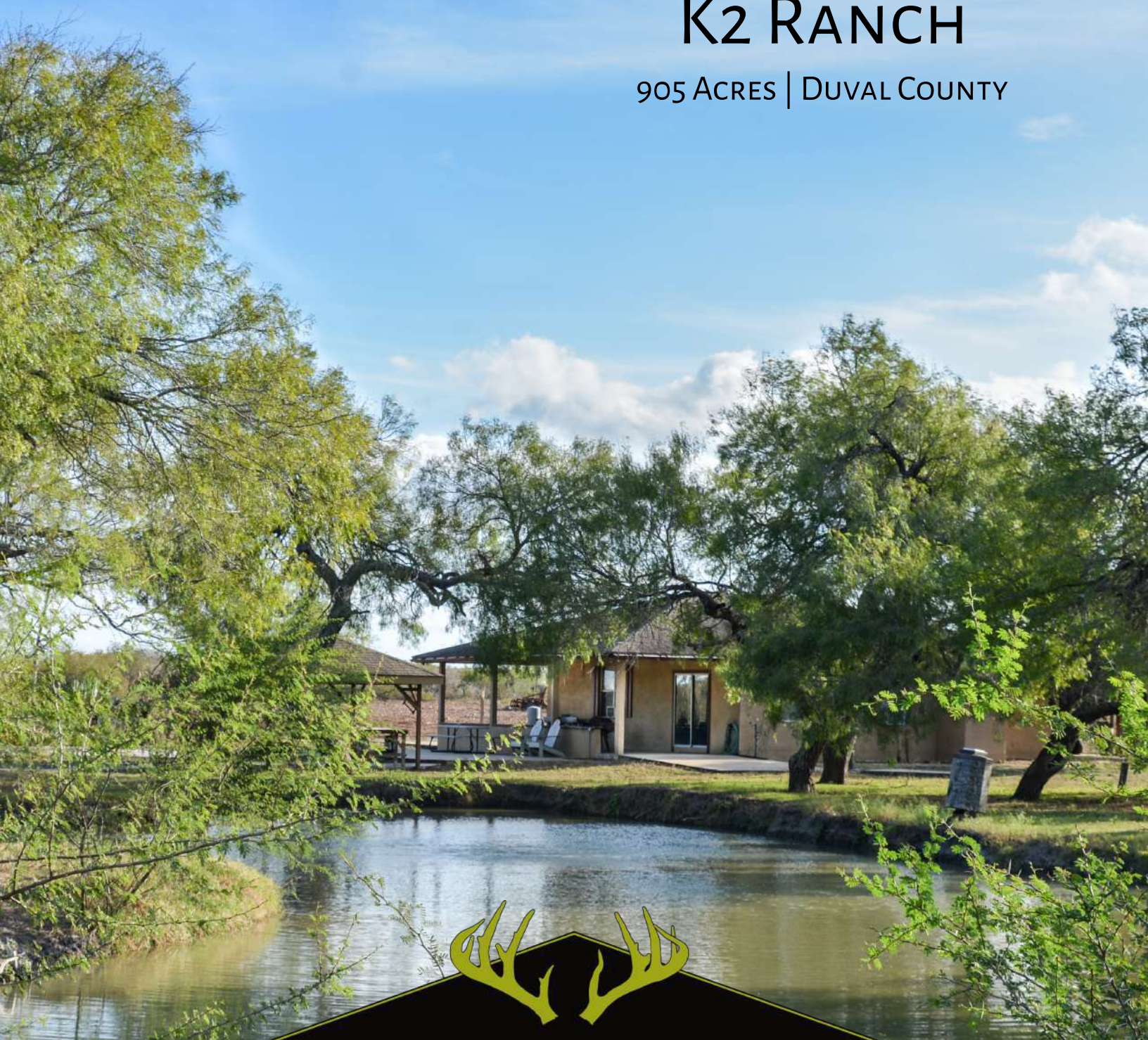


K2 RANCH

905 ACRES | DUVAL COUNTY



Anthony Simpson-Broker
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SimpsonRanches.com
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This 905 acre South Texas Hunting property is high-fenced and turnkey. The current owners have been managing and building a quality deer herd since 2014 and the results are evident. This property is secluded from the highway and is private and very quiet. It even offers up some fishing in a beautiful stocked pond right outside the headquarters door. This is a great place to make some memories with family and friends.





