

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

0 | W RANCH | TYNAN, TEXAS | \$29,950,000



## EXECUTIVE SUMMARY

The O I W Ranch, an expansive 6,041± acre property located in Bee and San Patricio counties near Corpus Christi, Texas, exemplifies a premier agricultural and recreational estate. This ranch boasts a well-established infrastructure that supports diverse operations including hunting, cattle, horse, and farming activities. The property headquarters is accessed by a paved private two-mile road from the main gate off Farm to Market Road 796.

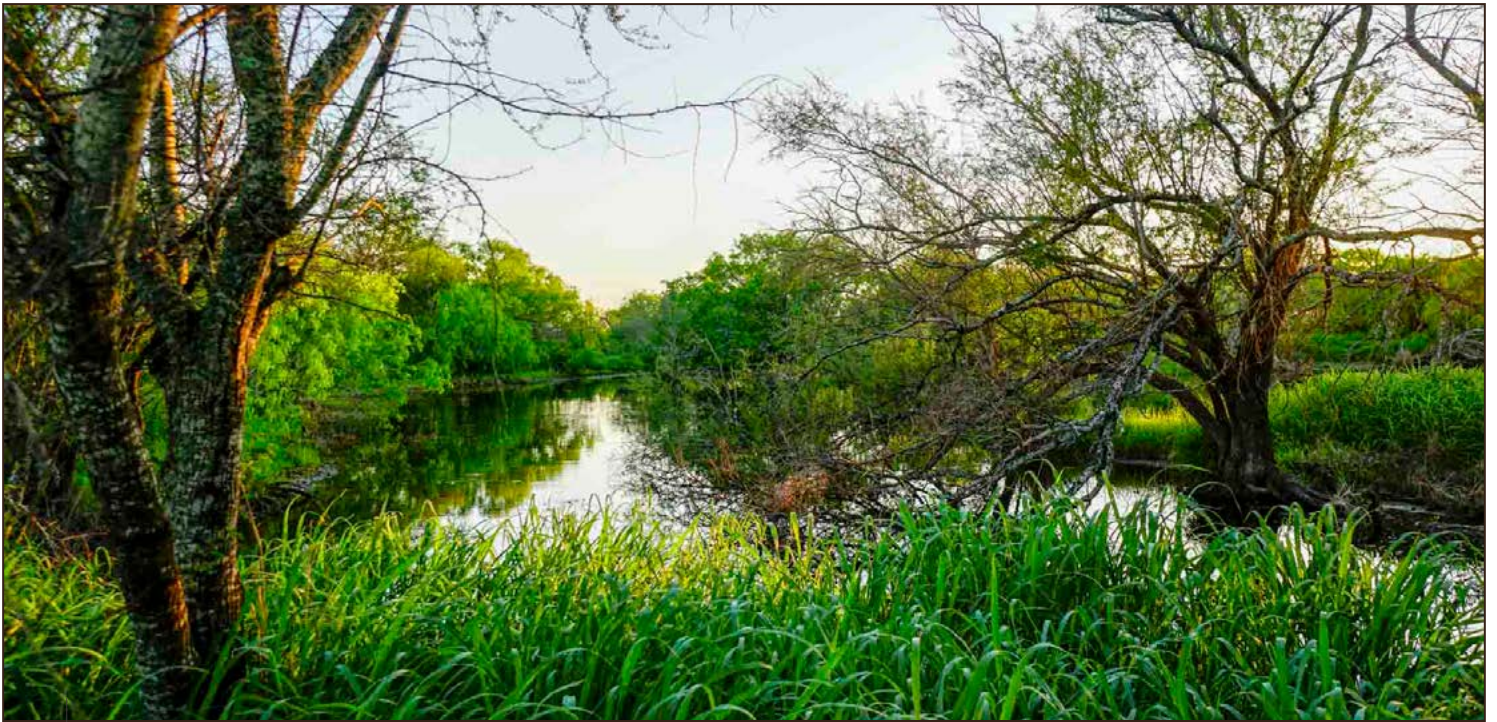
Key amenities at the headquarters include cattle handling facilities, breeding pens, horse stables with eight stalls, tack room, and a round pen. The lodge itself is a standout, equipped with a commercial kitchen, butler's pantry, and can accommodate up to 20 people. The ranch's locale is in a region known for its agricultural vitality, which enhances its appeal. It is strategically positioned less than 35 miles northwest of Corpus Christi, linking it to both suburban and rural settings.



