

FRIO ELM CREEK RANCH

1993± Acres | Frio County, Texas



SIMPSON RANCHES
— & —
LAND, LLC

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DESCRIPTION

We are excited to offer this exceptional high-fenced hunting ranch for sale! Located near Frio Town, Texas, just off Highway 57 with access via Highway 140, this ranch boasts impressive diversity. It features fertile sandy loam bottomland, scenic high hills, two creeks, four stock ponds, and outstanding native brush species. Fully equipped with blinds, feeders, and a well appointed hunting camp, this property is ready to go!



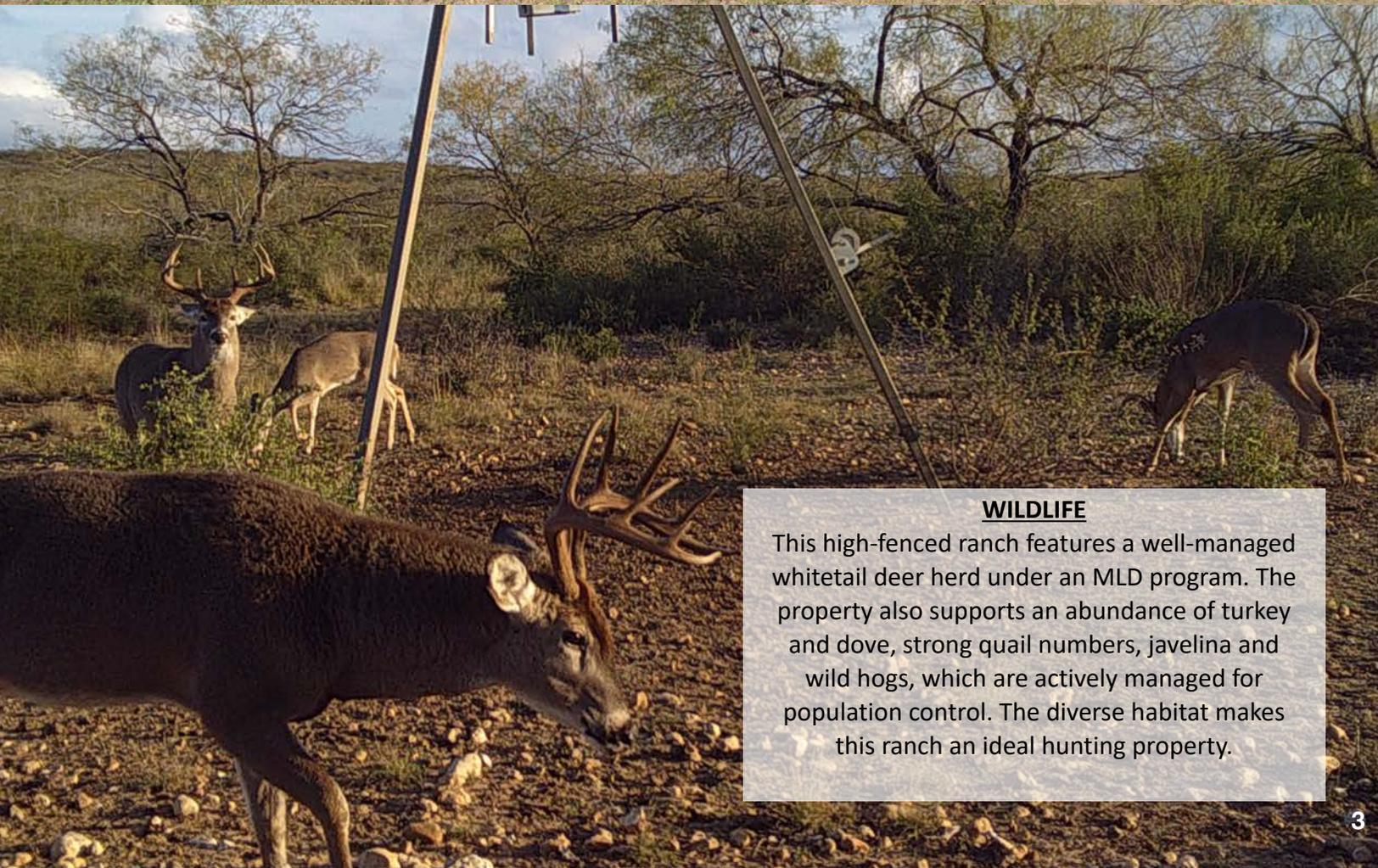
LOCATION

Frio Elm Creek Ranch is situated in Frio County, just off Highway 140, about 20 minutes west of H-E-B in Pearsall and approximately an hour from downtown San Antonio. The ranch has access via two easement roads: a brand-new wide caliche road and a paved road. It offers a perfect balance of seclusion and convenience.



