

OUTLAW CANYON RANCH

3231 Acres | Terrell County



SIMPSON RANCHES
— & —
LAND, LLC

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DESCRIPTION

Along Outlaw Canyon, there is an occasional grove of Graves Oaks can be found as well as Blue Oaks and straggling Red Berry Juniper. Associated with the oaks are different kinds of desert short grasses including the most palatable Grama grasses-Blue Grama, Black Grama, and Hairy Grama along with several species of 3 Awns Grass and Tobosa Grass.

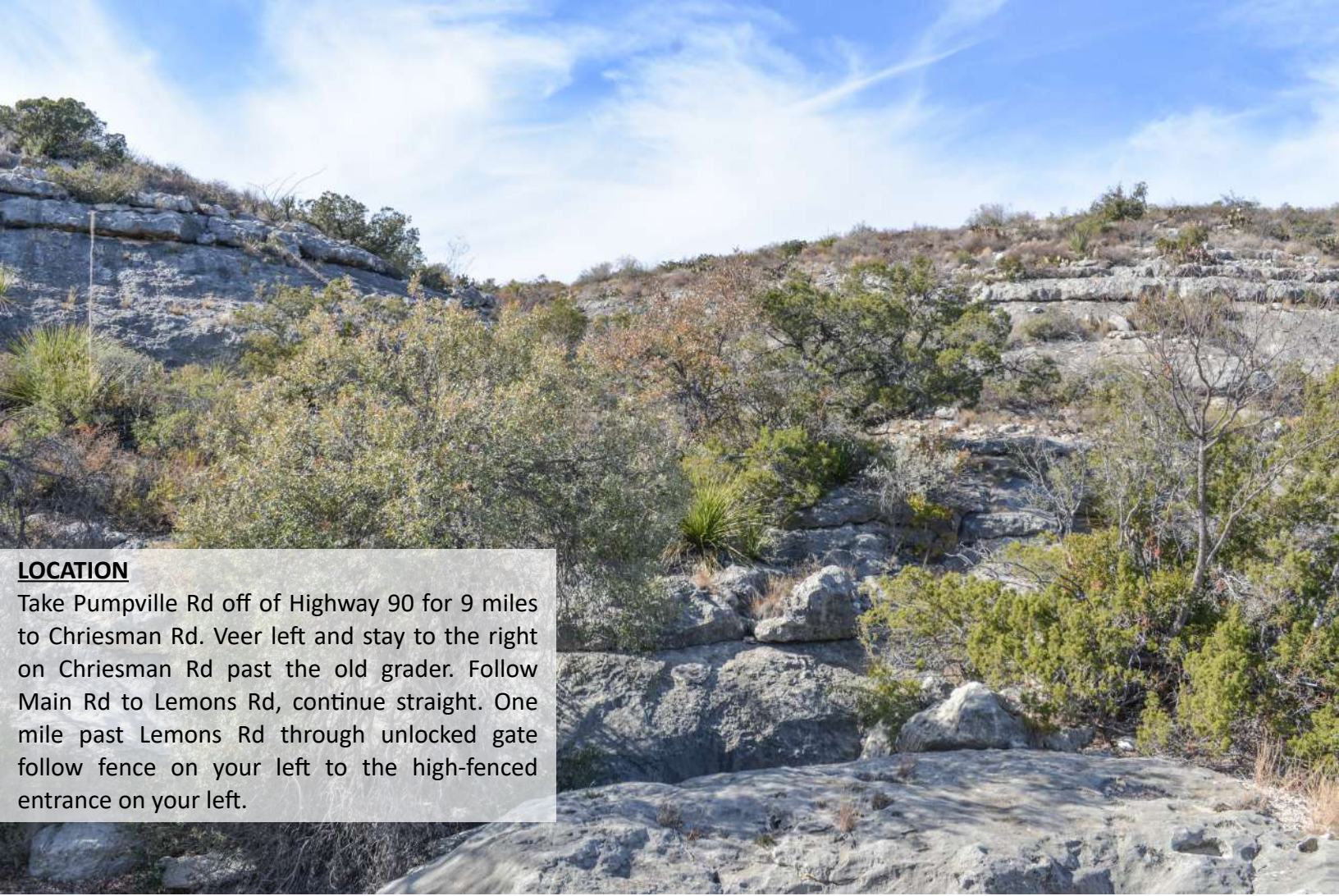
The vegetation from a distance appears scant and uninviting but immediately upon entering the ranch, one becomes impressed by the abundance of species occurring in the valleys and rugged ridges. The canyons are a favorite escape of Whitetail and Mule Deer, Javelina and the occasional Mountain Lion.