LOCATION

Located 13 miles southeast of Freer, Texas on a well maintained private easement road off of CR 342



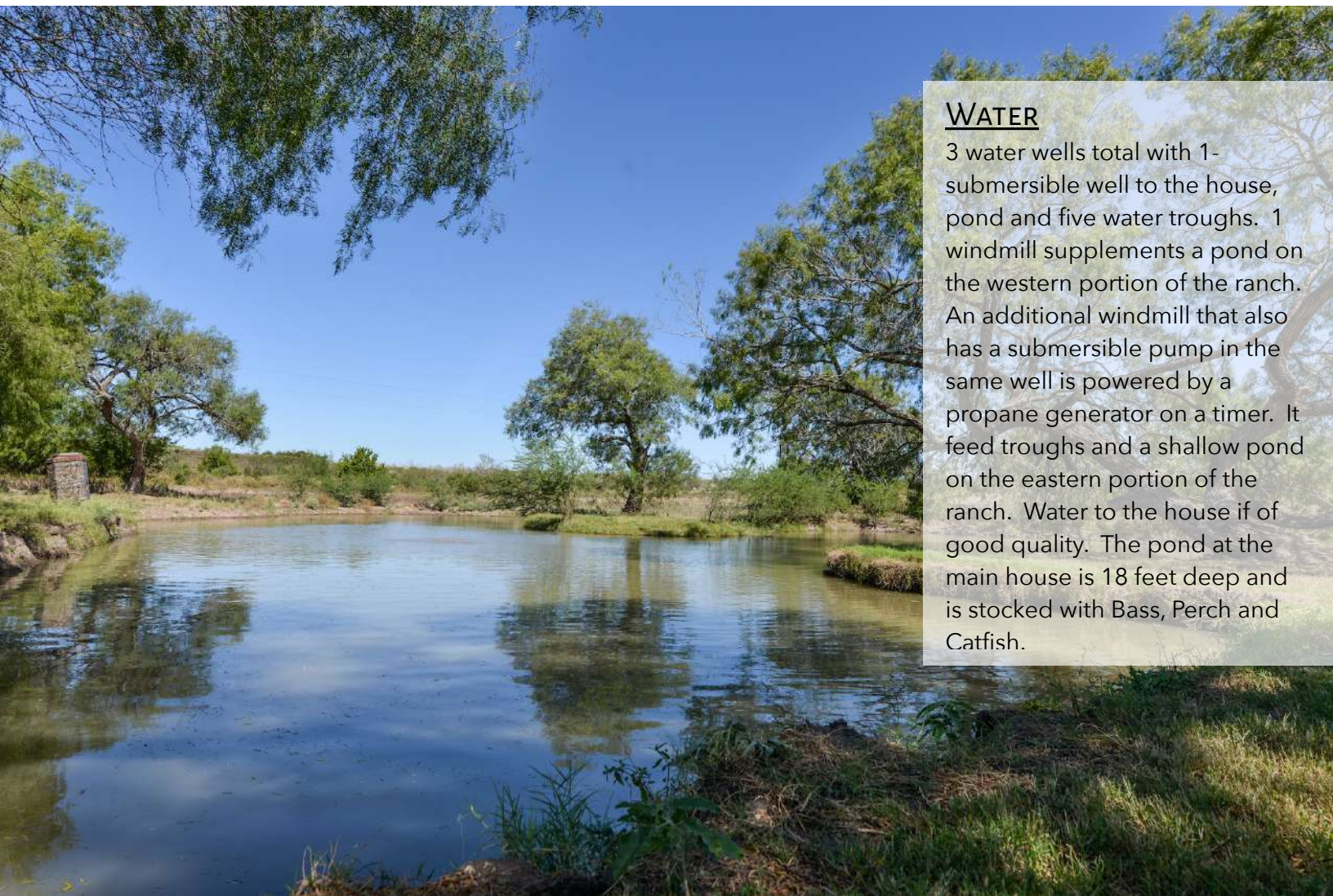
IMPROVEMENTS

Improvements consist of a 3 bedroom 2 bath cinder block home with stucco exterior. There are covered porches and covered parking, a gazebo, fire pit and the adjacent beautiful pond surrounded by giant bull mesquites that is stocked and ready to fish.



EQUIPMENT TO BE CONVEYED

8 hunting blinds, 7 corn feeders, 5 protein feeders all convey. A bulldozer, tractor with shredder and 4-wheeler are available to purchase separately.



