

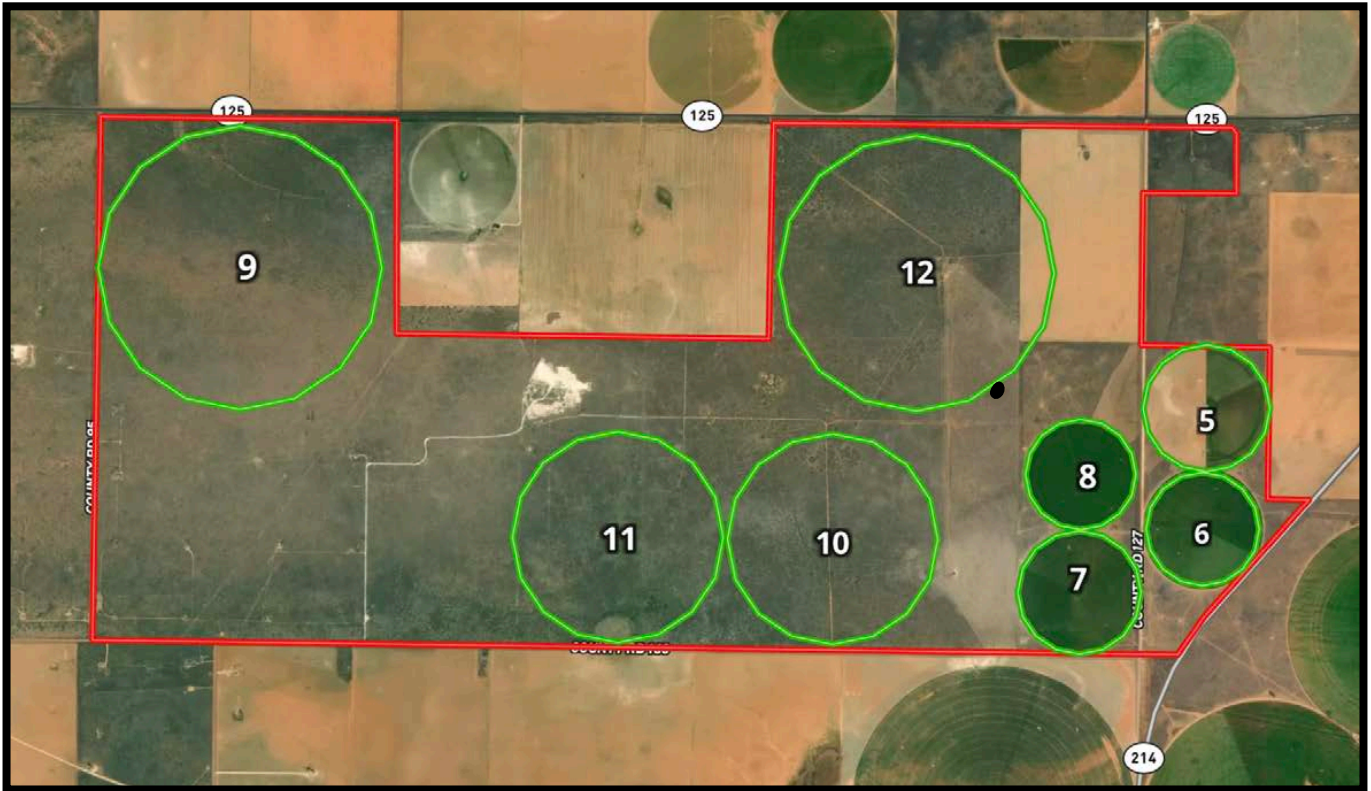
SIMPSON RANCHES
&
LAND, LLC

LEHMAN FARM

PRICE: \$12, 251,511.09

4027.16+- ACRES
COCHRAN COUNTY, TEXAS

1,921.13 ORGANIC IRRIGATED ACRES
184.26 CRP ACRES



SIMPSON RANCHES
&
LAND, LLC

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SUMMARY

1,921.13 ORGANIC IRRIGATED ACRES
184.26 CRP ACRES



SIMPSON RANCHES & LAND, LLC PROUDLY PRESENTS 4,027.16± ACRES OF HIGHLY PRODUCTIVE, INCOME-GENERATING FARMLAND IN COCHRAN COUNTY, TEXAS. RENOWNED FOR ITS FERTILE SOIL AND RELIABLE WATER RESOURCES, THIS PROPERTY PRIMARILY SUPPORTS THE CULTIVATION OF PEANUTS AND COTTON, WITH SECONDARY CROPS SUCH AS CORN, WHEAT, AND ALFALFA ENHANCING ITS VERSATILITY.

