

Mesa Vista Ranch



Mark Fox Real Estate

Serving the Texas Hill Country

515 US HWY 281 Marble Falls, TX 78654

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Intersection of CR 251 & CR 253 Comanche, TX 76442

Location: Situated along the Western Cross Timbers, this 1,784 acre ranch lies in southern Comanche County and is only 2 hours north-west of downtown Austin and 2 hours south-west of downtown Fort Worth.

Directions: From Comanche take SH 16 south 2.7 miles and turn right onto FM 3200 continue 2 miles south to intersection of CR 251 & CR 253.

History: During the 1800's the ranch was situated along the famous Texas "Corn Trail," a military route used to supply local forts. Buried near one of the homesteads is American Quarter Horse Hall of Famer, Royal King. (<https://www.aqha.com/museum/hall-of-fame/horses/r/royal-king/>)

Improvements:

- House 1: Old ranch charm, with great attention to detail. This is a historical home site built in the early 1900's. This home site includes a water well, cattle pens, hay barns, well maintained and currently leased.
- House 2: Ranch style home surrounded by gorgeous large oaks. This home site includes a water well, carport, pens and stables. It is also well maintained and currently leased.
- House 3: Situated at the highest point of the ranch, this home offers spectacular views of Taterhill, Schoen, and Cowhouse Mountains.

Improvements Continued:

- Tanks: 19 stock tanks for a total of roughly 10 acres of surface water
- Roads: Roughly 30 miles of maintained roads with many concrete low water crossings throughout the entire ranch.
- Fields: Seller maintains many fields on the property for quail and dove hunting, including spading of sunflowers and Kline grasses.
- Water: Multiple windmills/wells throughout the ranch. Purposed for drinking water and agriculture stock water. Wells in surrounding area produce on average 33.83 GPM at an average depth of 199 feet. (based on data from Texas Water Development Board, taken from 6 nearby well reports).

Land: 1,784 acres consisting of rolling hills, grasslands, and tree coverage. Abundant wildlife of the area include; whitetail deer, turkey, dove, quail, duck, and wild hog. Trees on the property include; cedars, live oaks, post oaks, mesquite, and many other hardwoods. This ranch is truly in the heart of the Cross Timbers area of Texas.

Farmland: According to USDA Natural Resources Conservation Services there are approximately 282 acres of prime farmland. Cattle in area are typically kept at 1 per 20-25 acres with rotational grazing.

Climate: Average annual temperature for Comanche County is 65.15°F and Average annual precipitation is 32.36 in. (Based on data taken from www.usclimatedata.com)