WATER

3 water wells total with 1- submersible well to the house, pond and five water troughs. 1 windmill supplements a pond on the western portion of the ranch. An additional windmill that also has a submersible pump in the same well is powered by a propane generator on a timer. It feed troughs and a shallow pond on the eastern portion of the ranch. Water to the house if of good quality. The pond at the main house is 18 feet deep and is stocked with Bass, Perch and Catfish.



TERRAIN/HABITAT

Terrain is flat to gently rolling with 70 feet of elevation change. A good mix of soil types including sandy loam to some caliche outcroppings. Good south Texas habitat and brush cover as well as bull mesquite, hackberry, and persimmon along the drainages.

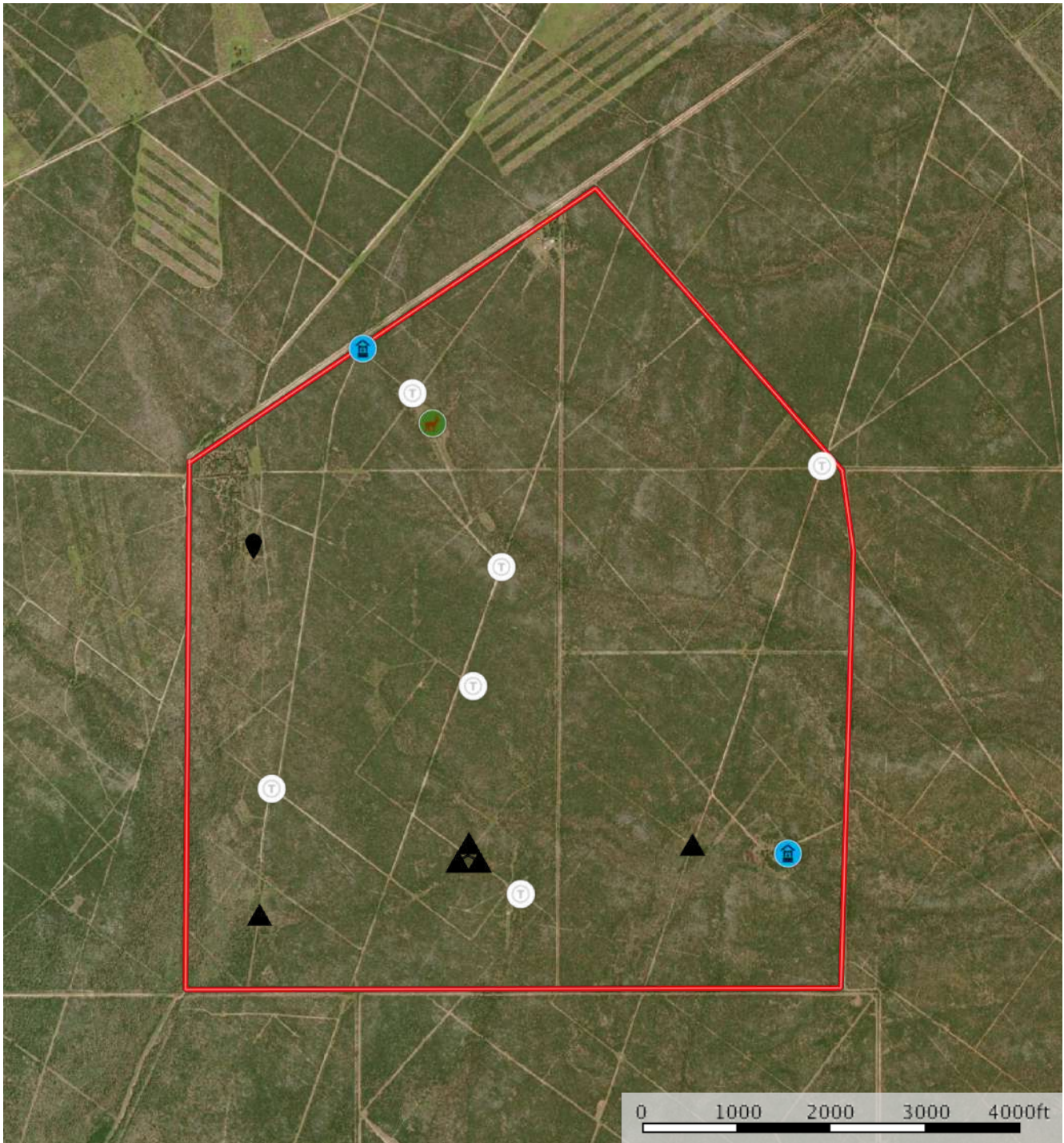
WILDLIFE

The whitetail deer have been enhanced with improved genetics in 2015, 2016 and 2019 by bringing in bred does. The deer herd shows excellent age structure with mature buck in the 180 - 200 range. A small herd of Axis was also introduced in 2019 and some Black Buck antelope. Good numbers of Quail thrive on the property as well. The owner has only harvested 1 trophy deer and 1 cull since 2014 so population of animals on the ranch is excellent and ready to be hunted!