Outlaw Canyon runs through the middle of the range merging with Meyer Canyon on the south side where there are truly unbelievable views of bluffs and big caves.

The ranch has a wide variety of brush species including Tasajillo, Skunk Sumac, Mormon's Tea, Cat Claw Mimosa and Sticky Leaf Acacia. Yucca, Soto, and Spanish Dagger are scattered throughout the ranch also.

Sellers have spent an enormous effort enhancing the ranch road system making the 3231 acres very accessible throughout.





LOCATION

Take Pumpville Rd off of Highway 90 for 9 miles to Chriesman Rd. Veer left and stay to the right on Chriesman Rd past the old grader. Follow Main Rd to Lemons Rd, continue straight. One mile past Lemons Rd through unlocked gate follow fence on your left to the high-fenced entrance on your left.

IMPROVEMENTS

Miles of new roads along all major canyons. There are 5 water troughs spread through the center of the ranch. Deer feeders and water troughs are strategically placed along Outlaw Canyon down to Meyers Canyon. There is a small cabin on the ranch. Electricity is provided by Rio Grand Electric out of Bracketville, Tx.



WATER

One solar well that needs to be reworked. The seller buys water from the neighbor at \$500/Quarter. This water feeds the troughs on the property.



EQUIPMENT TO BE CONVEYED

Cabin on the property will convey along with all blinds and feeders.



TERRAIN/HABITAT

Elevation ranging from 800' to 1900' with the tallest hill being 1926' and the deepest canyon being 800'.



WILDLIFE

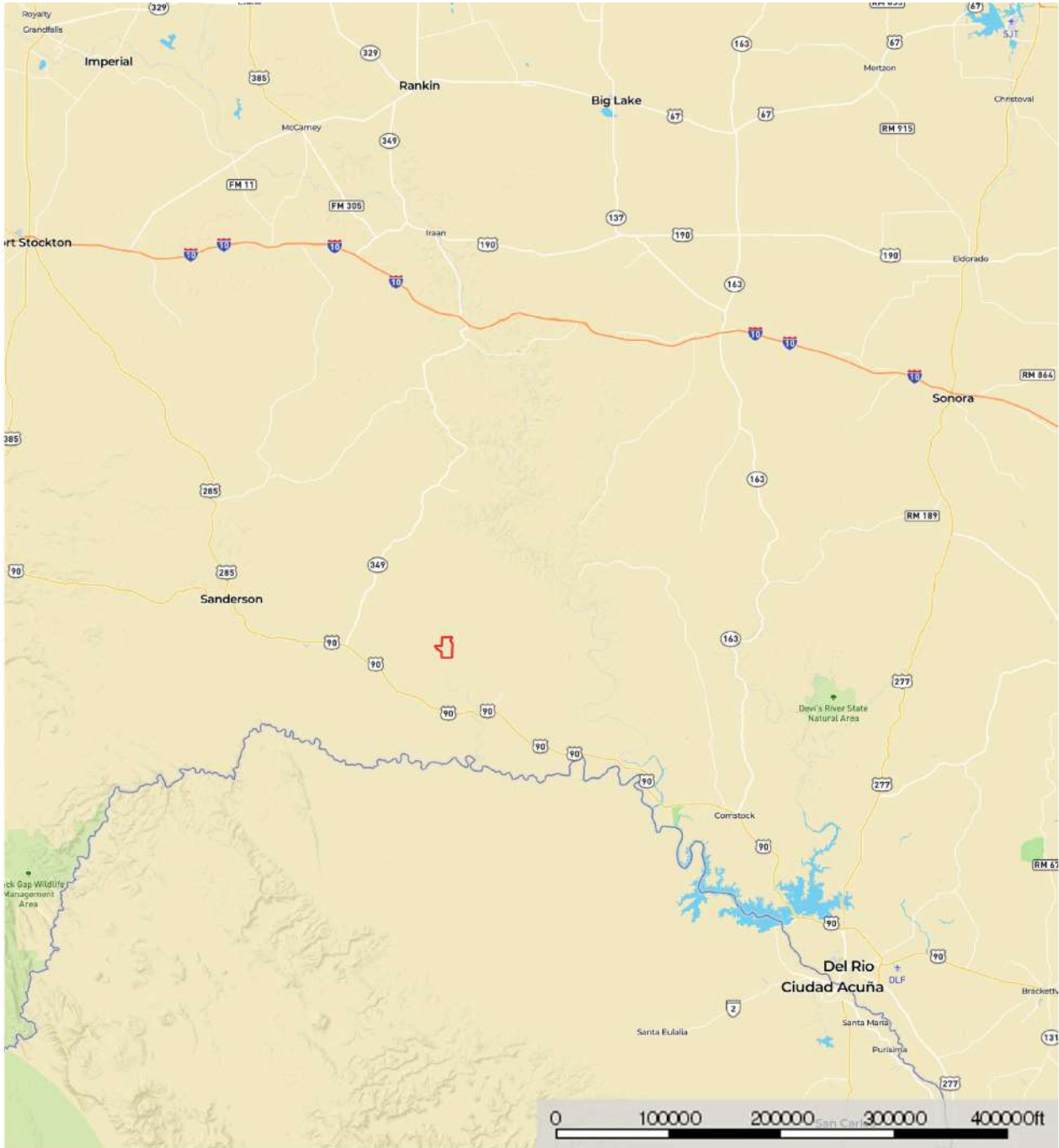
Wildlife includes whitetail deer, mule deer, aoudad, bobcat, mountain lion, jack rabbits, coyotes, blue quail, bobwhite quail and dove.