Listing Price

1,784 Acres - \$5,798,000 - \$3,250/Acre

Tract 1

1,351 Acres - \$4,390,750 - \$3,250/Acre

Tract 2

433 Acres - \$1,623,750 - \$3,750/Acre

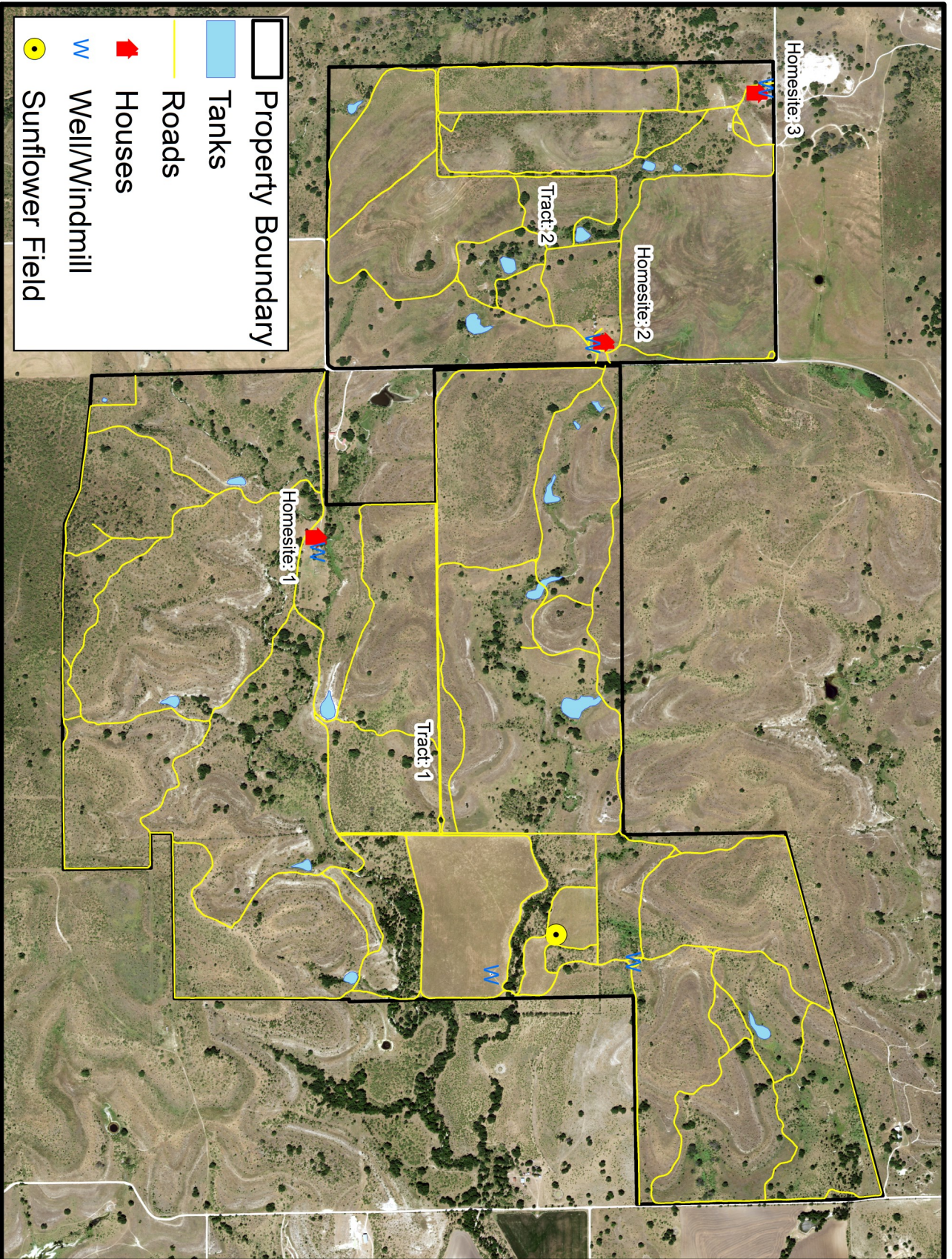
Cash or Conventional

Interactive Map: <http://arcg.is/1S4WXX>

