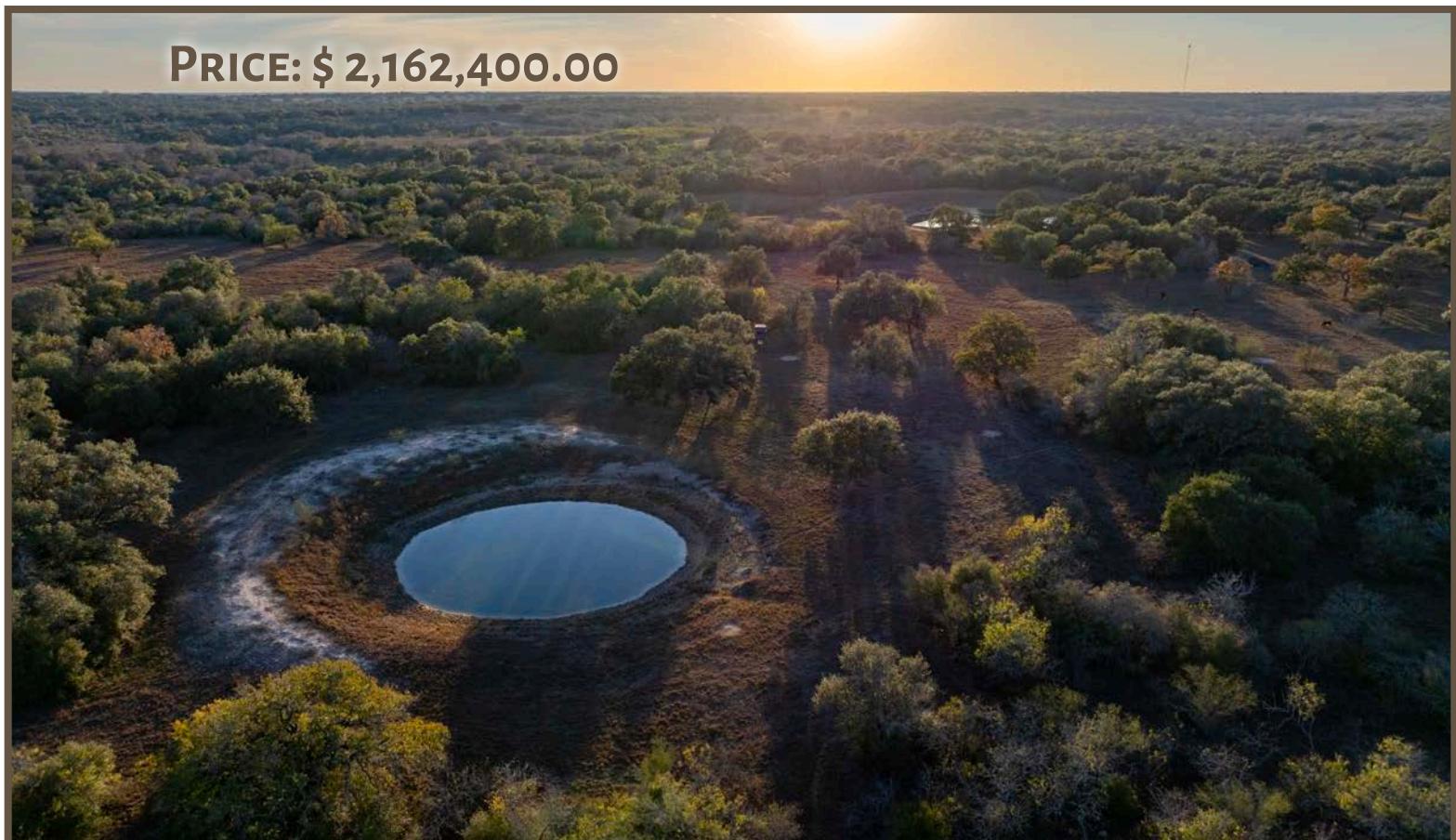




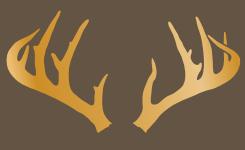
SIMPSON RANCHES
— & —
LAND, LLC

THE 1038 RANCH
212+- ACRES
GOLIAD COUNTY, TEXAS

PRICE: \$ 2,162,400.00



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THE 1038 RANCH

±212 ACRES | GOLIAD COUNTY, TEXAS

DESCRIPTION

SIMPSON RANCHES & LAND, LLC IS PROUD TO PRESENT THE 1038 RANCH, A WELL-MAINTAINED RECREATIONAL AND CATTLE RANCH LOCATED JUST NORTH OF GOLIAD, TEXAS. HELD BY THE SAME FAMILY FOR NEARLY 100 YEARS, THIS PROPERTY REFLECTS GENERATIONS OF THOUGHTFUL STEWARDSHIP AND PRIDE OF OWNERSHIP. THE RANCH FEATURES NEW PERIMETER NET-WIRE FENCING, QUALITY CROSS FENCING, A 15± ACRE HAY FIELD, TWO EXCELLENT PONDS, IMPROVED GRASSES, AND BEAUTIFUL MATURE OAK TREES THROUGHOUT. WITH MULTIPLE IDEAL BUILDING SITES, THIS TURNKEY RANCH IS WELL-SUITED FOR A PERMANENT RESIDENCE, WEEKEND RETREAT, OR CONTINUED LIVESTOCK OPERATION. THE 1038 RANCH IS EXCEPTIONALLY CLEAN, FUNCTIONAL, AND READY TO ENJOY.

LOCATION

THE RANCH IS LOCATED AT 1038 OLD GOLIAD ROAD, APPROXIMATELY ONE MILE NORTH OF GOLIAD, TEXAS. IT IS CONVENIENTLY POSITIONED 67 MILES FROM ROCKPORT, 100 MILES FROM DOWNTOWN SAN ANTONIO, AND APPROXIMATELY 150 MILES FROM DOWNTOWN HOUSTON, OFFERING BOTH PRIVACY AND ACCESSIBILITY.

