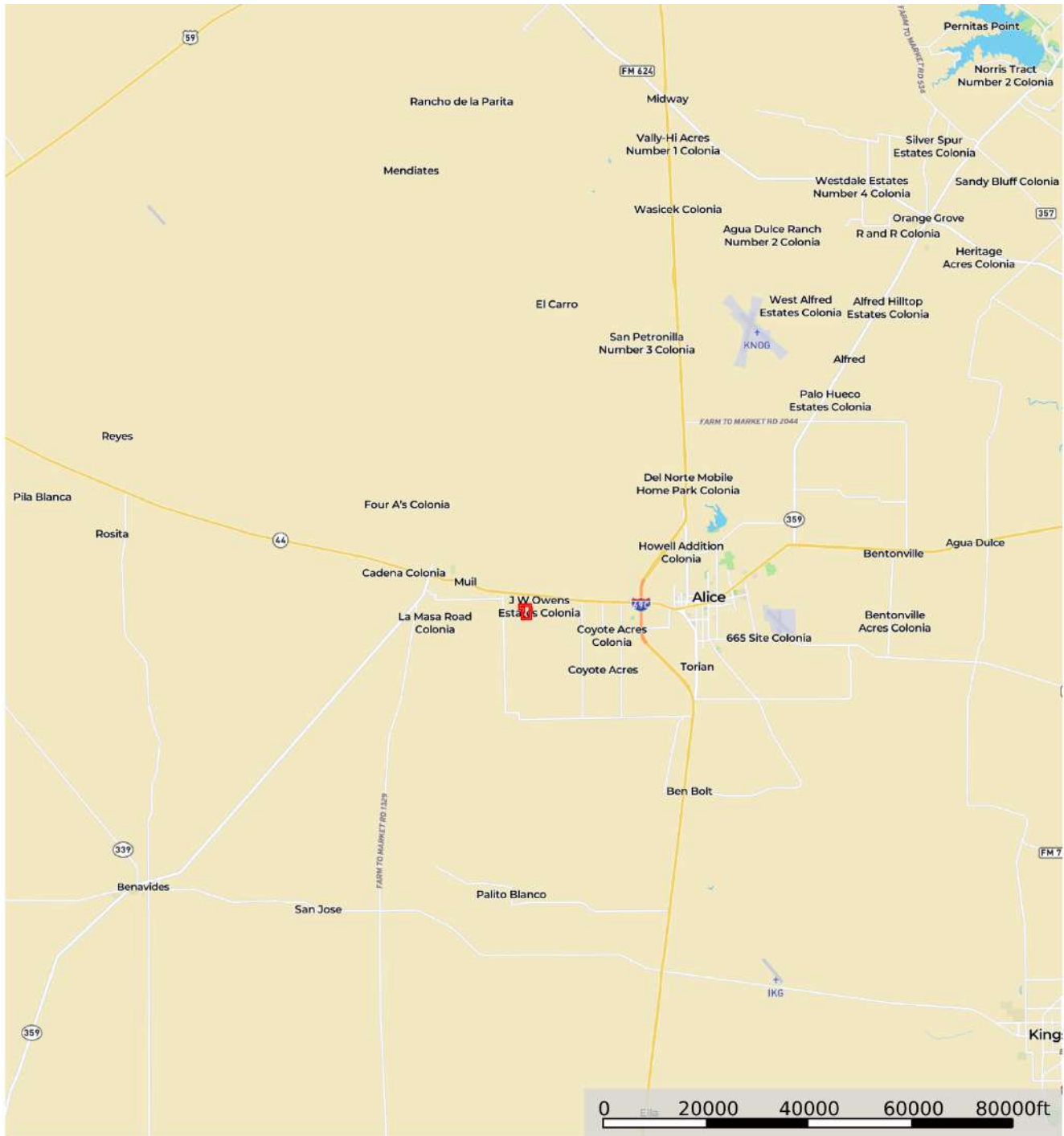
SUMMARY
This is a fantastic ranch that has it all! A beautiful home, roping arena, great hunting and pasture for livestock and horses. This one won't last long in today's market! Shown by appointment only. Call Ryan Cummings at 361-296-4749 or Anthony Simpson at 210-854-6365 to schedule a showing!