PROPERTY IS VIEWABLE BY APPONTMENT ONLY

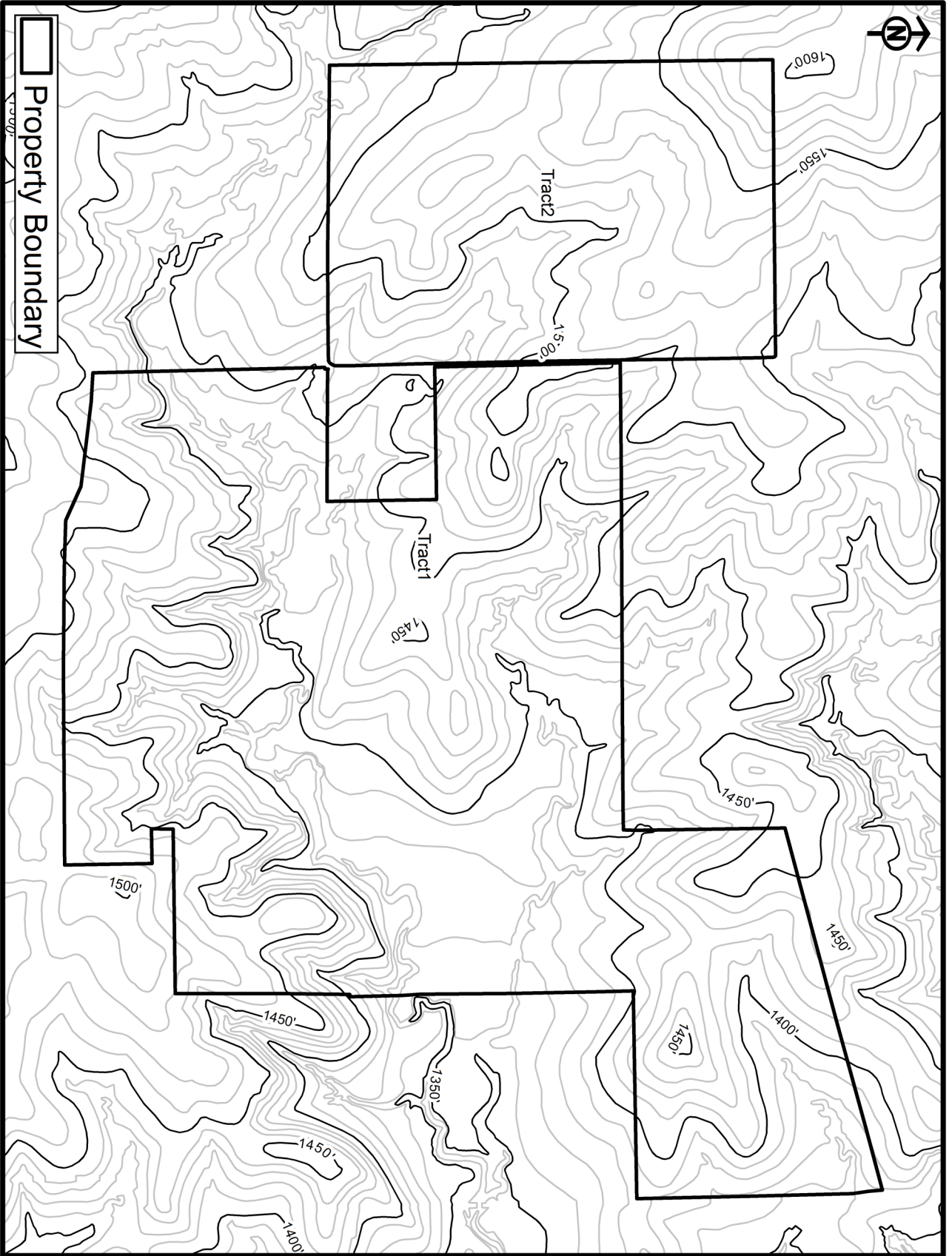
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All information provided is deemed reliable but not guaranteed by broker or sellers and is subject to change.