IMPROVEMENTS

IMPROVEMENTS ON THE RANCH INCLUDE NEW PERIMETER NET-WIRE FENCING WITH GALVANIZED PIPE CORNERS AND BRACES, ALONG WITH MOSTLY NEW INTERIOR CROSS FENCING CONSTRUCTED OF FIVE-STRAND BARBED WIRE. THE RANCH ENTRANCE FEATURES A 60-FOOT-WIDE RECESSED GATE BUILT WITH GALVANIZED PIPE TOP AND BOTTOM RAILS AND CATTLE PANEL INFILL, ALLOWING TRUCKS AND TRAILERS TO SAFELY PULL OFF THE ROADWAY WHILE OPENING THE GATE. LIVESTOCK INFRASTRUCTURE INCLUDES A COVERED METAL CATTLE WORKING FACILITY EQUIPPED WITH AN ARROWQUIP 74 SERIES COVERED WORKING CHUTE, WELDED PIPE WORKING AND LOADING ALLEY, HOLDING PENS WITH PIPE TOP RAILS AND ONE GAGE BULL PANEL CONSTRUCTION, AND CONCRETE WATER TROUGHS. ELECTRICITY IS RUN TO THE CATTLE PENS, PROVIDING ADDED FUNCTIONALITY AND CONVENIENCE. THERE ARE A TOTAL OF FIVE CONCRETE WATER TROUGHS SERVICING FOUR PASTURES, EXCLUDING THE HAY FIELD. ADDITIONAL IMPROVEMENTS INCLUDE A WELL HOUSE AND STORAGE BUILDING WITH ELECTRICITY, WATER, AND TWO 50-AMP RV HOOKUPS; NO SEPTIC SYSTEM IS CURRENTLY IN PLACE. A WELL-MAINTAINED 15± ACRE HAY FIELD AND TWO ESTABLISHED PONDS FURTHER ENHANCE THE FUNCTIONALITY OF THE PROPERTY.

