

GRAPE CREEK RANCH

±3,900 Acres | Runnels/Coleman County



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

Quail are the primary focus on this ranch! Along with the quail comes quality whitetail deer, turkey and dove. The current owner has been extensively improving the already great habitat over the last 4-5 years for quail and has achieved great success. Whether you are a quail hunter, deer hunter, or cattleman you will want to come take a look at this ranch!



LOCATION

As the crow flies the ranch is located 12.5 miles ESE of Ballinger and 7 miles NNW of Lake Ivie.



IMPROVEMENTS

Improvements consist of an approximately 1,700 square foot brick home built in 1955 that is in good condition. It has wood floors, a fireplace, a screened porch and 3 bedrooms. There is also a separate garage and covered equipment shed.



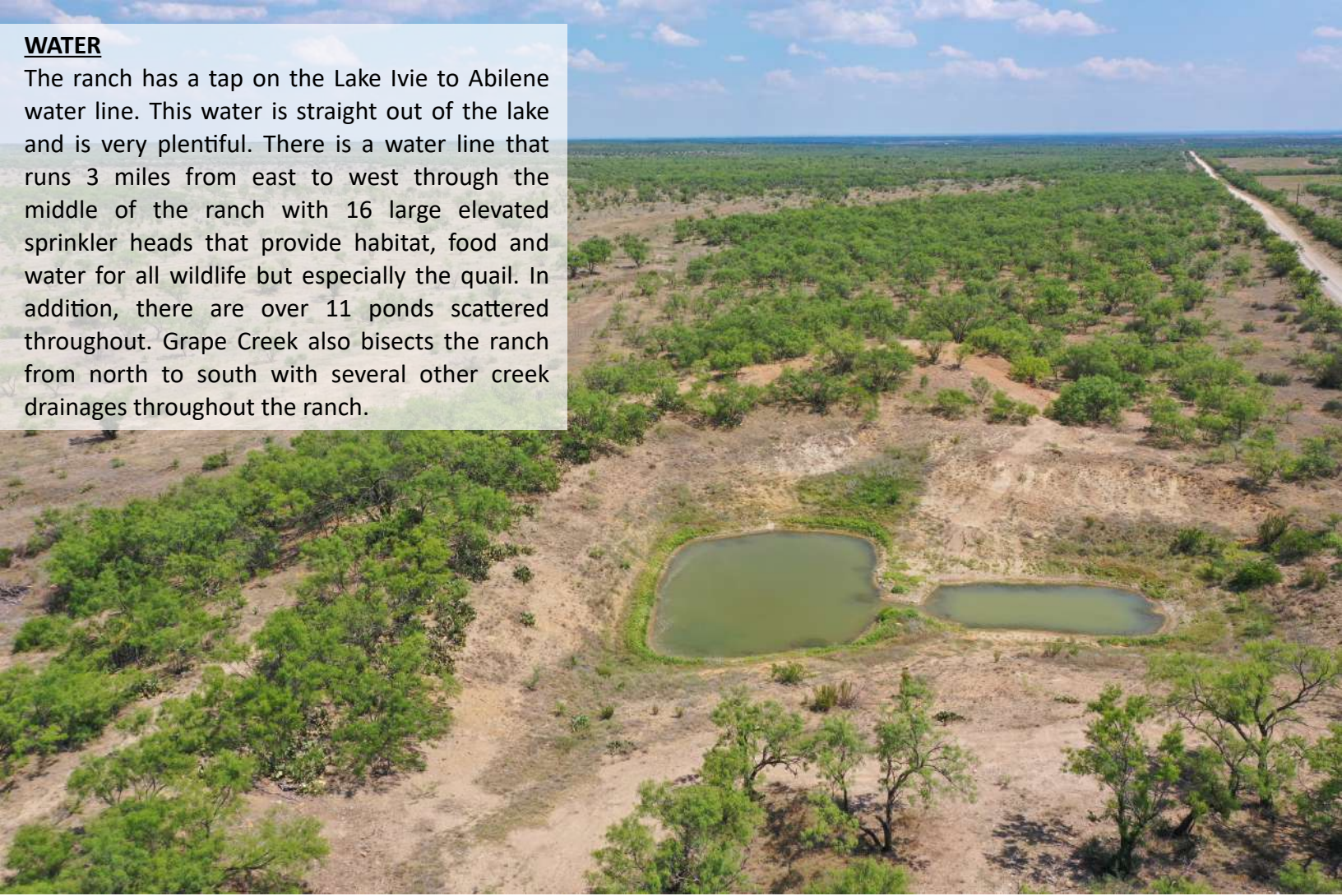
EQUIPMENT TO BE CONVEYED

Some equipment on the ranch is negotiable including a Mahindra tractor, disc and shredder.



