



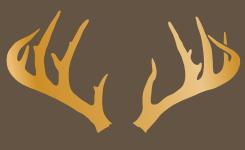
SIMPSON RANCHES
— & —
LAND, LLC

WILLIAMS RANCH
298+- ACRES
MENARD COUNTY, TEXAS

PRICE: \$ 1,758,200.00



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WILLIAMS RANCH

±298 ACRES | MENARD COUNTY, TEXAS

DESCRIPTION

THIS ±298-ACRE RANCH OFFERS A RARE OPPORTUNITY TO OWN A WELL-IMPROVED TRACT WITHIN A LARGER ±1,150-ACRE HIGH-FENCED PROPERTY ON THE EDWARDS PLATEAU IN CENTRAL TEXAS. AS ONE OF THREE INDIVIDUAL RANCHES INSIDE THE HIGH FENCE, THIS TRACT PROVIDES PRIVACY, QUALITY INFRASTRUCTURE, AND TURNKEY FUNCTIONALITY FOR RECREATIONAL USE OR HUNTING OPERATIONS. WITH RM 1674 FRONTAGE AND AN ALL-WEATHER ROAD LEADING DIRECTLY TO HEADQUARTERS, ACCESS IS RELIABLE YEAR-ROUND.

AT THE HEART OF THE RANCH IS A THOUGHTFULLY DESIGNED HEADQUARTERS FEATURING TWO FINISHED 16' X 60' CONTAINER HOMES THAT WERE ORIGINALLY BUILT AS DRILL-SITE HOUSING UNITS, MAKING THEM BOTH BLAST- AND FIRE-RESISTANT. EACH BUILDING INCLUDES 2 BEDROOMS, AN OPEN KITCHEN AND LIVING AREA ALONG WITH TWO BATHROOMS, WITH ONE UNIT HOUSING A WASHER AND DRYER AND THE OTHER EQUIPPED WITH A CHEST FREEZER. COVERED DECKS, CONNECTING WALKWAYS, AND A FENCED YARD CREATE A COMFORTABLE AND FUNCTIONAL CENTRAL GATHERING SPACE IDEAL FOR EXTENDED STAYS WITH FAMILY OR GUESTS.

SUPPORTING IMPROVEMENTS INCLUDE ADDITIONAL 20 FT. STORAGE CONTAINERS, A COVERED CONCRETE GAME-SKINNING AREA, ESTABLISHED WILDLIFE INFRASTRUCTURE, AND MULTIPLE WATER SOURCES ACROSS THE PROPERTY. EVERY DETAIL HAS BEEN DESIGNED WITH USABILITY IN MIND, CREATING A RANCH THAT IS BOTH PRACTICAL AND ENJOYABLE FROM DAY ONE.

LOCATION

THE RANCH FEATURES FRONTAGE ALONG RM 1674 AND IS ACCESSED BY AN ALL-WEATHER ROAD THAT LEADS DIRECTLY TO HEADQUARTERS. SITUATED JUST 9 MILES SOUTH OF FORT MCKAVETT.

IMPROVEMENTS

IMPROVEMENTS ON THE RANCH ARE CENTERED AROUND A WELL-PLANNED HEADQUARTERS COMPOUND. TWO FINISHED CONTAINER BUILDINGS PROVIDE COMFORTABLE LODGING, COMPLETE WITH KITCHENS AND BATHROOMS, WHILE COVERED DECKS AND WALKWAYS CONNECT THE STRUCTURES AND LEAD TO THE FRONT GATE OF THE YARD WHERE THERE IS EXCESS PARKING. A FENCED YARD SURROUNDS HEADQUARTERS, CREATING A SECURE AND ORGANIZED CENTRAL AREA.