- - IRRIGATION SYSTEMS: EQUIPPED WITH 8 CENTER-PIVOT IRRIGATION SYSTEMS FOR EFFICIENT WATER DISTRIBUTION ACROSS THE PROPERTY.
- - ORGANIC IRRIGATED ACRES: 1,921.13± ACRES CERTIFIED ORGANIC AND IRRIGATED.
- - CONSERVATION RESERVE PROGRAM (CRP): 184.26± ACRES ENROLLED, OFFERING ADDED VALUE AND DIVERSIFICATION.
- - CRP ANNUAL PAYMENT: GENERATES \$9,484.00 ANNUALLY, ENHANCING INCOME POTENTIAL.
- -FOR A MORE DETAILED DESCRIPTION OF THE CRP, PLEASE CONTACT ANTHONY SIMPSON.

THE FARM IS CURRENTLY MANAGED AND FARMED BY AN EXPERIENCED, MULTI-GENERATIONAL FARMER, THIS PROPERTY PROVIDES THE OPTION FOR THE CURRENT OPERATOR TO CONTINUE LEASING UNDER NEW OWNERSHIP, OFFERING A SMOOTH TRANSITION AND RELIABLE INCOME POTENTIAL. ALTERNATIVELY, THE NEW OWNER MAY CHOOSE TO FARM THE PROPERTY THEMSELVES, MAKING IT A VERSATILE AND FLEXIBLE INVESTMENT OPPORTUNITY.

THIS EXCEPTIONAL FARMLAND IS A RARE OPPORTUNITY TO OWN IRRIGATED ACREAGE IN ONE OF TEXAS'S MOST PRODUCTIVE AGRICULTURAL AREAS. WHETHER EXPANDING YOUR CURRENT FARMING OPERATION OR SEEKING A RELIABLE INCOME-GENERATING INVESTMENT, THIS PROPERTY IS POISED TO DELIVER OUTSTANDING RETURNS FOR YEARS TO COME.

FOR FURTHER DETAILS OR TO ARRANGE A SHOWING, PLEASE CONTACT ANTHONY SIMPSON VIA PHONE, EMAIL, OR TEXT. WE LOOK FORWARD TO SHOWING YOU ALL THAT THIS INCREDIBLE PROPERTY HAS TO OFFER.

PIVOT INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES

FSA Farm & Tract No	FSA Field No	Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Pivot						
					Manufacturer	Model	Install Date	Serial Number	Length	Towers	Longitude & Latitude
F-1566 T-1589	8	West of 214 5	93.25		Reinke	MN2065	1/1/19	0119-74419	1147.1	6	33.607367, -102.818000
	6 - CRP 7 - CRP		5.84 6.36								
F-1566 T-1589	12	West of 214 6	94.02		Reinke	MN2065	1/1/19	0119-74420	1147.1	6	33.601300, -102.818017
	10 - CRP 11 - CRP		34.23 35.47								
F-1567 T-1055	5	West of 214 7	95.05		Reinke	MN2065	1/1/19	0119-74447	1116.6	6	33.597850, -102.825367
	7 - CRP 6 - CRP 3 - CRP		12.18 11.73 13.63								
F-1567 T-1055	8	West of 214 8	17.06		Reinke	MN2065	1/1/19	0119-74446	1009.8	6	33.603717, -102.825350
	Also part of Pivot 8 F-1567 T-1590	4 3 Mined 5 - CRP	5	59.47 0.01 1.45 89.47							
F-2874 T-2376	25	West of 214 9	501.34		Reinke	MN 2085/2065	4/1/22	0422-83353	2607.2	14	33.614517, -102.876233
	35		1698.78								