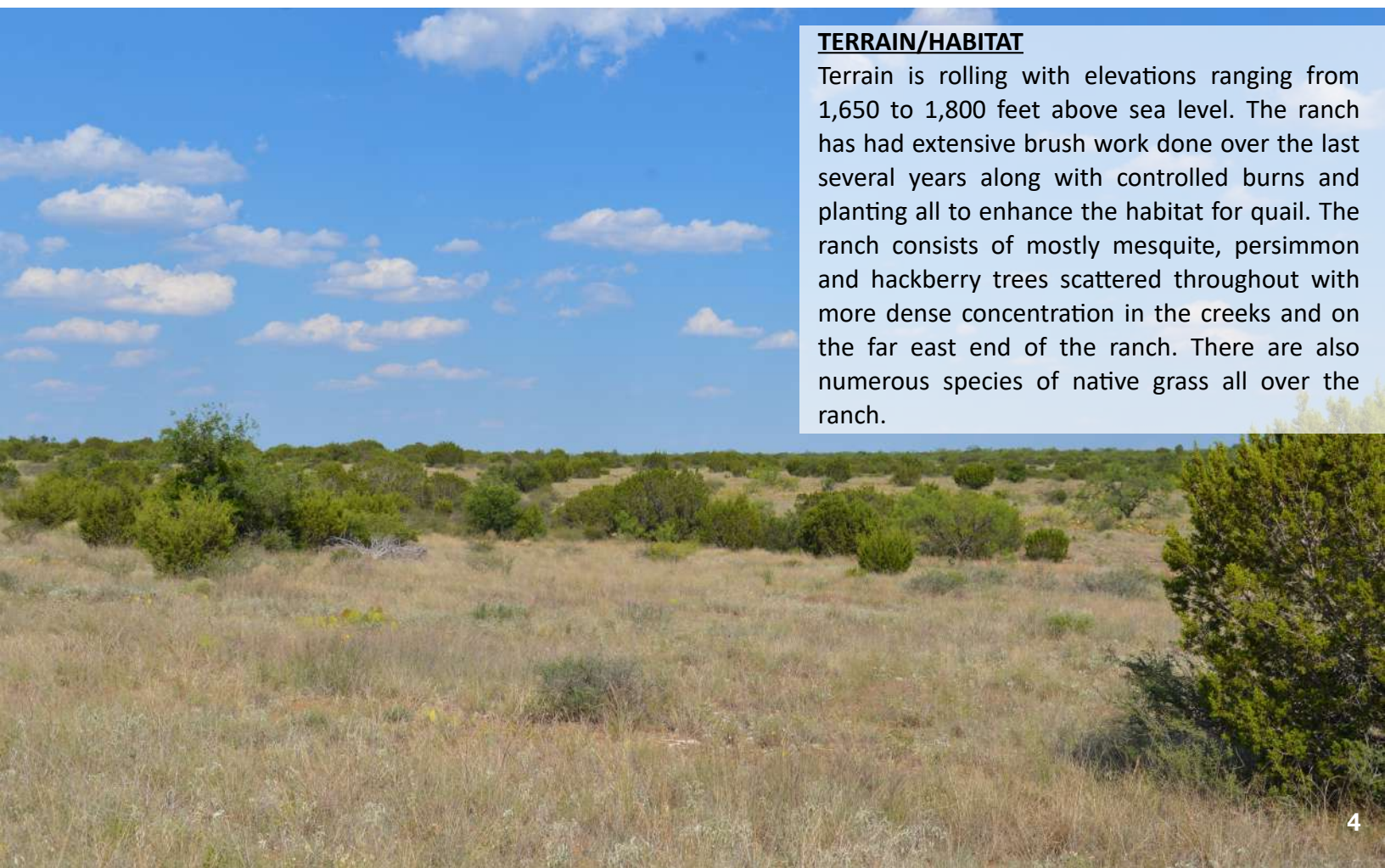
WATER

The ranch has a tap on the Lake Ivie to Abilene water line. This water is straight out of the lake and is very plentiful. There is a water line that runs 3 miles from east to west through the middle of the ranch with 16 large elevated sprinkler heads that provide habitat, food and water for all wildlife but especially the quail. In addition, there are over 11 ponds scattered throughout. Grape Creek also bisects the ranch from north to south with several other creek drainages throughout the ranch.