ADDITIONAL INFRASTRUCTURE INCLUDES TWO 8' X 20' STORAGE CONTAINERS, ONE OF WHICH HOUSES THE WATER SYSTEM AND GAME-CLEANING AREA, WHILE THE OTHER PROVIDES GENERAL STORAGE. A 12' X 20' X 12' TALL CARPORT COVERS A CONCRETE GAME-SKINNING AREA, ADDING CONVENIENCE FOR HUNTING OPERATIONS. WILDLIFE IMPROVEMENTS INCLUDE FOUR FIBERGLASS BLINDS, FOUR STAND-AND-FILL FEEDERS, AND A FREE-CHOICE FEEDER WITH AN ALFALFA PEN AND WATER TROUGH.

WATER

THE RANCH IS WELL SUPPLIED WITH WATER, FEATURING TWO WELLS, AN ELECTRIC WELL AT HEADQUARTERS AND A SOLAR WELL SERVING THE LOWER FIELD. THE SOLAR WELL LOCATED IN THE LOWER FIELD PROVIDES WATER TO TWO WATER TROUGHS AS WELL AS A SHALLOW EARTHEN POND.

TERRAIN & HABITAT

WILLIAMS RANCH OFFERS CLASSIC CENTRAL TEXAS HABITAT WITH GENTLY ROLLING TERRAIN. ELEVATIONS RANGE FROM APPROXIMATELY 2,300 FEET DOWN TO AROUND 2,250 FEET IN THE LOWER CREEK AREA KNOWN AS COLSTON DRAW. THE RANCH CONSISTS PRIMARILY OF SCATTERED LIVE OAK WITH SOME JUNIPER AND A HEALTHY COVER OF NATIVE GRASSES.

DENSE CANOPY COVER FOLLOWS COLSTON DRAW, TRANSITIONING EASTWARD INTO OPEN PASTURE THAT INCLUDES A ±15-ACRE FOOD PLOT AND THE EARTHEN POND. THIS COMBINATION OF TERRAIN, WATER DISTRIBUTION, AND HABITAT IMPROVEMENTS CREATES AN ENVIRONMENT WELL SUITED FOR WILDLIFE MANAGEMENT, LIVESTOCK, AND RECREATIONAL ENJOYMENT.

WILDLIFE

DESIGNED WITH HUNTERS IN MIND, THE RANCH IS EQUIPPED WITH BLINDS, FEEDERS, A FOOD PLOT, AND MULTIPLE WATER SOURCES STRATEGICALLY PLACED THROUGHOUT THE PROPERTY.

WILDLIFE ON THE RANCH CONSISTS OF WHITE-TAILED DEER, AXIS, TURKEY, DOVE AND WILD BOAR.

EASEMENTS

Pipeline Easement along southern border of the ranch.