THIS INFORMATION IS SUBJECT TO CHANGE

PIVOT INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES

FSA Farm & Tract No	FSA Field No	Bar C Pivot No	Irrigated Acres	Non-Irrigated Acres	Manufacturer	Model	Install Date	Pivot Serial Number	Length	Towers	Longitude & Latitude
F-2874 T-2376	34	West of 214 10	289.21		Reinke	MN 2085/2065	2/1/21	0221-79210	2007.1	12	33.600767, -102.840867
F-2874 T-2376	32	West of 214 11	282.31		Reinke	MN 2085/2065	2/1/21	0221-79228	1949.1	12	33.601017, -102.853200
F-2874 T-2376	23	West of 214 12	465.57		Reinke	MN 2100/2085/2065	2/1/21	0221-79201	2624.1	16	33.613850, -102.835600
Also part of Pivot 12 F-2288 T-488	34	12	23.85								
	35			183.99							

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WATER WELL INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



District No	Permit No	Water Wells (* see Notes)			Longitude & Latitude	Bailey Electric	Longitude & Latitude	Pivots and Equip
		Depth	GPM *	Meter No		Powered by Meter		
67	94893	190609	180	50*	33.607235, -102.817722	87387048	33.601419, -102.813302	5,6, and wells
68	94894	190610	180	50*	33.605459, -102.817737			
69	94896	190610	180	50*	33.604871, -102.815611			
70	94895	190611	180	50*	33.603482, -102.817206	87387048	33.601419, -102.813302	5,6, and wells
71	94899	190615	180	50	33.60229, -102.8131			
72	94898	190614	180	50	33.602178, -102.814844			
73	94104	190028	204	50	33.601519, -102.818015			
74	94892	190608	180	50	33.60139, -102.820843			
75	94897	190613	180	50*	33.600857, -102.81611			
76	94103	190027	185	50	33.600626, -102.818375			
77	94890	190606	180	50	33.600282, -102.819514			
78	94891	190607	180	50	33.600238, -102.820942			
79	93578	180503	210	50*	33.598948, -102.817077			
80	94889	190605	180	50	33.598266, -102.818197			
81	94888	190604	180	50*	33.598066, -102.821296			
82	95360	200347	175	50	33.596998, -102.820594			
83	95359	200346	175	50	33.596813, -102.81938			
84	94887	190603	180	50*	33.595701, -102.821272			
85	94885	190601	180	50	33.595545, -102.826264	87387155	33.601321, -102.829346	8,7, and wells
86	94886	190602	180	50*	33.596615, -102.824019			
87	94097	190021	182	50*	33.596339, -102.82791			
88	94884	190600	180	50	33.595711, -102.828945			
89	93579	180504	195	50*	33.597602, -102.825815			
90	94883	190599	180	50	33.599874, -102.829093			
91	94882	190598	180	50	33.600123, -102.827326			
92	95361	200348	170	50	33.600523, -102.826224			
93	94876	190592	180	50	33.601286, -102.82419			
94	94877	190593	178	50	33.601623, -102.827384	87387155	33.601321, -102.829346	8,7, and wells
95	93581	180506	200	50*	33.602503, -102.823633			
96	94879	190595	180	50	33.602507, -102.828886			
97	93580	180505	202	50*	33.602843, -102.826607			
98	94878	190594	180	50	33.60332, -102.825762			
99	94880	190596	180	50	33.603631, -102.828986			
100	94102	190026	185	50*	33.604953, -102.823063			
101	95362	200349	175	50	33.605494, -102.828876			
102	98308	221081			33.621438, -102.870957	87387348	33.621373, -102.866986	9, and wells
103	98305	221078			33.62044, -102.868779			
104	98114	220929			33.620246, -102.867549			
105	98113	220928			33.618631, -102.86755			
106	98304	221077			33.618471, -102.868969			
107	98306	221079			33.61827, -102.871087			
108	98370	221121			33.618086, -102.872442			
109	98371	221122			33.61791, -102.873873			
110	98112	220927			33.616582, -102.867462			

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WATER WELL INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