HALL AND HALL®

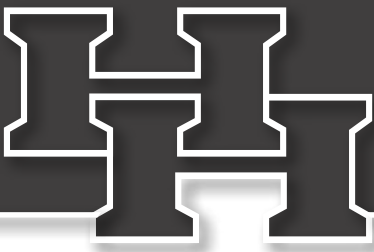
Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



From a water resource perspective, the ranch is exceptionally well-supplied, featuring four water wells, eleven windmills, 29 troughs, and 23 ponds, supported by an extensive pipeline system. The property's recreational value is further enriched by its abundant wildlife, including whitetail deer, Rio Grande turkey, feral hogs, dove, and ducks, making it ideal for hunting and nature enthusiasts





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

The ranch also presents a unique opportunity for alternative energy income through potential wind energy development, with existing interest from wind energy companies. Overall, the OIW Ranch offers a combination of functional, aesthetic, and economic benefits, making it a standout investment opportunity in the region.





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

## JUST THE FACTS

- 6,041± acres
- Located in Bee and San Patricio Counties
- Less than 35 miles from Corpus Christi, 108 miles from San Antonio, and 190 miles from Houston
- Cultivated farmland is comprised of 793± acres, currently seeded with cotton and corn
- Four homes at the headquarters and two additional employee houses located on the ranch
- Other features of the ranch include horse stables, two cattle pens, blinds and feeders, and two sets of dog kennels
- Perimeter is entirely high-fenced
- Water resources include four water wells, 23 ponds, miles of piped water, and 11 windmills
- Approximately 6.35 miles of meandering creek beds
- Wildlife includes whitetail deer, Rio Grande turkey, feral hog, dove, and duck
- Paved frontage on Farm-to-market(FM) Road 796
- Wind energy potential
- No mineral rights are to convey with the property



JAY LEYENDECKER | [jay@hallandhall.com](mailto:jay@hallandhall.com)