EQUIPMENT TO CONVEY

THE SALE INCLUDES TWO DEER BLINDS, TWO DEER FEEDERS, AND THE ARROWQUIP 74 SERIES CATTLE WORKING CHUTE. A JOHN DEERE TRACTOR AND IMPLEMENTS MAY BE PURCHASED SEPARATELY AND ARE NOT INCLUDED IN THE SALE OF THE RANCH.

WATER

WATER ON THE RANCH IS SUPPLIED BY ONE ON-SITE WATER WELL EQUIPPED WITH A SUBMERSIBLE PUMP, WHICH PROVIDES WATER TO THE CATTLE PENS AND FIVE CONCRETE TROUGHS LOCATED THROUGHOUT THE PROPERTY. IN ADDITION TO THE WELL, THE RANCH FEATURES TWO PONDS THAT HOLD WATER WELL. THE LARGER POND MEASURES APPROXIMATELY 2.5± ACRES WHEN FULL, WHILE THE SMALLER POND IS SLIGHTLY UNDER 0.5± ACRE WHEN FULL. TOGETHER, THESE WATER SOURCES PROVIDE RELIABLE AND AMPLE WATER FOR BOTH LIVESTOCK AND WILDLIFE.

TERRAIN & HABITAT

THE TERRAIN IS GENTLY ROLLING, WITH ELEVATIONS RANGING FROM APPROXIMATELY 220 FEET ABOVE SEA LEVEL IN THE NORTHERN PORTION OF THE RANCH TO ABOUT 170 FEET IN THE SOUTHERN PORTION. LOCATED WITHIN THE POST OAK SAVANNAH REGION, THE PROPERTY SUPPORTS A DIVERSE MIX OF LIVE OAK, POST OAK, BLACKJACK OAK, MESQUITE, AND HACKBERRY TREES. WHILE NATIVE GRASSES ARE PRESENT THROUGHOUT, THERE HAS APPROXIMATELY 130 ACRES OF JIGGS BERMUDA GRASS SPRIGGED IN THE OPEN AREAS AND IS WELL ESTABLISHED, PROMOTING OPTIMAL GRAZING. THE SOILS CONSIST PRIMARILY OF FINE SANDY LOAMS, WITH A PORTION OF SANDY CLAY LOAM IN THE SOUTHEASTERN AREA, CONTRIBUTING TO THE OVERALL PRODUCTIVITY OF THE RANCH.

WILDLIFE

THE RANCH IS LOW-FENCED AND HAS BEEN LIGHTLY HUNTED BY THE FAMILY. WILDLIFE IS ABUNDANT AND INCLUDES WHITE-TAILED DEER, TURKEY, DOVE, AND OTHER NATIVE SPECIES, ALONG WITH VARIOUS SMALL GAME. SINCE THE INSTALLATION OF THE PERIMETER NET-WIRE FENCING, THE FERAL HOG POPULATION HAS BEEN REDUCED TO VIRTUALLY NONE. TWO DEER BLINDS AND FEEDERS CONVEY WITH THE SALE, MAKING THIS AN EXCELLENT RECREATIONAL AND HUNTING PROPERTY.

EASEMENTS

THE PROPERTY IS SUBJECT ONLY TO UTILITY EASEMENTS, WITH NO OTHER KNOWN EASEMENTS AFFECTING THE RANCH.

MINERALS

THE SALE INCLUDES THE SURFACE ESTATE ONLY. ACCORDING TO THE SELLER, THERE IS NO CURRENT MINERAL PRODUCTION ON THE RANCH AND NO ACTIVE MINERAL LEASES.