District No	Water Wells (* see Notes)				Longitude & Latitude	Bailey Electric	Longitude & Latitude	Pivots and Equip
	Permit No	Depth	GPM *			Meter No		Powered by Meter
111	96229	210312	230	50	33.595922, -102.8327	79008810	33.599980, -102.833812	10, and wells
112	96230	210313	225	50	33.595908, -102.834894			
113	96231	210314	230	50	33.595918, -102.836477			
114	96950	N/A	225	N/A	33.596346, -102.835682			
115	96493	210561	219	50	33.59672, -102.831503			
116	96454	210523	210	50	33.597222, -102.83352			
117	96492	210560	230	50	33.598731, -102.831543			
118	96228	210311	230	50*	33.599076, -102.834023			
119	96491	210559	215	50	33.601304, -102.831689			
120	96458	210527	228	50	33.603465, -102.834173			
121	96237	210320	225	50	33.595724, -102.845924			
122	96236	210319	225	50	33.595727, -102.844405			
123	96235	210318	230	50	33.59576, -102.842468			
124	96234	210317	230	50	33.595843, -102.841101			
125	96233	210316	230	50	33.595894, -102.839647			
126	96232	210315	220	50	33.596015, -102.838646			
127	96949	N/A	225	N/A	33.596356, -102.837778			
128	96477	210545	208	50	33.596677, -102.840732			
129	96461	210530	221	50	33.597159, -102.839326			
130	96611	210668	230	N/A	33.597707, -102.843528			
131	96610	210667	225	N/A	33.598101, -102.842267			
132	96478	210546	220	N/A	33.598404, -102.840827			
133	96462	210531	218	50	33.598457, -102.838466			
134	96460	210529	220	50	33.598951, -102.83637			
135	96463	210532	218	50	33.599224, -102.839729			
136	96464	210533	210	50	33.600488, -102.838574			
137	96456	210525	210	50	33.601104, -102.834074			
138	96465	210534	214	N/A	33.601615, -102.838503			
139	96457	210526	218	50	33.6026, -102.834788			
140	96466	210535	230	N/A	33.602731, -102.838548			
141	96612	210669	220	N/A	33.602616, -102.842875			
142	96613	210670	230	N/A	33.603351, -102.843868			
143	96467	210536	245	50	33.603678, -102.839935			
144	96617	210674	230	N/A	33.60495, -102.841202			
145	96468	210537	240	N/A	33.605308, -102.840307			
146	96459	210528	225	50	33.604415, -102.834136			
147	96005	210121	246	50	33.606735, -102.840125			
148	96004	210120	233	50	33.606598, -102.843831			
149	96614	210671	225	N/A	33.605661, -102.844229			
150	96615	210672	225	N/A	33.604973, -102.846749			
151	96003	210119	233	N/A	33.606508, -102.847608			
152	96002	210118	212	50	33.606404, -102.849874			

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WATER WELL INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



District No	Water Wells (* see Notes)				Longitude & Latitude	Bailey Electric		Pivots and Equip Powered by Meter
	Permit No	Depth	GPM *			Meter No	Longitude & Latitude	
153	14521	42104	N/A	N/A	33.606742, -102.858957	79009772	33.606713, -102.843242	11, and wells
154	95994	210110	173	50	33.605893, -102.866235			
155	14522	42105	N/A	N/A	33.605205, -102.86967			
156	94881	190597	175	50	33.608576, -102.826219	86409556	33.606763, -102.834798	12, and wells
157	94100	190024	190	50	33.607811, -102.827803			
158	96479	210547	230	50	33.607721, -102.831224			
159	96008	210124	230	50	33.6066616, -102.832164			
160	96007	210123	230	50	33.606583, -102.834044			
161	96951	N/A	N/A	N/A	33.606253, -102.834891			
162	96006	210122	235	50	33.606718, -102.837152			
163	96486	210554	238	50	33.608034, -102.8474			
164	96485	210553	235	50	33.608041, -102.846025			
165	96484	210552	225	50	33.608421, -102.843353			
166	96483	210551	230	50	33.608722, -102.841096			
167	96489	210557	230	50	33.609802, -102.842176			
168	96488	210556	225	N/A	33.609511, -102.844581			
169	96487	210555	230	50	33.609327, -102.846097			
170	96482	210550	225	50	33.608815, -102.839566			
171	96481	210549	230	50	33.60896, -102.837099			
172	96480	210548	232	50	33.608969, -102.833605			
173	96616	210673	230	50	33.609692, -102.83499			
174	14520	42103	N/A	N/A	33.614443, -102.834003			
175	96490	210558	230	50	33.611047, -102.843476			
176	96242	210325	212	50	33.615336, -102.836188			
177	13731	3370	198	N/A	33.620434, -102.825563			