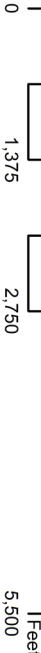


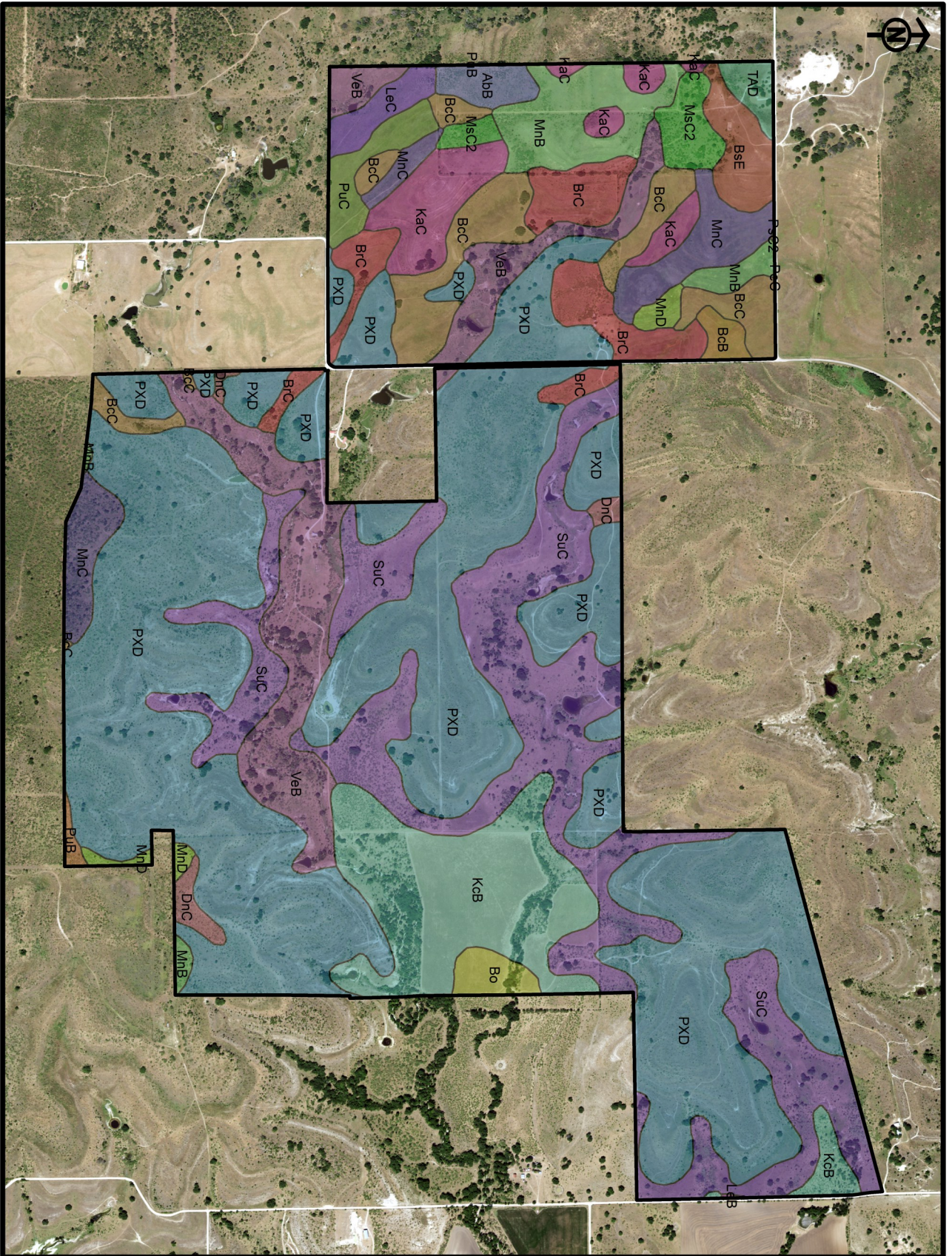
Mark Fox Real Estate - Matthew Murphy - 8/7/2017 - Data Sources : TNRIS