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.



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Boundary

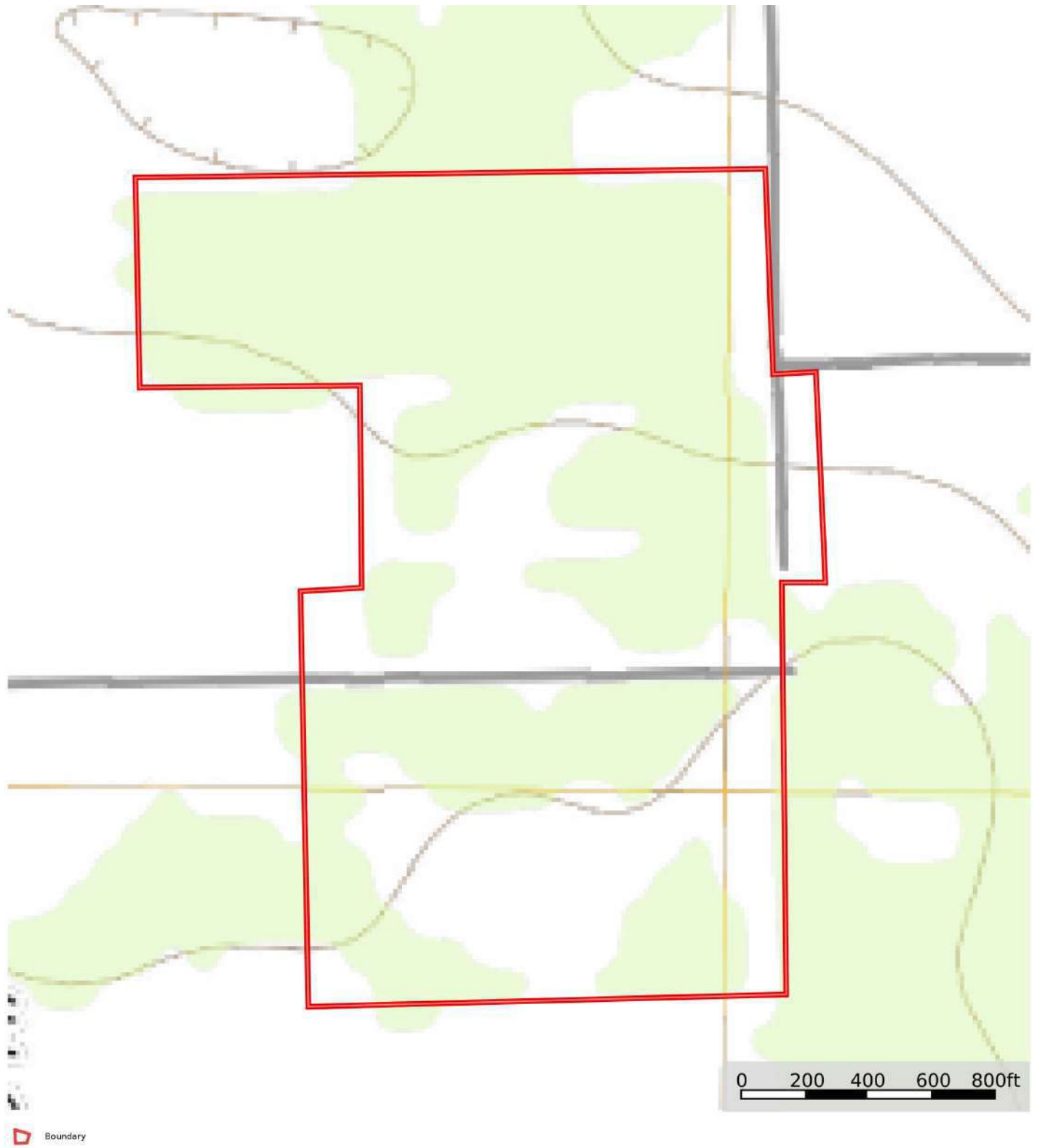
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Information About Brokerage Services

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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J. Ryan Cummings	594725	jryan@simpsonranches.com	361.296.4749
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date