THIS INFORMATION IS SUBJECT TO CHANGE

CRP INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



FSN / Tract	Field #s	Acres	Contract #	Conservation Practice Implementation Dates	Practice to be Completed	Practice Includes	Species	Planting Rate per Acre	% of Mix	Amount Required per Acre	Total Amount Required	
1566 / 1589 Around pivots 4, 5, & 6 Lehman Farm	6, 7, 10, 11, 21, 22, 24, 26	266.07	112618	10/31/23	Conservation Cover (327)	No-till method of seed bed preparation Applies to 51% of contracted acreage with a minimum of 3 strips spread across acreage Burn or shred existing grass in early spring allow 4" - 6" of regrowth and apply glyphosate at a rate of 1.5 lbs Acid Equivalent / acre Shred again in late August or September allow 6" - 8" of new regrowth apply glyphosate at a rate of 1.5lbs of AE/ac apply only when and if plants are growing and not moisture stressed If existing vegetation greens up in the spring apply glyphosate at .75 lbs/ac in March or April Plant native grass into mixture according to planting dates						
				05/31/24	Conservation Cover (327)	135.7 ac to be planted - Enhancement map included (Fields: Field 10 - 17.46 ac, Field 11 - 18.09 ac, Field 26 - 84.81 ac, Fields: 21/22/24 - 9.11 ac, Field 6 - 2.98 ac, Field 7 - 3.24 ac) Drill - grass drill w/ dbl disk openers and depth bands followed by cultipacker, press wheels, or drag chains Plant 1/4 - 3/4" deep do not exceed 12" between rows Legumes shall be inoculated with proper Rhizobia bacteria before planting fertilization (requires soil test before application "for establishment"), periodic weed control, or other approved management activities to be used to assist in growth newly seeded grass can take up to 3 years to establish, gear considerations towards success including fertilization, periodic weed control, and mid contract management	Switchgrass (Blackwell, Caddo, Kanlow, native harvest)	3.5 PLS	25%	0.88 PLS	118.74 PLS	
								Indiangrass: yellow ('Cheyenne', 'Lometa')	4.5 PLS	20%	0.90 PLS	122.13 PLS
								Bluestem: sand	6.0 PLS	10%	0.60 PLS	81.42 PLS
								Alfalfa	4.5 PLS	5%	0.23 PLS	30.53 PLS
						Illinois bundleflower ('Sabine')	13.6 PLS	5%	0.68 PLS	92.28 PLS		
						Maximillian sunflower ('Aztec')	3.0 PLS	5%	0.15 PLS	20.36 PLS		
						Partidege Pea (Comanche, native)	13.4 PLS	5%	0.67 PLS	90.92 PLS		
						Fourwing saltbrush	15.5 PLS	5%	0.78 PLS	105.17 PLS		
								Total	80%	4.88	661.54	
				06/30/24	Herbaceous Weed Control (315)	Mow weeds when they reach a height of 6"- 8" Mowing should be above the height of seeded plants After grass establishment weeds to be mowed to manage undesirable plants as needed (Field 10 - 17.46 ac, Field 11 - 18.09 ac, Field 26 - 84.81 ac, Field 21/22/24 - 9.11 ac, Field 6 - 2.98 ac, Field 7 - 3.24 ac)						
				08/31/24	Conservation Cover (327)	maintain existing permanent conservation coverage (Field 10 - 16.77 ac, Field 11 - 17.38 ac, Field 26 - 81.49 ac, Field 21/22/24 - 8.76 ac, Field 6 - 2.86 ac, Field 7 - 3.12 ac)						
				08/31/24	Herbaceous Weed Control (315)	Mow weeds when they reach a height of 6"- 8" Mowing should be above the height of seeded plants						