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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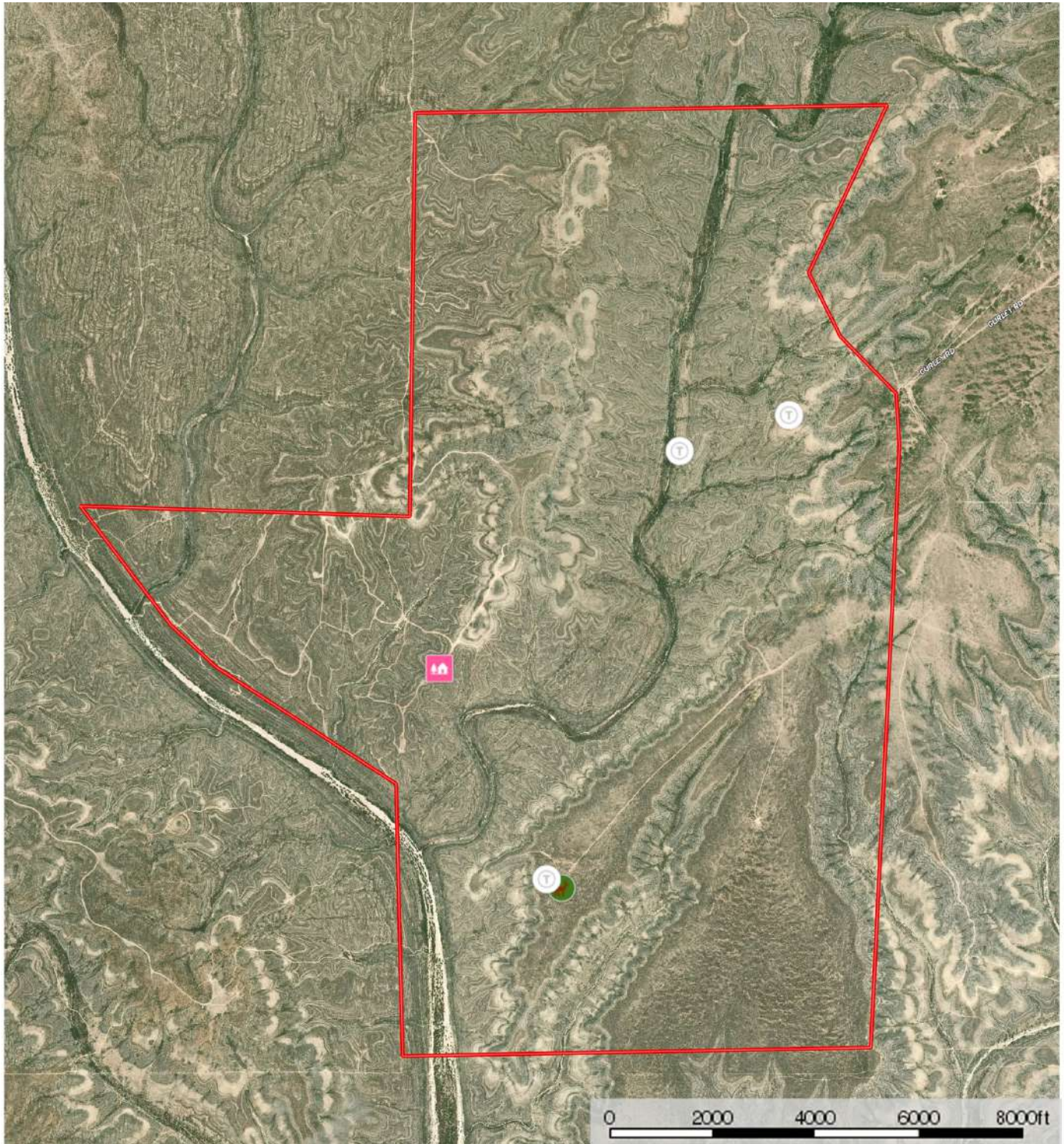