MINERALS

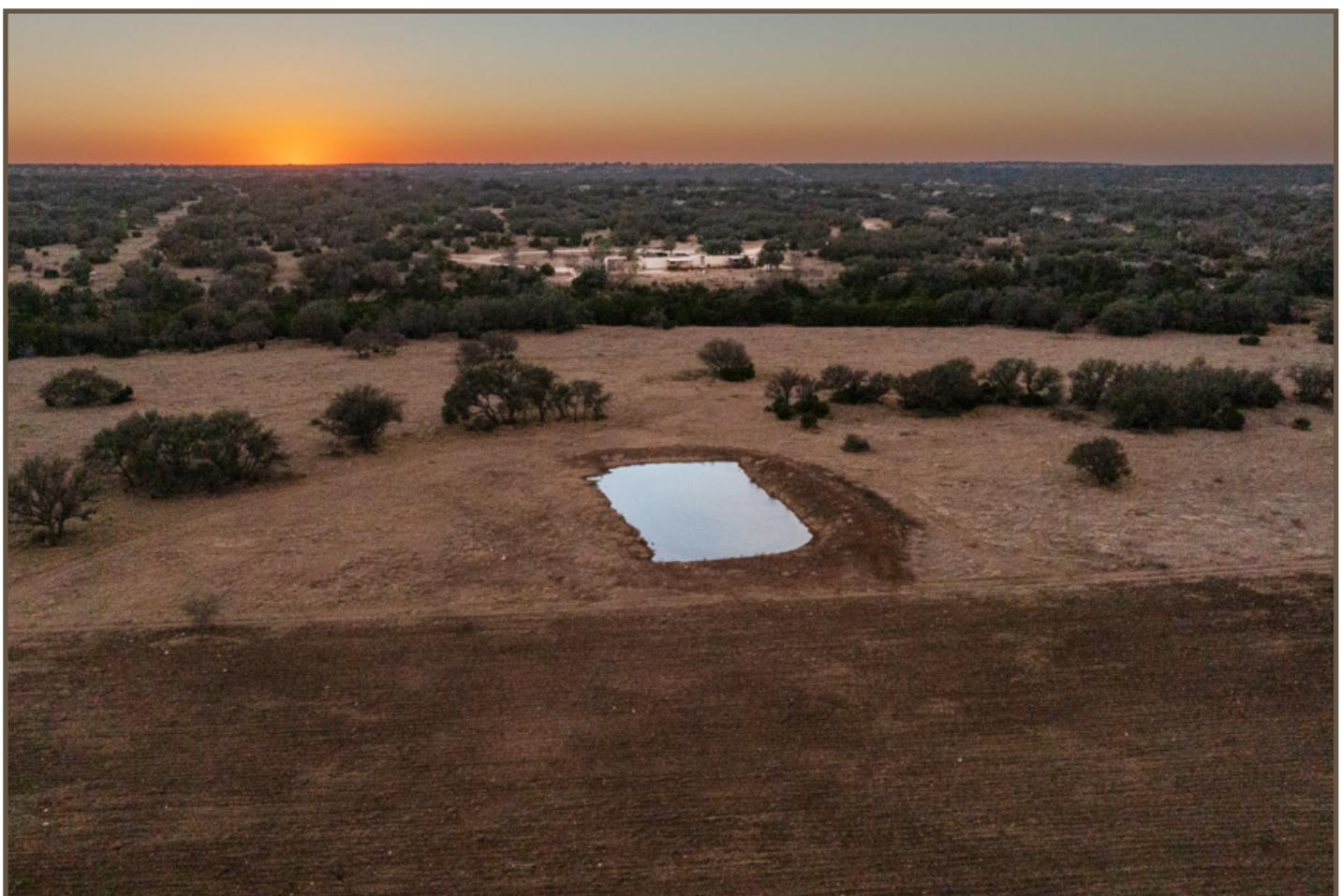
None.