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905 Acres | Duval County



Ⓣ Trough 🏠 Well 🟢 Feeder 📍 Marker ▲ Triangle 🏠 Tour 📐 Boundary

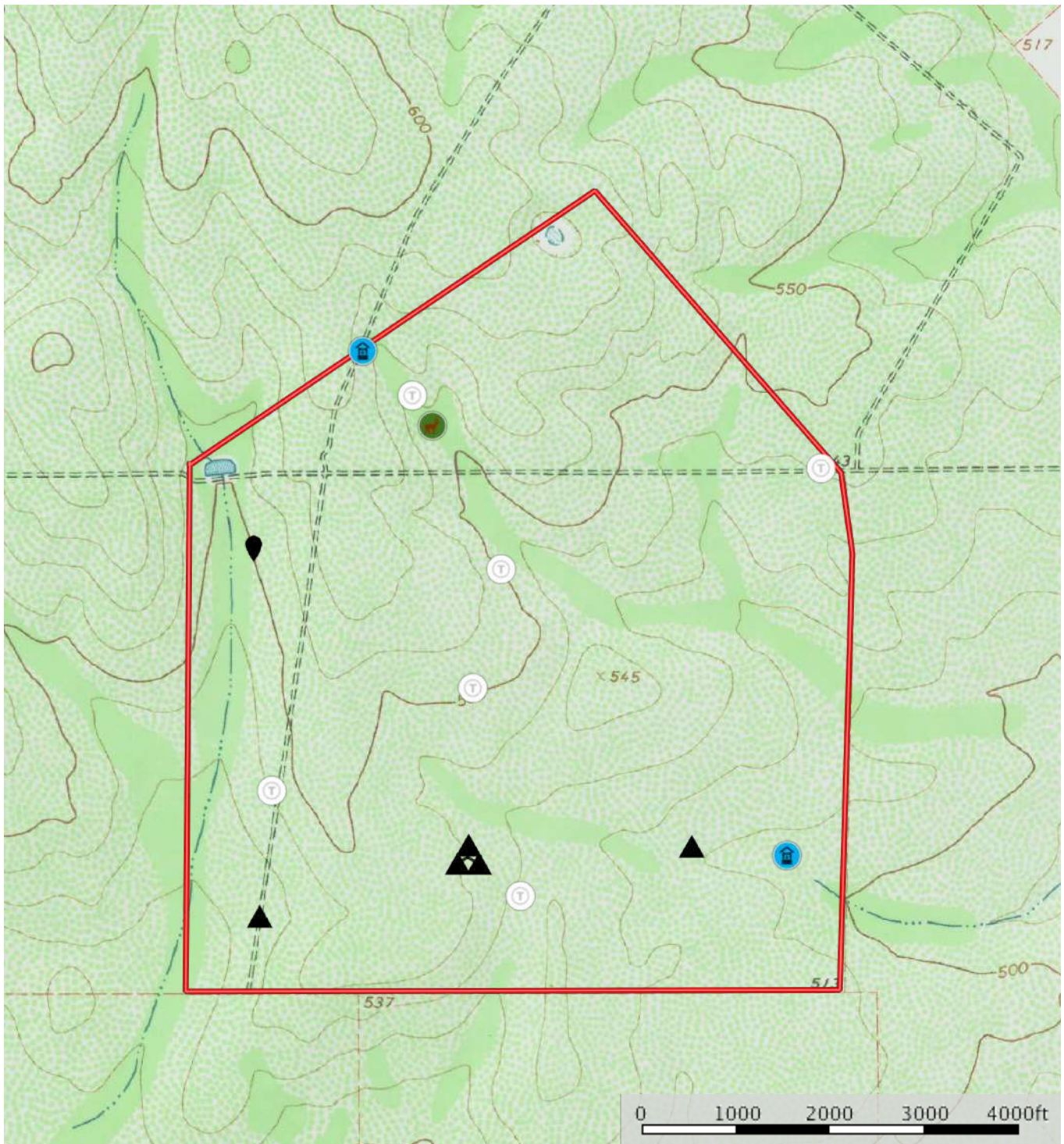
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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		830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date