IMPROVEMENTS

The headquarters is well-maintained and shaded by large mesquite trees. Improvements include two mobile homes, a cantina/cook shack, pavilions, fire pits, and concrete patios. The property also features a modest shooting range, a parking area, sidewalks, two storage containers, and an enclosed barn. Electric swing gates provide controlled access from Highway 140 to the headquarters. The ranch is well-equipped for hunting, with 9 enclosed hunting blinds, 11 corn feeders, and 9 protein feeders.



WILDLIFE

This high-fenced ranch features a well-managed whitetail deer herd under an MLD program. The property also supports an abundance of turkey and dove, strong quail numbers, javelina and wild hogs, which are actively managed for population control. The diverse habitat makes this ranch an ideal hunting property.

WATER

Water is abundant throughout the ranch, with four stock ponds and two creeks, Elm Creek and Jack Creek, which retain water during normal rainfall. There are two water wells—one solar-powered and one electric. The property also features seven rainwater harvesting stations and five water troughs to ensure a reliable water supply for wildlife.



TERRAIN/HABITAT

The ranch's elevation ranges from 650 to 800 feet above sea level. The soil varies from sandy loams and clay loams in the bottomlands to gravel loams and rocky terrain in the hills. The brush diversity is excellent, with species such as granjeno, guayacan, guajillo, blackbrush, and lotebush. Tree cover includes mesquite, cedar elm, hackberry, persimmon, and live oak. Native grasses such as big bluestem, grama, windmill grass, and curly mesquite provide outstanding cover for quail, deer, and turkey.