TERRAIN/HABITAT

Terrain is rolling with elevations ranging from 1,650 to 1,800 feet above sea level. The ranch has had extensive brush work done over the last several years along with controlled burns and planting all to enhance the habitat for quail. The ranch consists of mostly mesquite, persimmon and hackberry trees scattered throughout with more dense concentration in the creeks and on the far east end of the ranch. There are also numerous species of native grass all over the ranch.



WILDLIFE

The most dominant wildlife are quail, deer and dove with huntable populations of turkey as well. The main emphasis on this ranch is quail!



EASEMENTS

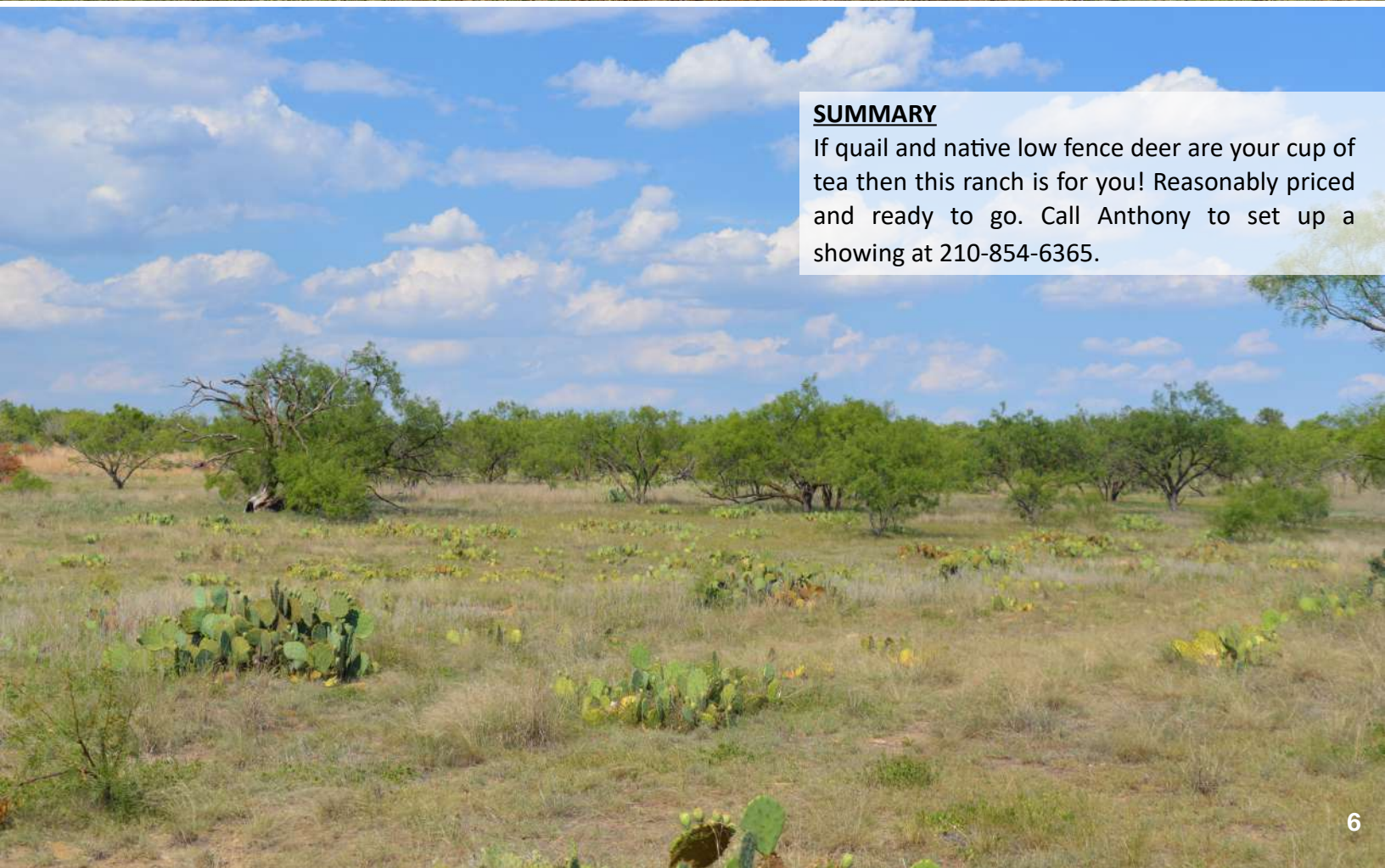
Lake Ivie to Abilene water line, overhead electric line, and any other easements of record. There are no easements through to other ranches.