216 WEST VILLAGE BLVD., STE. 102-22 | LAREDO, TX 78041

(M) 956-337-2808

*Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.*



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

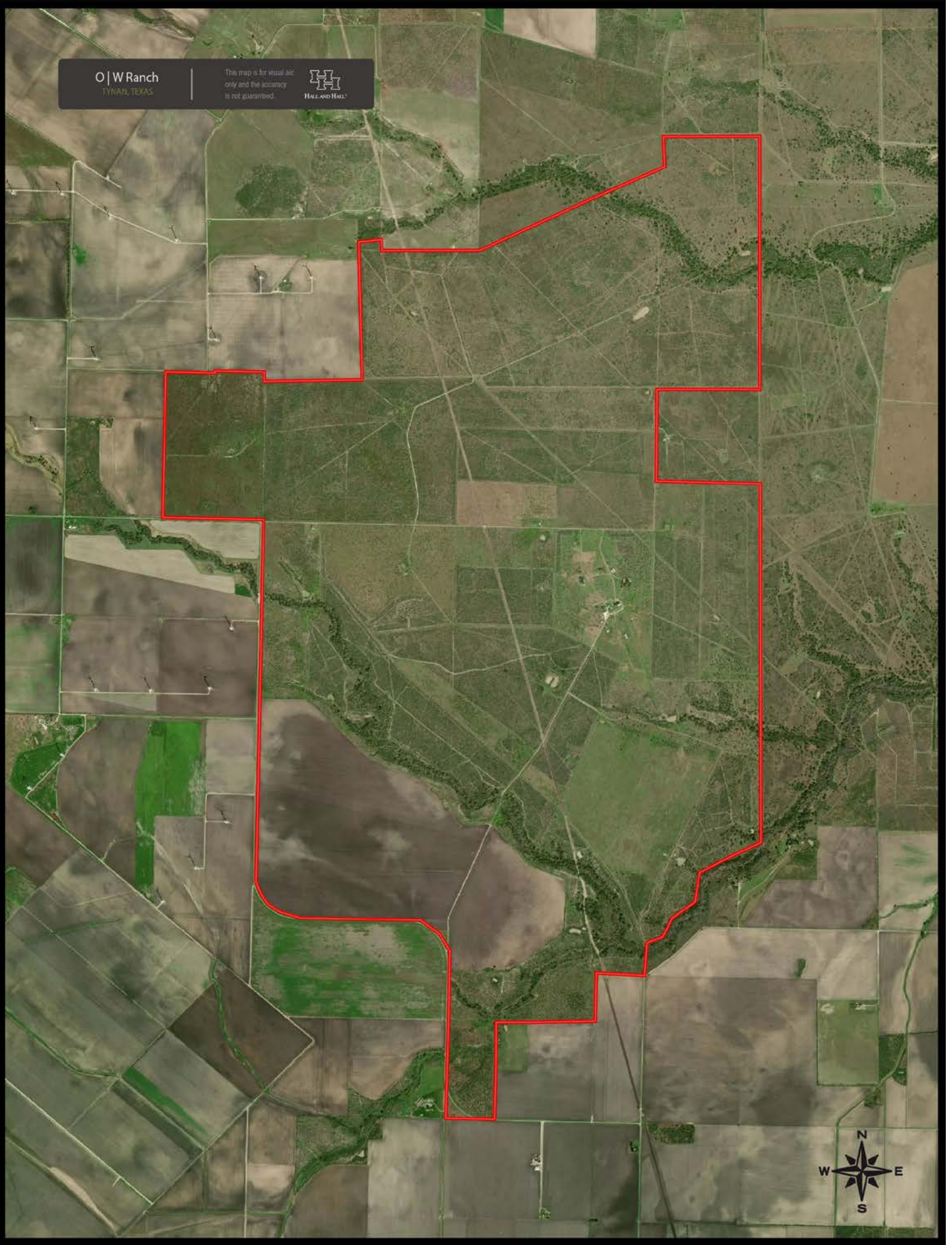
|                             |             |                         |              |
|-----------------------------|-------------|-------------------------|--------------|
| Hall and Hall Partners, LLP | 9001191     | cdugger@hallandhall.com | 806 773-4949 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Michael Chad Dugger         | 567713      | cdugger@hallandhall.com | 806 773-4949 |
| Designated Broker of Firm   | License No. | Email                   | Phone        |
| Lawrence Tyler Jacobs       | 462082      | tjacobs@hallandhall.com | 936 537-1749 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| Brett Grier                 | 633968      | bgrier@hallandhall.com  | 817 357-7347 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| Lyle Layne Walker           | 395242      | lwalker@hallandhall.com | 214 244-6484 |
| Licensed Broker Associate   | License No. | Email                   | Phone        |
| John T. Holt                | 712689      | jtholt@hallandhall.com  | 580 744-0921 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Jay H. Leyendecker          | 674401      | jay@hallandhall.com     | 956 771-4255 |
| Broker Firm Name            | License No. | Email                   | Phone        |
| Monte W. Lyons              | 588508      | mlyons@hallandhall.com  | 806 438-0582 |
| Broker Firm Name            | License No. | Email                   | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

O | W Ranch  
TYNAN, TEXAS

This map is for visual aid  
only and the accuracy  
is not guaranteed.



O | W Ranch  
TYNAN, TEXAS

This map is for visual aid  
only and the accuracy  
is not guaranteed.