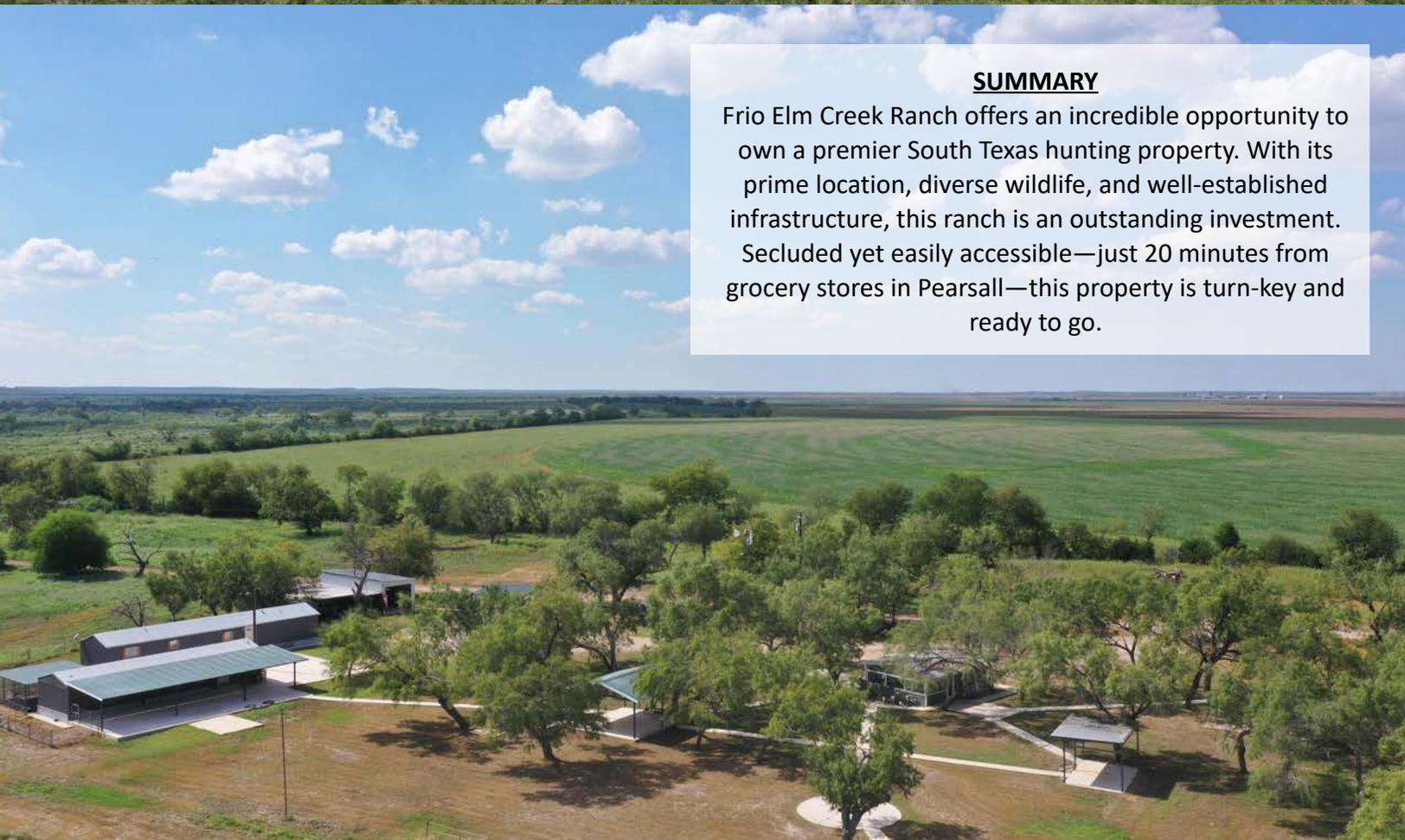


EASEMENTS

There is one pipeline easement on the property.

MINERALS

Surface estate only. A small % of minerals may be available, ask Broker for details.



SUMMARY

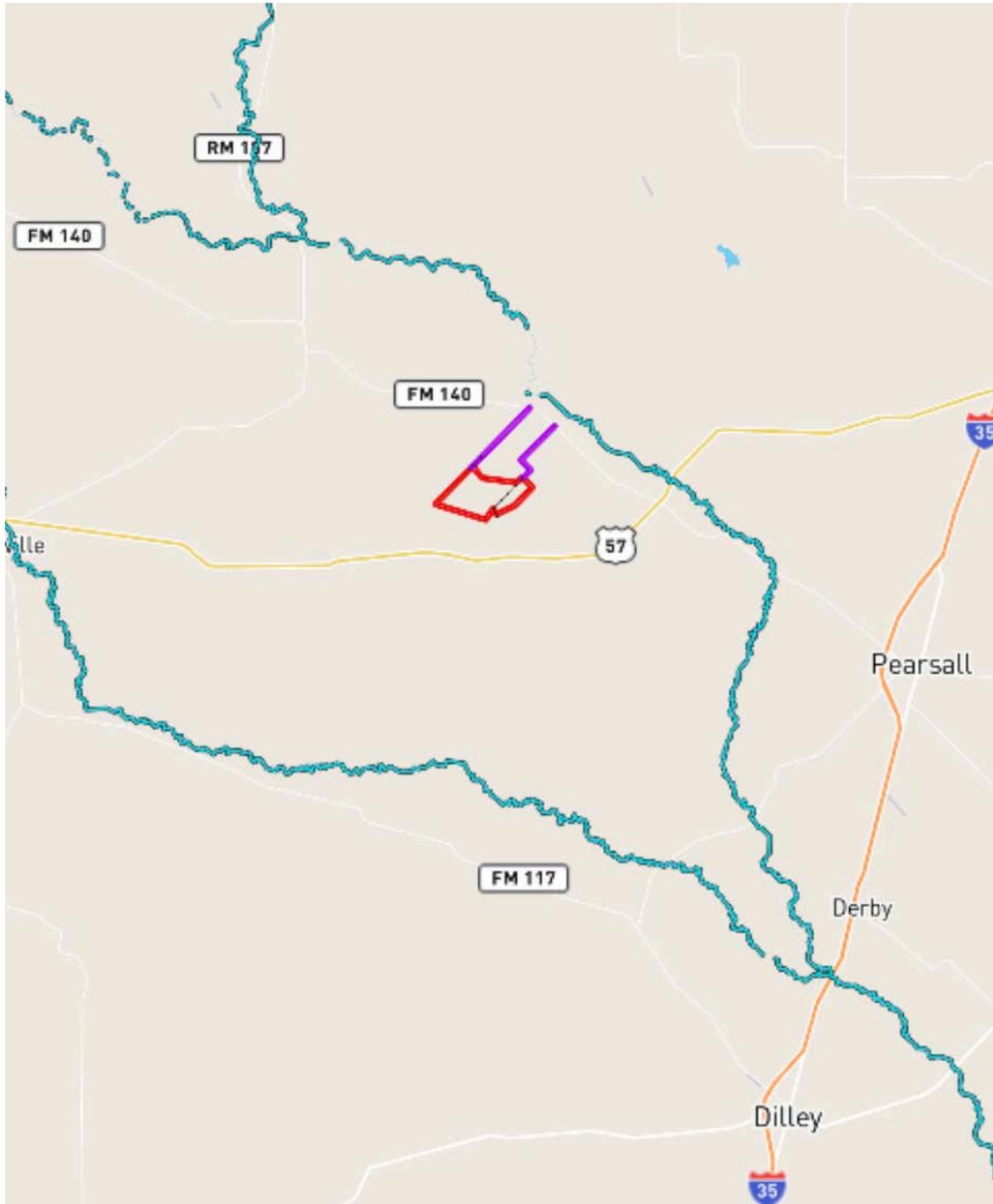
Frio Elm Creek Ranch offers an incredible opportunity to own a premier South Texas hunting property. With its prime location, diverse wildlife, and well-established infrastructure, this ranch is an outstanding investment. Secluded yet easily accessible—just 20 minutes from grocery stores in Pearsall—this property is turn-key and ready to go.