CRP INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



USDA United States Department of Agriculture
National_Wetland.SDE.wetlands
Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Road Names
 County Boundaries
 GIS_TX.sde.clu_a_tx079

Cochran, Texas

FARM: 1566
 TRACT: 1589

~~TRACT ACS: 880.49~~
~~CROPLAND ACS: 876.61~~

2023 Program Year

Map Created May 15, 2023
 Image Acquisition Year - 2018

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CRP INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES

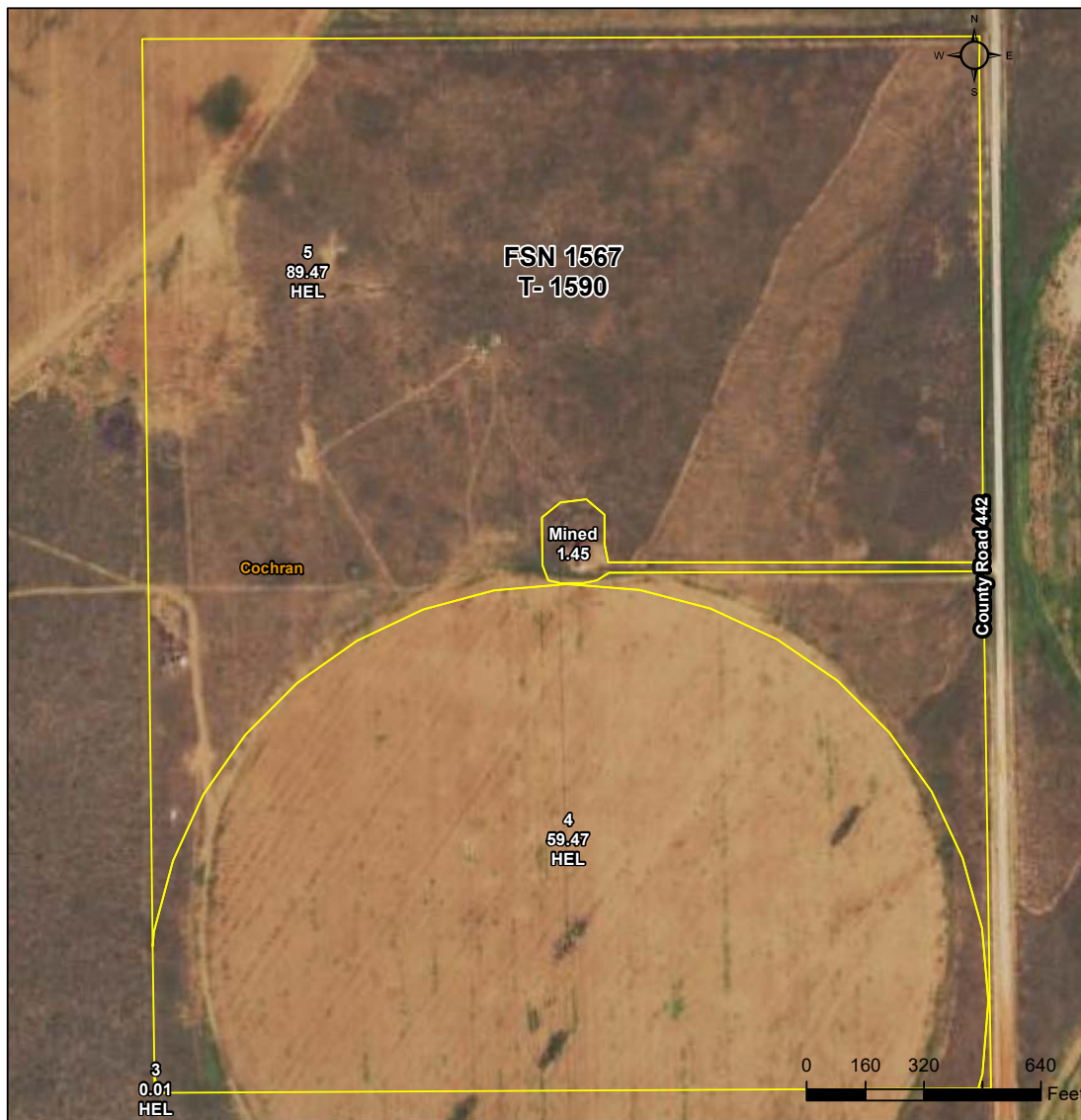


FSN / Tract	Field #s	Acres	Contract #	Conservation Practice Implementation Dates	Practice to be Completed	Practice Includes	Species	Planting Rate per Acre	% of Mix	Amount Required per Acre	Total Amount Required
1567 / 1590	5	89.47	11258A	10/31/23	Conservation Cover (327)	No-till method of seed bed preparation Applies to 51% of contracted acreage with a minimum of 3 strips spread across acreage Burn or shred existing grass in early spring allow 4" - 6" of regrowth and apply glyphosate at a rate of 1.5 lbs Acid Equivalent / acre Shred again in late August or September allow 6" - 8" of new regrowth apply glyphosate at a rate of 1.5lbs of AE/acre apply only when and if plants are growing and not moisture stressed If existing vegiation greens up in the spring apply glyphosate at .75 lbs/ac in March or April Plant native grass into mixture according to planting dates (Field 5 - 45.63ac) see enhancement map					
Above pivot 8 Lehman Farm Enhancement map included											
				05/31/24	Conservation Cover (327)	45.63 ac to be planted (Field 5 - 45.63ac) see enhancement map Drill - grass drill w/ dbl disk openers and depth bands followed by cultipacker, press wheels, or drag chains Plant 1/4 - 3/4" deep do not exceed 12" between rows Legumes shall be inoculated with proper Rhizobia bacteria before planting fertilization (requires soil test before application "for establishment"), periodic weed control, or other approved management activities