

Jackson Creek Ranch

46± Acres | Kendall County



SIMPSON RANCHES
— & —
LAND, LLC

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DESCRIPTION

Welcome to your dream home, nestled in the hills just 10 minutes from downtown Boerne, Texas. This picturesque acreage features lush pastures, abundant wildlife, hilltop views, and a spring-fed creek. Located approximately 10 minutes northwest of Boerne, off I-10 and Upper Cibilo Creek Road, and just 25 minutes north-northwest of San Antonio, this property offers both convenience and tranquility. As you enter through the newly built electric gate, you are greeted by a lush pasture and a scenic hillside backdrop. A short drive down the newly paved road brings you to the thoughtfully located log cabin residence.



LOCATION

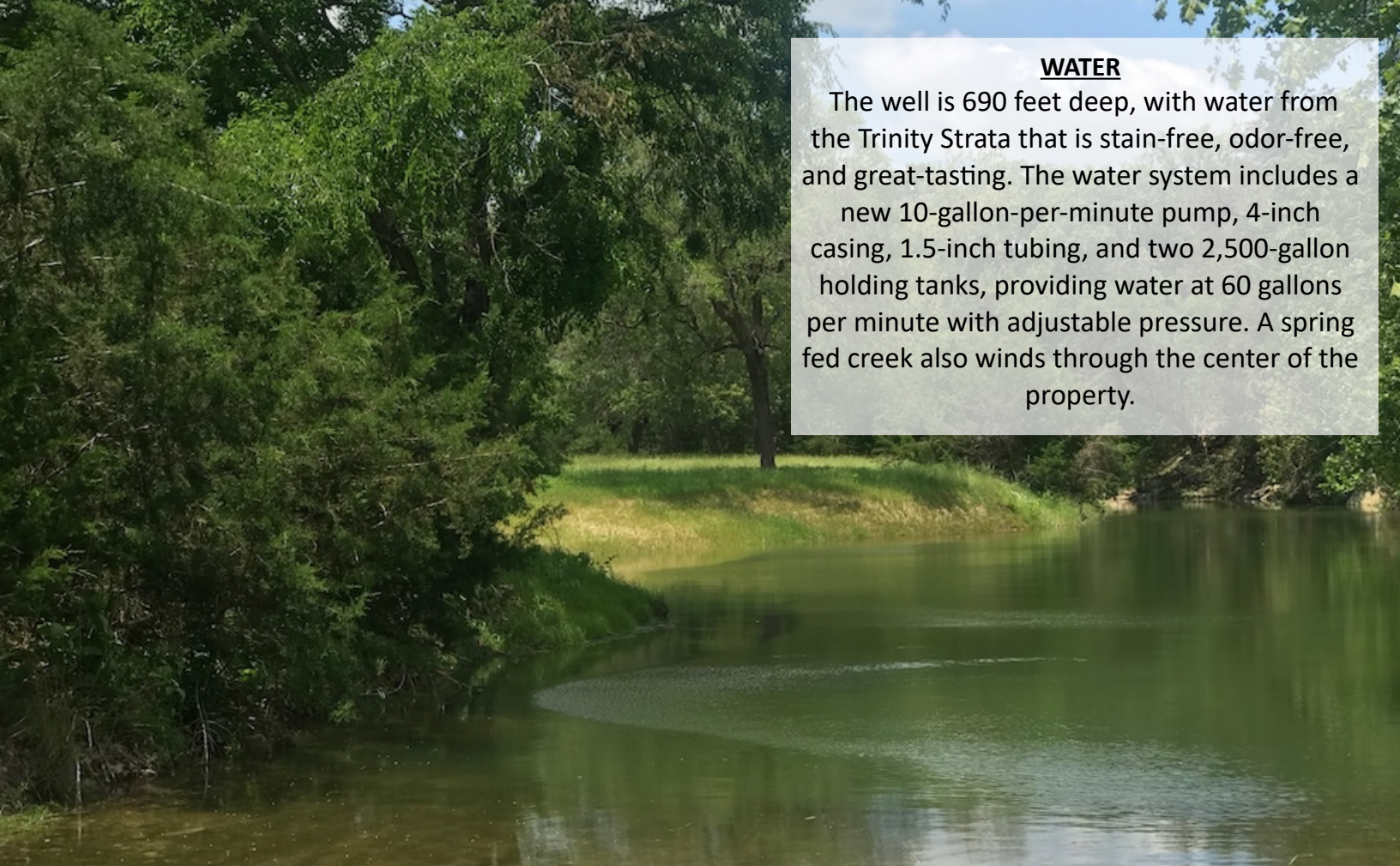
Located approximately 10 minutes northwest of Boerne, off I-10 and Upper Cibilo Creek Road, and just 25 minutes north-northwest of San Antonio.