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.



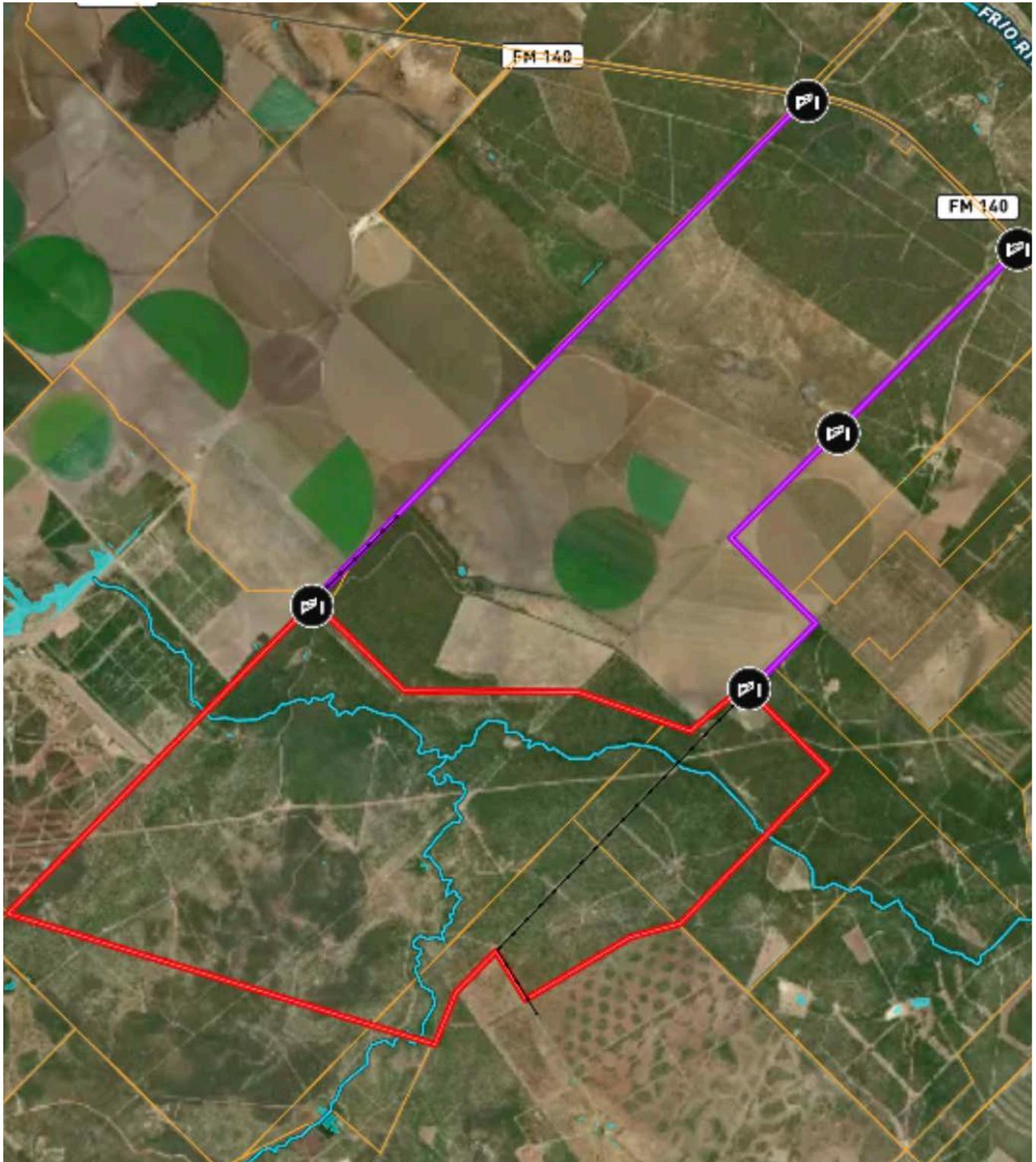
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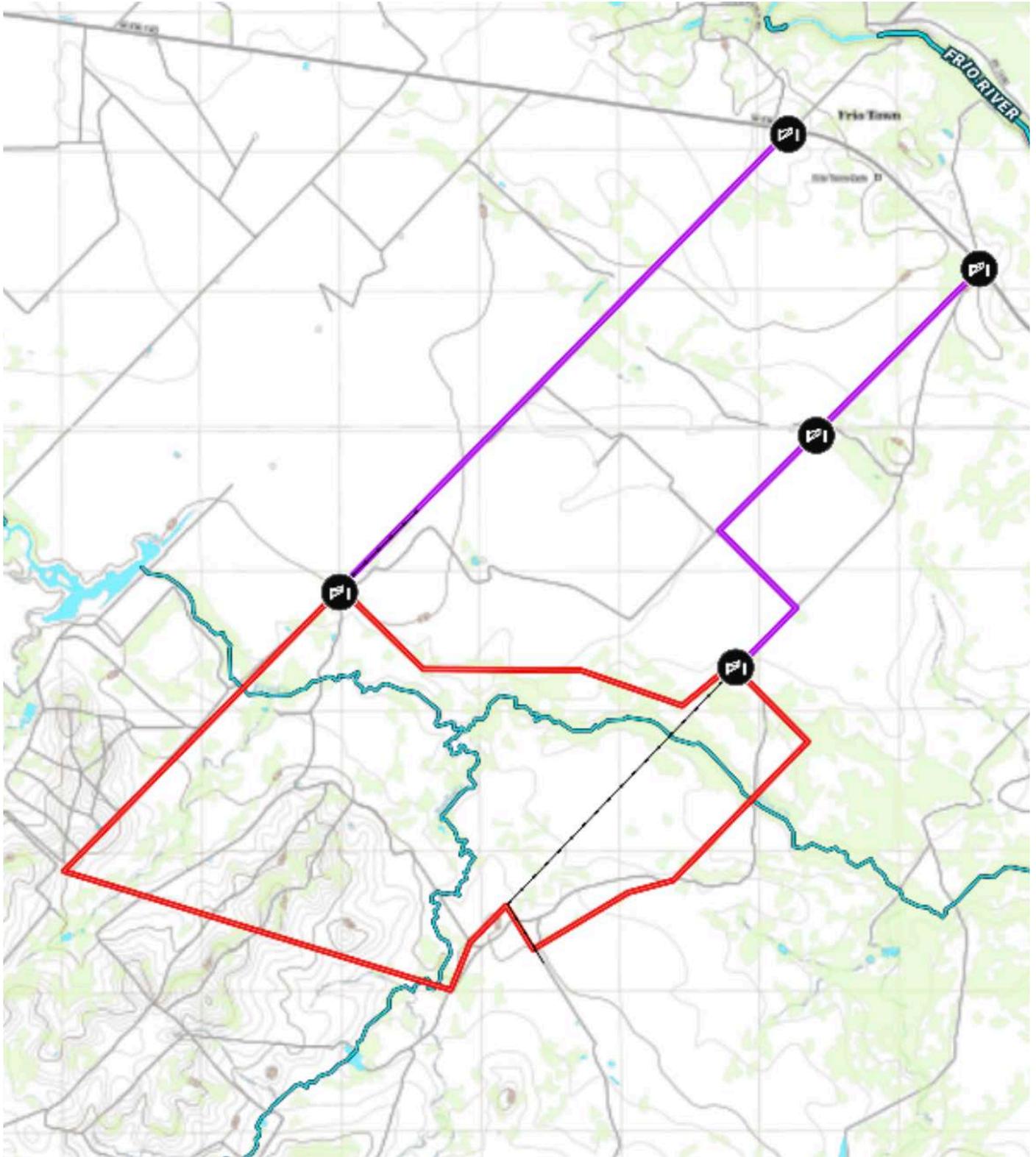
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	818492	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FRIO ELM CREEK RANCH NOTES

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