to be used to assist in growth newly seeded grass can take up to 3 years to establish, gear considerations towards success including fertilization, periodic weed control, and mid contract management	Switchgrass (Blackwell, Caddo, Kanlow, native harvest) Indiangrass: yellow ('Cheyenne', 'Lometa') Bluestem: sand Alfalfa Illinois bundleflower ('Sabine') Maximilian sunflower ('Aztec')	3.5 PLS 4.5 PLS 6.0 PLS 4.5 PLS 13.6 PLS 3.0 PLS	25% 20% 10% 5% 5%	0.88 PLS 0.90 PLS 0.60 PLS 0.23 PLS 0.68 PLS 0.15 PLS	39.93 PLS 41.07 PLS 27.38 PLS 10.27 PLS 31.03 PLS 6.84 PLS
				06/31/2024	Herbaceous Weed Control (315)	Mow weeds when they reach a height of 6" - 8" Mowing should be above the height of seeded plants After grass establishment weeds to be mowed to manage undesirable plants as needed (Field 5 - 45.63ac)	Partidege Pea (Comanche, native)	13.4 PLS	5%	0.67 PLS	30.57 PLS
				08/31/24	Conservation Cover (327)	Maintain existing permanent conservation coverage (Field 5 - 43.84ac)	Fourwing saltbush	15.5 PLS	5%	0.78 PLS	35.36 PLS
				08/31/24	Herbaceous Weed Control (315)	Mow grasses 6" - 18" depending on existing cover. Complete on 20% of each field (2,8,12) Perform in a series of strips Perform at least one time after 3rd yr and before end of 6 for 10 yr contracts and yr 9 for 15 yr contracts Only mow once every 3 years and alternate mowed areas (Field 5 - 43.84ac)					
				08/31/27	Early Successional Habitat Development-Mgt (647)	Mow grasses 6" - 18" depending on existing cover. Complete on 20% of each field (5) Perform in a series of strips					
						Perform at least one time after 3rd yr and before end of 6 for 10 yr contracts and yr 9 for 15 yr contracts Only mow once every 3 years and alternate mowed areas (Field 5 - 17.90ac)					
							Total	80%	4.88	222.45	

CRP INFORMATION

COCHRAN COUNTY, TX

4,027.16 ACRES



USDA United States Department of Agriculture National_Wetland.SDE.wetlands

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Road Names
- County Boundaries
- GIS_TX.sde.clu_a_tx079