SUMMARY

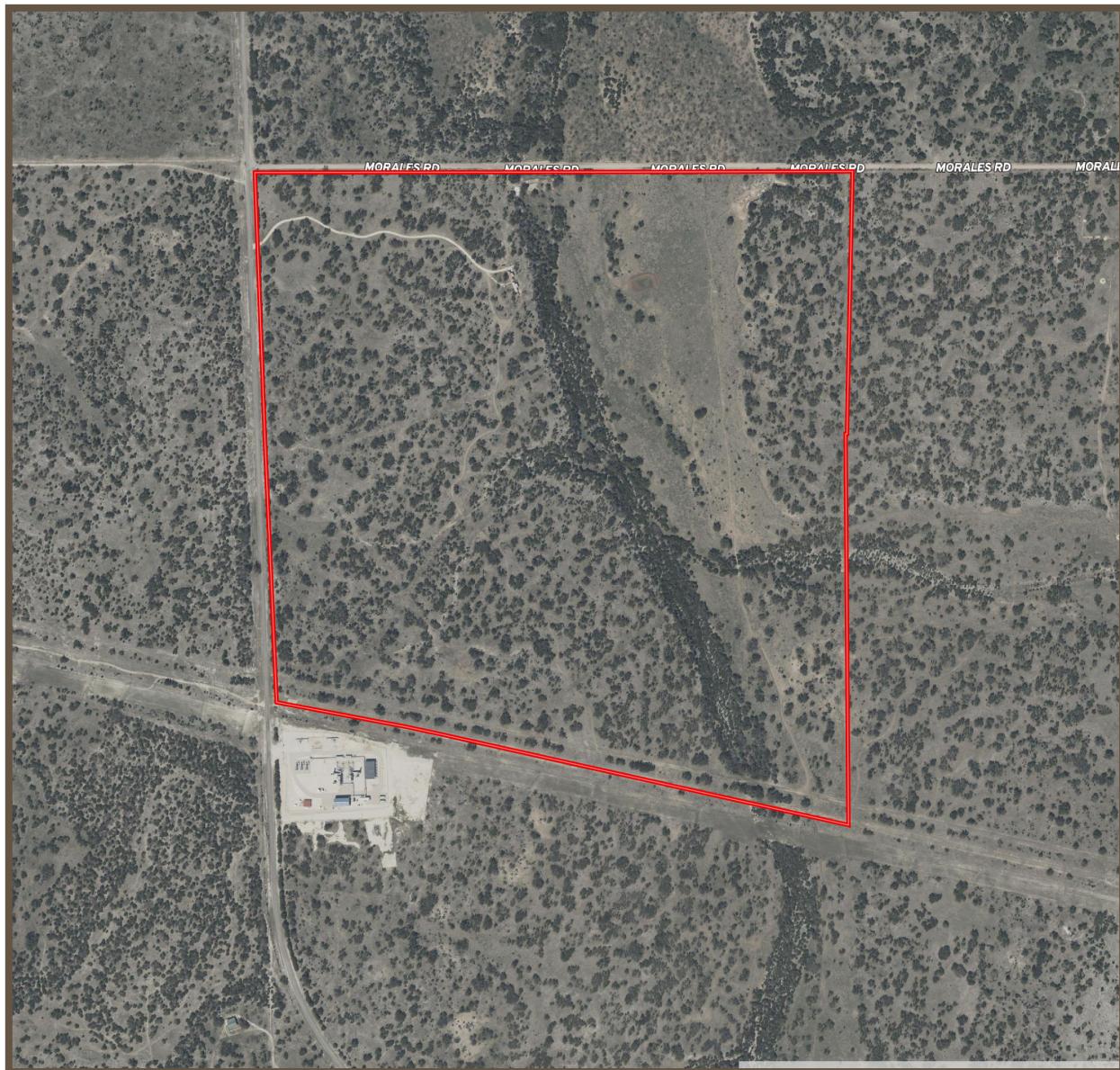
THIS ±298-ACRE RANCH IN MENARD COUNTY OFFERS A RARE OPPORTUNITY TO OWN A WELL-IMPROVED RECREATIONAL PROPERTY NEAR FORT MCKAVETT WITHIN A LARGER HIGH-FENCED RANCH. FEATURING COMFORTABLE HEADQUARTERS ACCOMMODATIONS, MULTIPLE WATER SOURCES, ESTABLISHED WILDLIFE INFRASTRUCTURE, AND QUALITY TERRAIN AND HABITAT, THE RANCH IS TURNKEY FOR HUNTING AND WEEKEND ENJOYMENT. WITH RM 1674 FRONTAGE, ALL-WEATHER ACCESS, TWO WELLS, POND, FOOD PLOT, BLINDS, FEEDERS, AND THOUGHTFULLY DESIGNED LIVING QUARTERS, THIS PROPERTY PROVIDES EVERYTHING NEEDED FOR IMMEDIATE USE IN A CLASSIC CENTRAL TEXAS SETTING.