0 1,300 2,600 5,200 Feet



Mark Fox Real Estate - Matthew Murphy - 7/31/2017 - Data Sources: TNRRIS

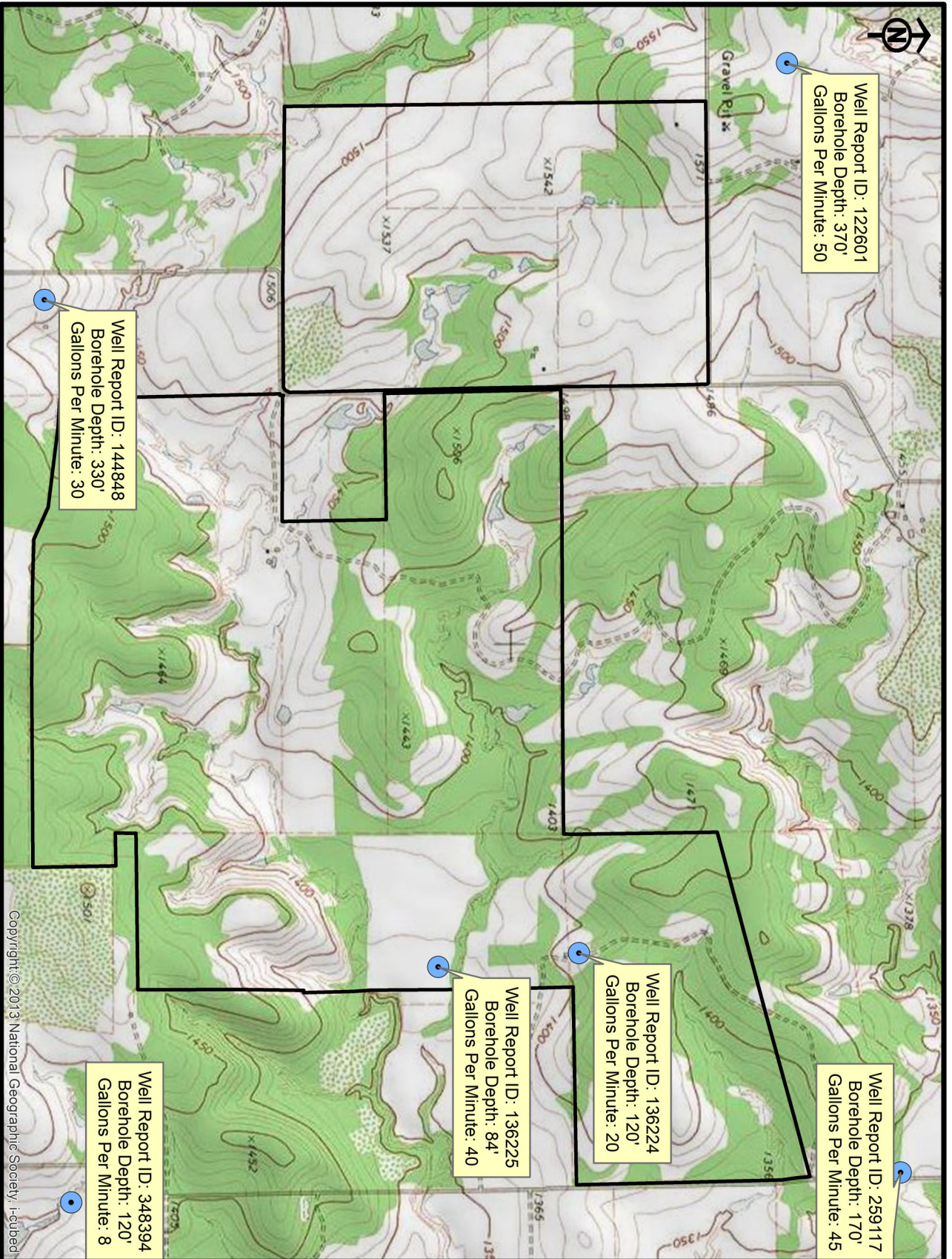




Mark Fox Real Estate - Matthew Murphy - 7/31/2017 - Data Sources: TNRRIS

Mesa Vista Ranch Soil

MUSYM	MUNAME	MUKIND	FARM CLASS	HIGHLY ERODIBLE LAND DETERMINATION
AbB	ABILENE LOAM, 1 TO 3 PERCENT SLOPES	Consociation	All areas are prime farmland	Not highly erodible land
BcB	BOLAR CLAY LOAM, 1 TO 3 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Potentially highly erodible land
BcC	BOLAR CLAY LOAM, 3 TO 5 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Potentially highly erodible land
Bo	BOSQUE LOAM, OCCASIONALLY FLOODED	Consociation	All areas are prime farmland	Not highly erodible land
BrC	BRACKETT-BOLAR COMPLEX, 1 TO 5 PERCENT SLOPES	Complex	Not prime farmland	Potentially highly erodible land
BsE	BRACKETT-KARNES COMPLEX, 1 TO 12 PERCENT SLOPES	Complex	Not prime farmland	Potentially highly erodible land
DnC	DENTON SILTY CLAY, 3 TO 5 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Potentially highly erodible land
KaC	KARNES LOAM, 1 TO 5 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Potentially highly erodible land
KeB	KRUM SILTY CLAY, 1 TO 3 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Not highly erodible land
LeB	LEWISVILLE CLAY LOAM, 1 TO 3 PERCENT SLOPES	Consociation	All areas are prime farmland	Not highly erodible land
LeC	LEWISVILLE CLAY LOAM, 3 TO 5 PERCENT SLOPES	Consociation	All areas are prime farmland	Potentially highly erodible land
MnB	MENARD FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES	Consociation	All areas are prime farmland	Not highly erodible land
MnC	MENARD FINE SANDY LOAM, 3 TO 5 PERCENT SLOPES	Consociation	All areas are prime farmland	Potentially highly erodible land
MnD	MENARD FINE SANDY LOAM, 5 TO 8 PERCENT SLOPES	Consociation	Not prime farmland	Highly erodible land
MsC2	MENARD SOILS, 1 TO 5 PERCENT SLOPES, ERODED	Undifferentiated group	Not prime farmland	Potentially highly erodible land
PeC	PEDERNALES FINE SANDY LOAM, 3 TO 5 PERCENT SLOPES	Consociation	All areas are prime farmland	Potentially highly erodible land
PsC2	PEDERNALES SOILS, 1 TO 5 PERCENT SLOPES, ERODED	Undifferentiated group	Not prime farmland	Potentially highly erodible land
PuB	PURVES CLAY, 1 TO 3 PERCENT SLOPES	Consociation	Not prime farmland	Highly erodible land
PuC	PURVES CLAY, 3 TO 5 PERCENT SLOPES	Consociation	Not prime farmland	Highly erodible land
PXD	PURVES-BOLAR ASSOCIATION, UNDULATING	Association	Not prime farmland	Potentially highly erodible land
SuC	SUNEV CLAY LOAM, 3 TO 5 PERCENT SLOPES	Consociation	Prime farmland if irrigated	Potentially highly erodible land
TAD	TARRANT ASSOCIATION, UNDULATING	Association	Not prime farmland	Potentially highly erodible land
VeB	VENUS LOAM, 1 TO 3 PERCENT SLOPES	Consociation	All areas are prime farmland	Not highly erodible land



















Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Fox	159017	Mark@MarkFoxRealEstate.com	(830)693-8884
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Fox	334987	Todd@MarkFoxRealEstate.com	(830)693-8884
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date