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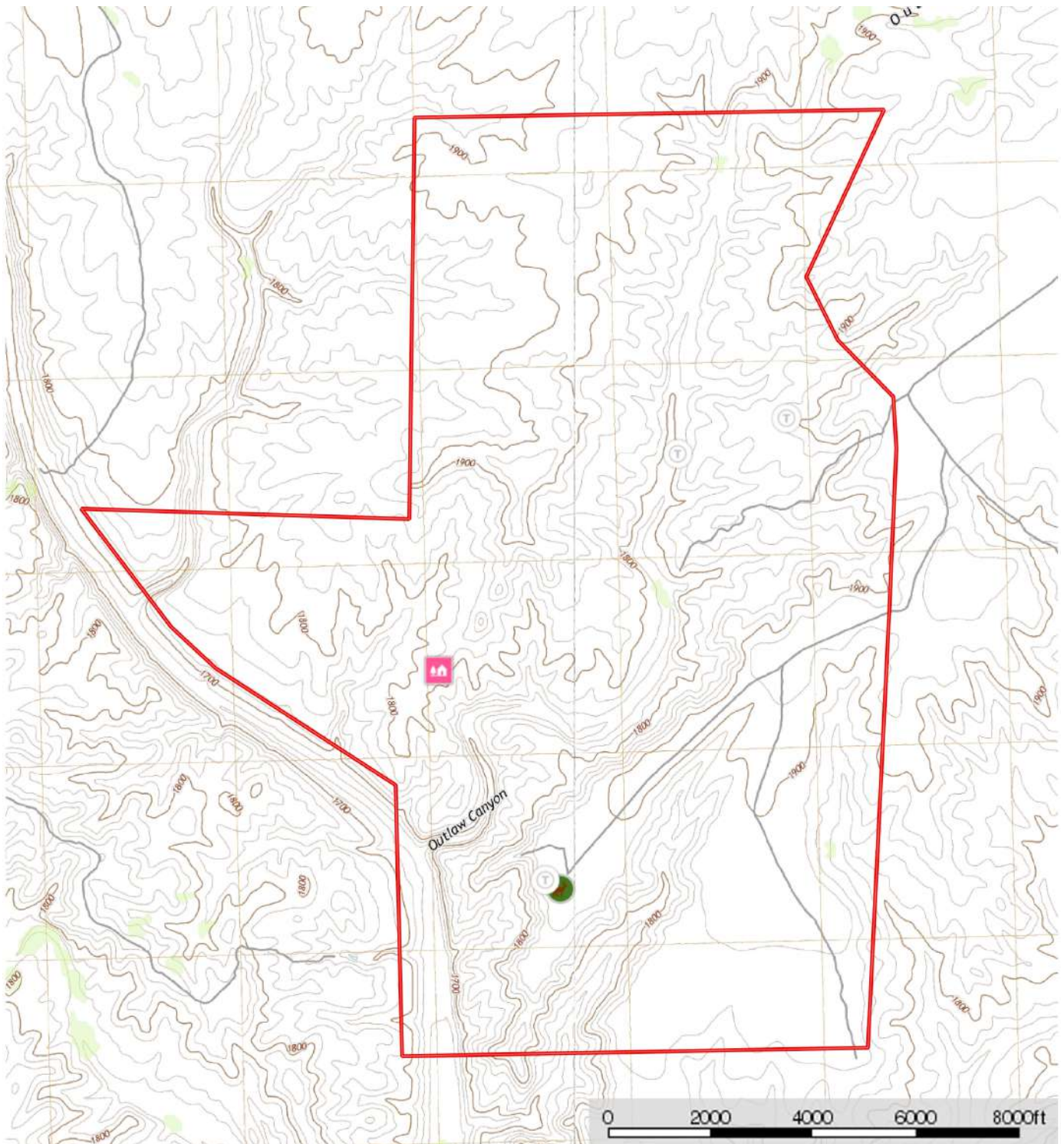
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Information About Brokerage Services

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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	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