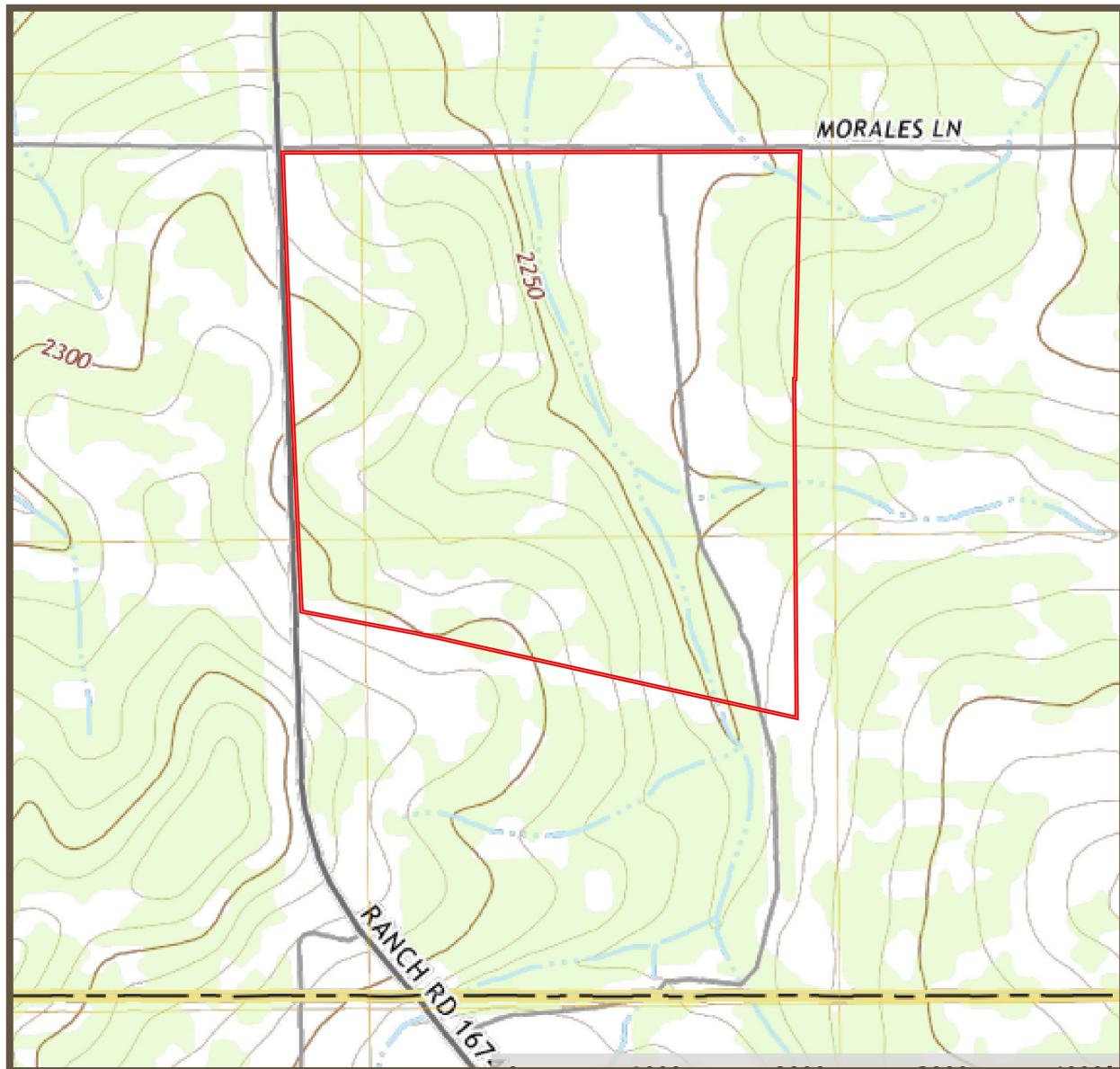




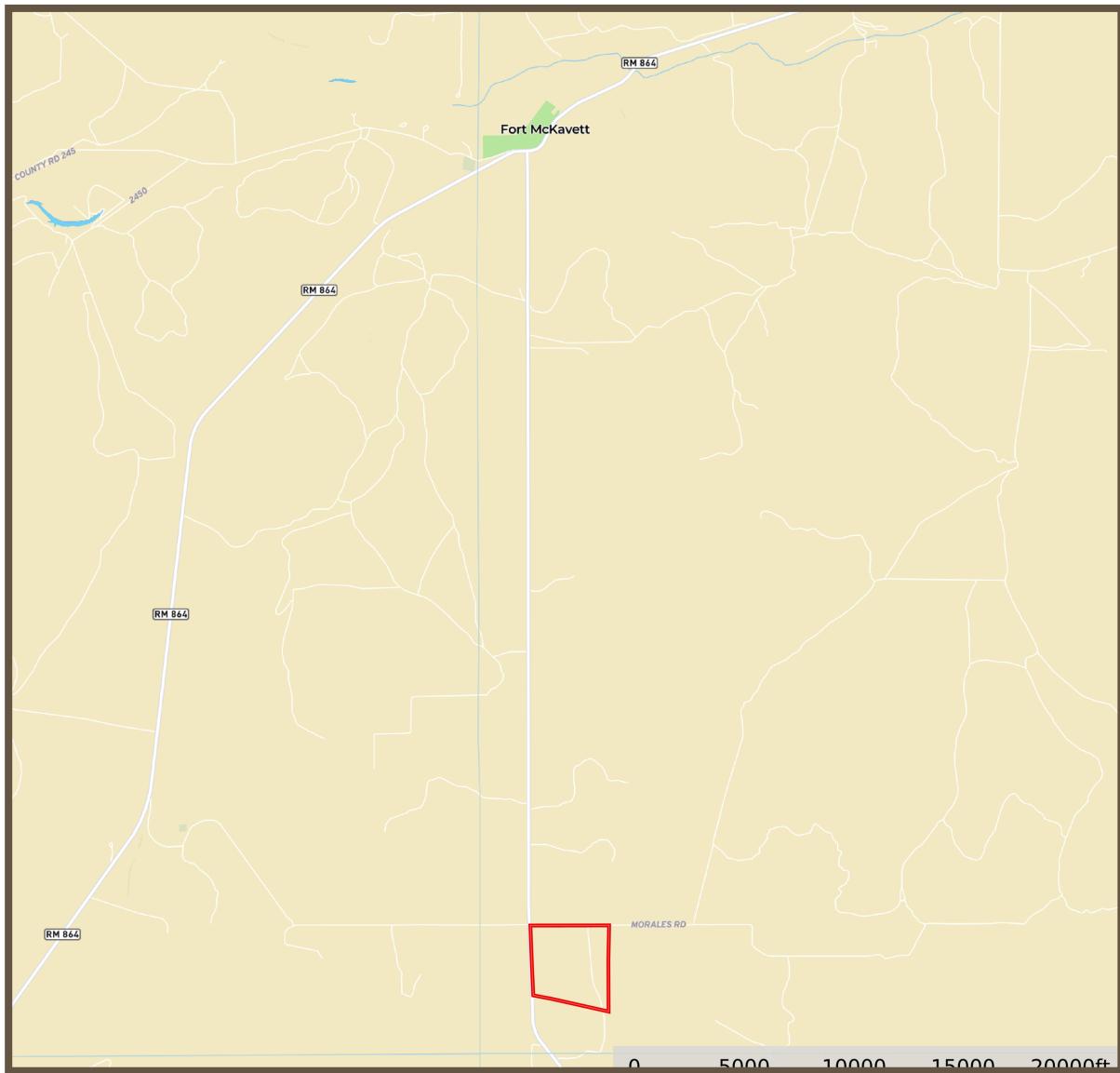
AERIAL MAP
298 +- MENARD COUNTY, TEXAS



TOPO MAP
298 +- MENARD COUNTY, TEXAS



LOCATION MAP 298 +- MENARD COUNTY , TEXAS



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.

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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