Cochran, Texas

FARM: 1567
TRACT: 1590

TRACT ACS: 150.40
CROPLAND ACS: 148.95

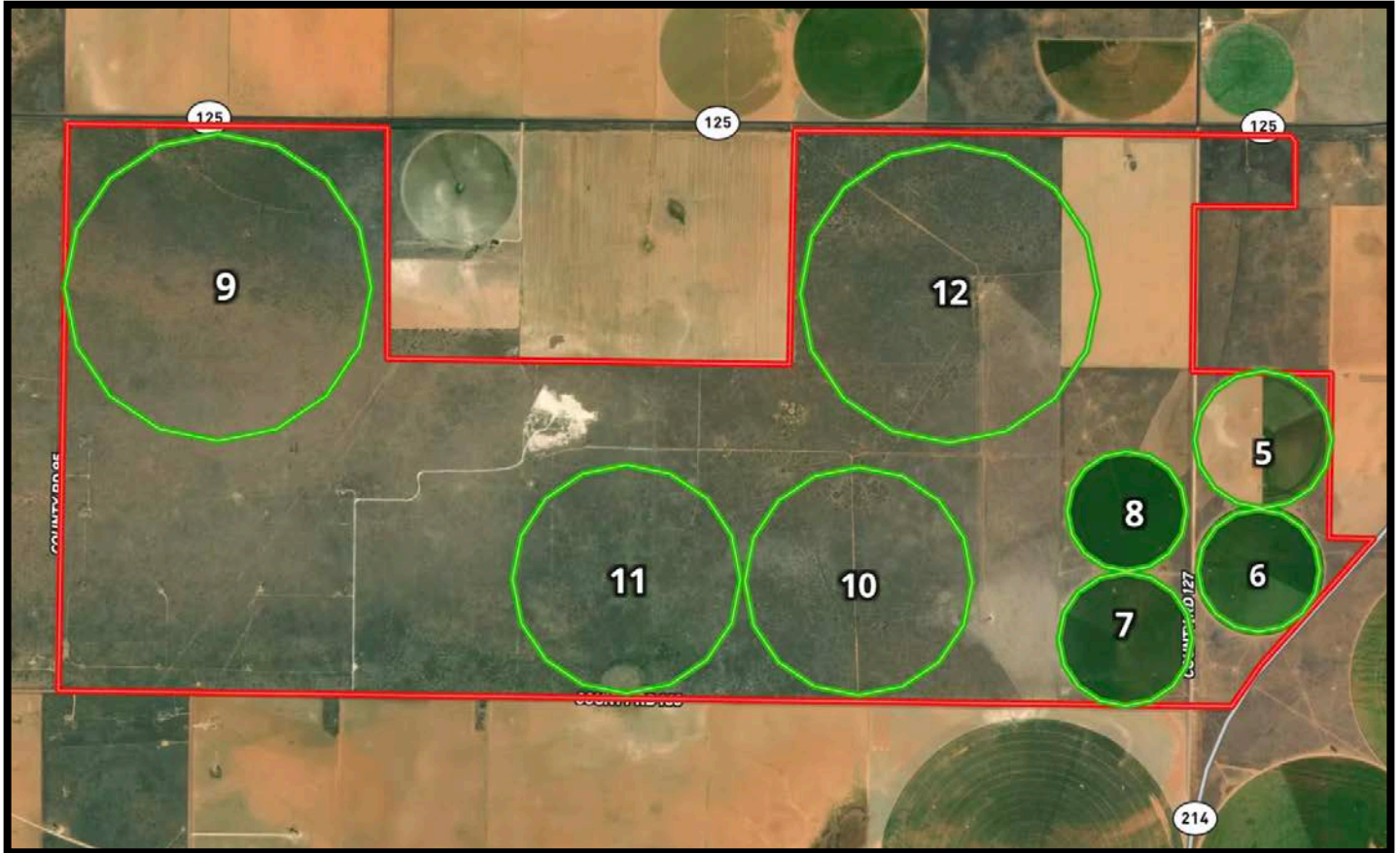
2023 Program Year

Map Created May 15, 2023
Image Acquisition Year - 2018

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COCHRAN COUNTY, TX

4,027.16 ACRES



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.



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.



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	info@simpsonranches.com	830.955.1725
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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