MINERALS

Seller believes to own ½ of the mineral estate which could be negotiable.

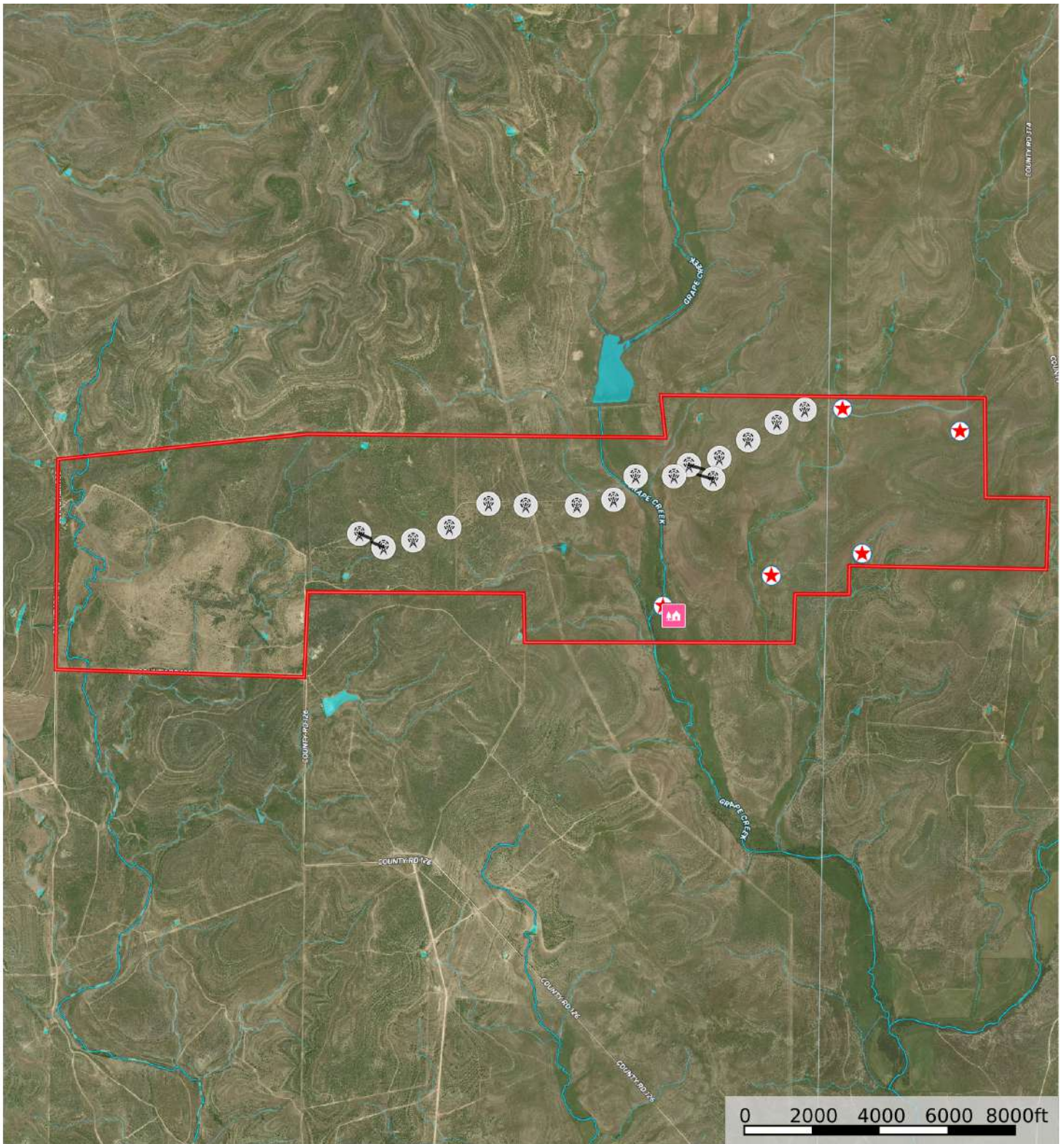


SUMMARY

If quail and native low fence deer are your cup of tea then this ranch is for you! Reasonably priced and ready to go. Call Anthony to set up a showing at 210-854-6365.