IMPROVEMENTS

As you enter through the newly built electric gate, you are greeted by a lush pasture and a scenic hillside backdrop. A short drive down the newly paved road brings you to the thoughtfully located log cabin residence. This expanded home now offers approximately 4,160 square feet of living space, including 4 bedrooms, 3 baths, and 2 offices. The living room features a unique river rock fireplace, and additional spaces include a dining room, kitchen, deck, and covered patio. Large oak trees surround the home, providing a serene and shaded environment. Just behind the home, a spring-fed creek winds through the center of the property, enhancing its natural beauty. Across the creek, equine enthusiasts will find a 6-stall horse barn, situated at the base of a hill with trails leading to breathtaking hilltop views.





WATER

The well is 690 feet deep, with water from the Trinity Strata that is stain-free, odor-free, and great-tasting. The water system includes a new 10-gallon-per-minute pump, 4-inch casing, 1.5-inch tubing, and two 2,500-gallon holding tanks, providing water at 60 gallons per minute with adjustable pressure. A spring fed creek also winds through the center of the property.



TERRAIN/HABITAT

Nestled in a valley within the Edwards Plateau region, the terrain consists of large, lush open fields leading into rolling and hilly areas, with elevation changes from 600 to 1,800 feet above sea level. Vegetation includes Live oak trees, Junipers, and tall grasses.



WILDLIFE

The Ranch has an abundance of wildlife such as Whitetail deer, turkey, wild hogs, Axis deer, dove, and other native birds



EASEMENTS

There are no easements on this property.

MINERALS

Seller to convey all minerals if any.



SUMMARY

We are excited to offer the Jackson Creek Ranch. Its uniqueness and beauty sure make this an opportunity you don't want to miss out on!