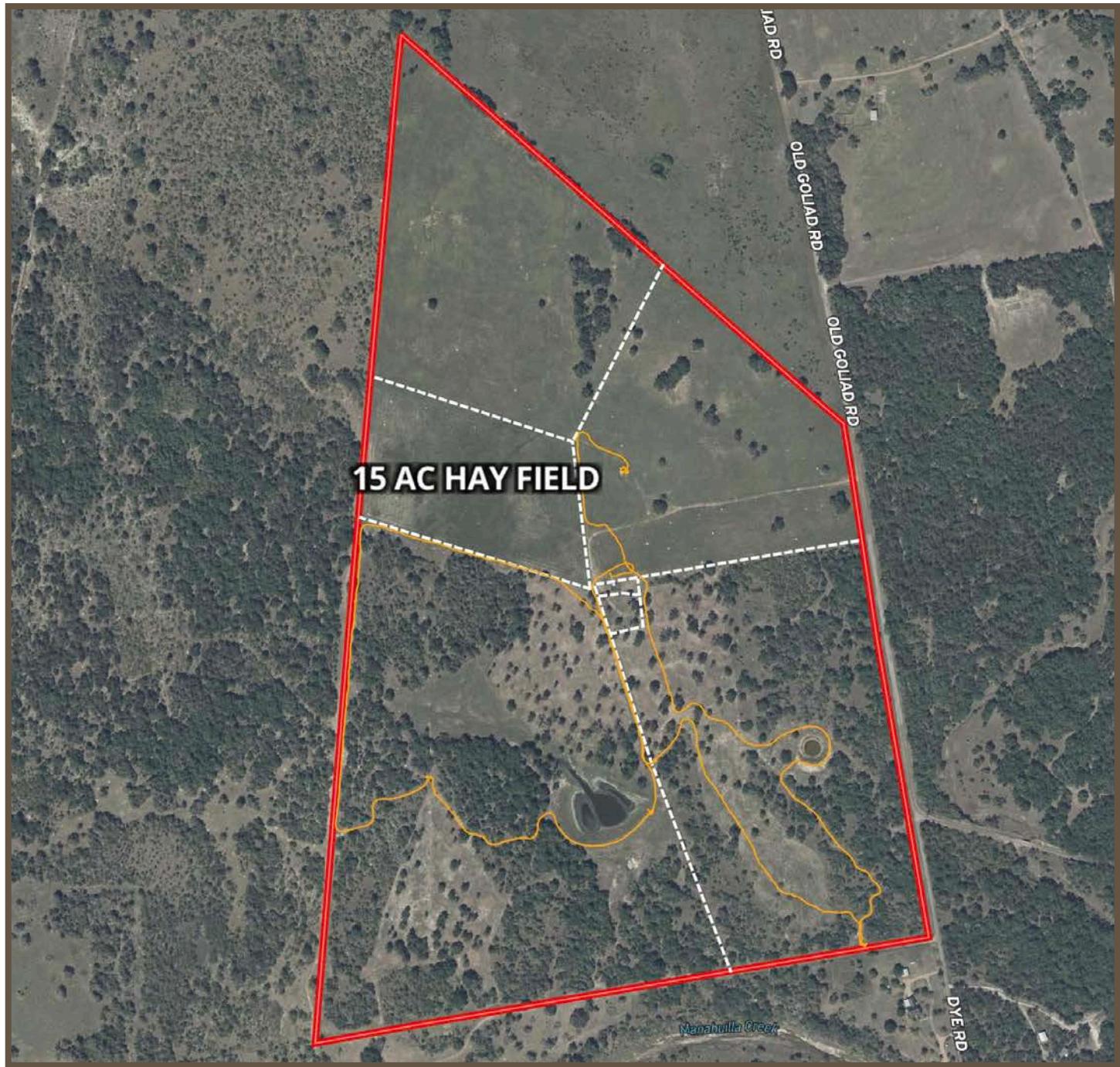
ADDITIONAL NOTES

THE PROPERTY IS CURRENTLY OPERATING UNDER A 1-D-1 WILDLIFE EXEMPTION.