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- Windmill
- Existing Site
- Cabin
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

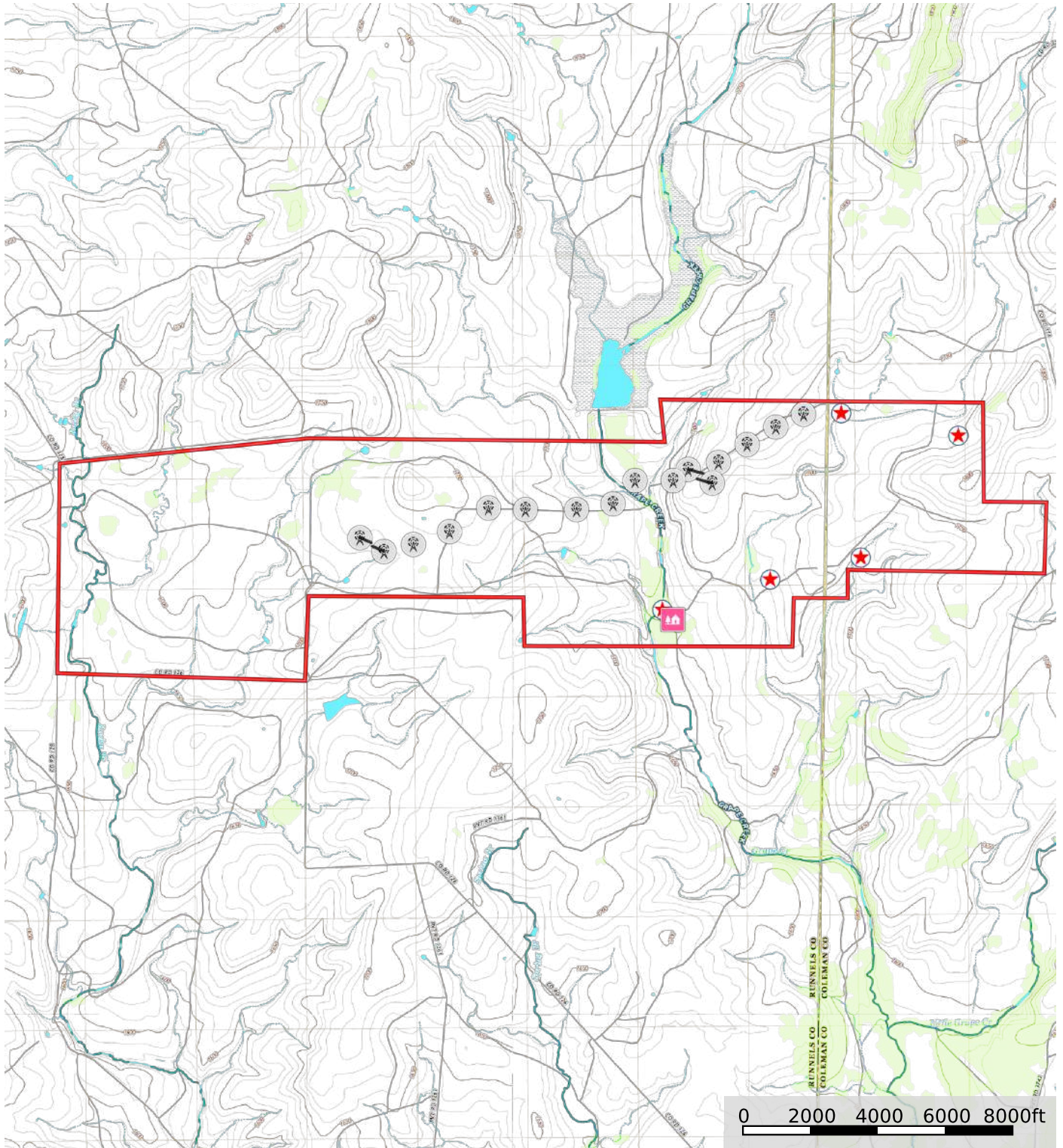
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Information About Brokerage Services

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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|--|-------------|----------------------------|--------------|
| 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 |
| 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