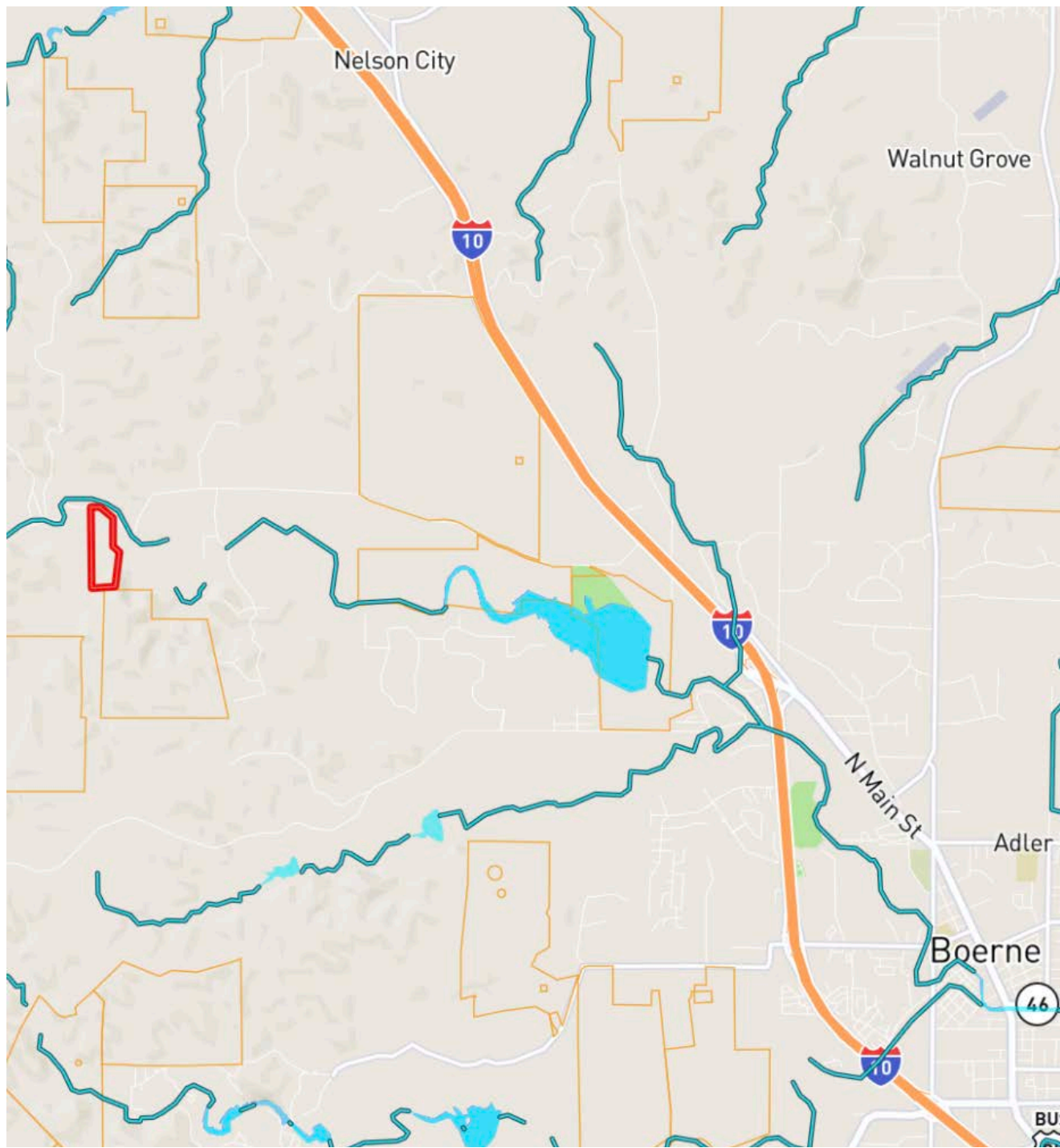


DISCLAIMERS

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.