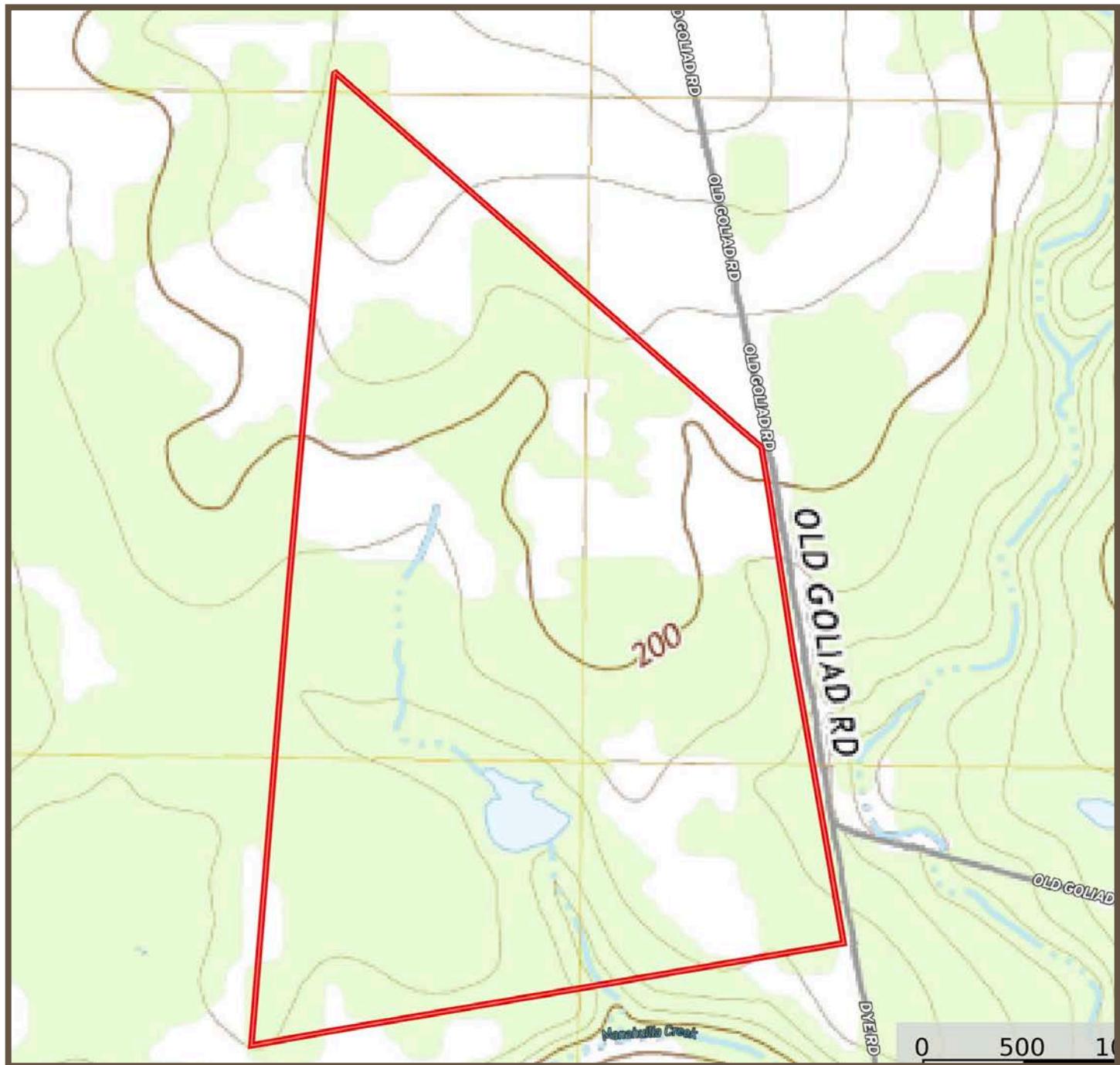


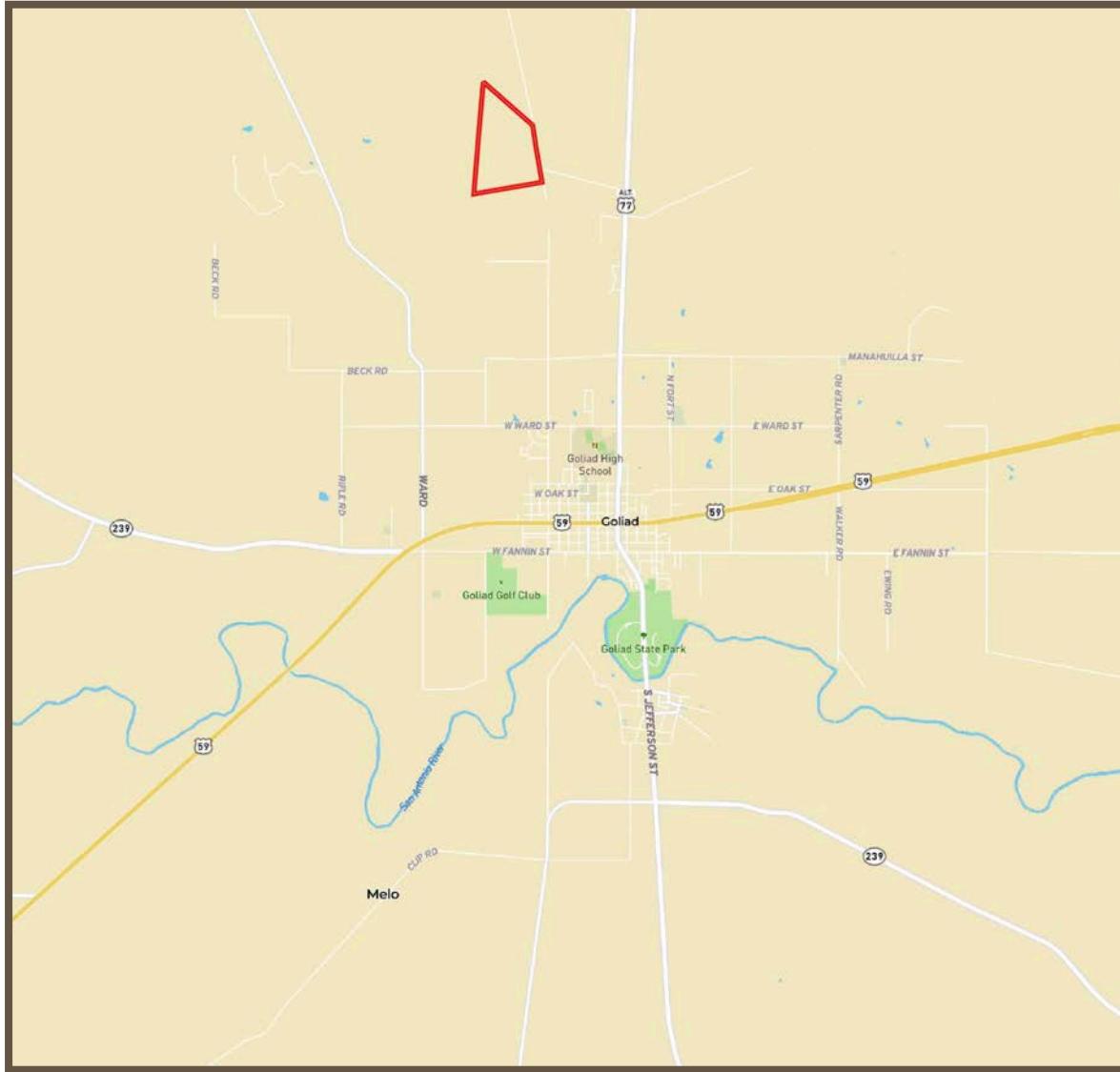






TOPO 212+- ACRES
GOLIAD COUNTY, TEXAS





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	