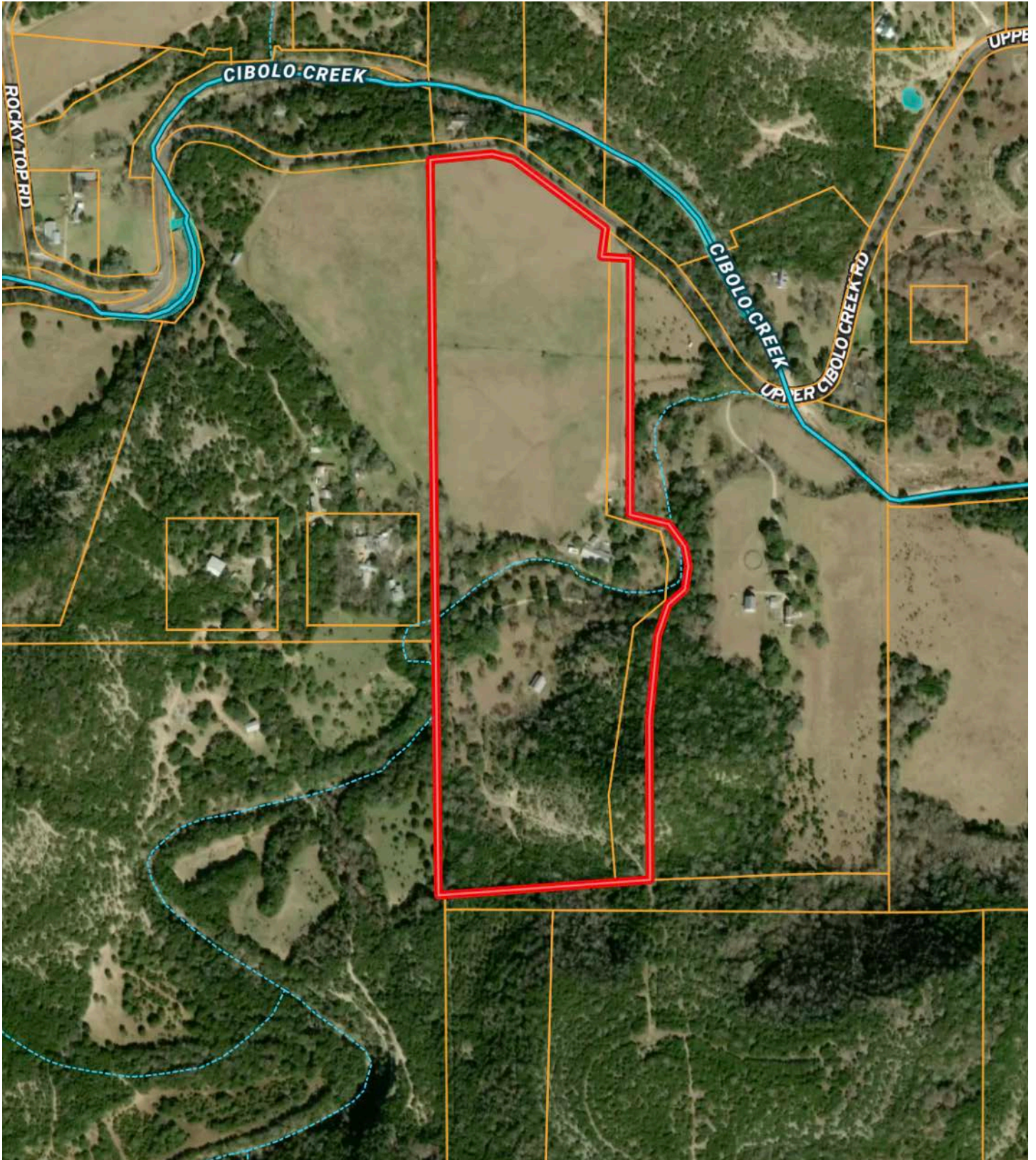
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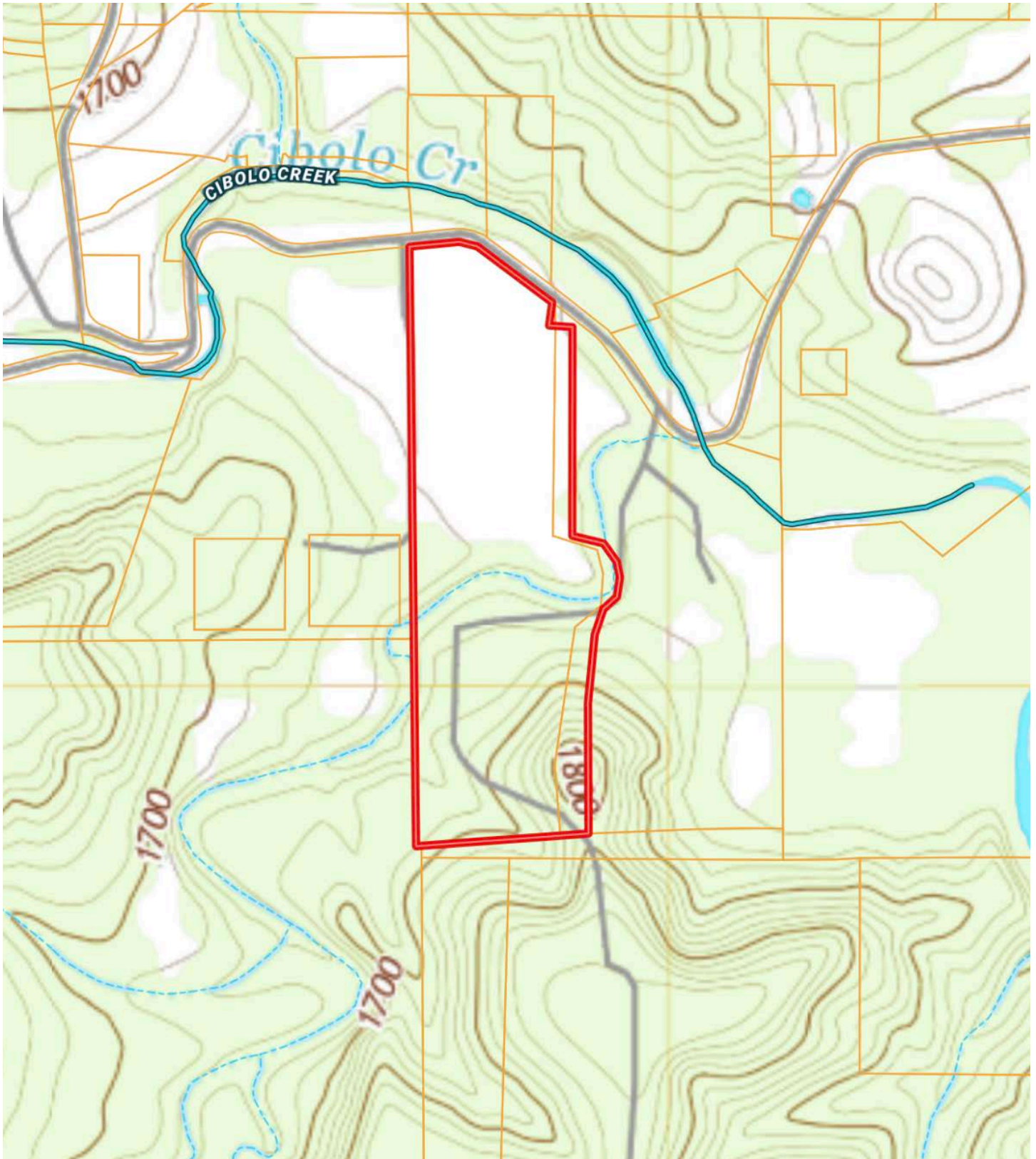
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Information About Brokerage Services

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



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

JACKSON CREEK RANCH NOTES

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