



HALL AND HALL®

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SALES | AUCTIONS | FINANCE | MANAGEMENT

WEST WEBB RANCH | MIRANDO, TEXAS | \$899,750



EXECUTIVE SUMMARY

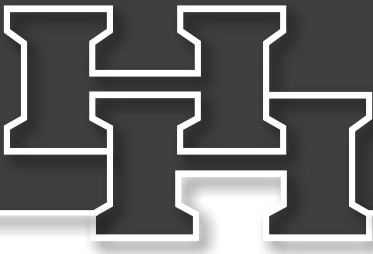
The West Webb Ranch is a beautiful 305+ acre ranch located in Webb County, Texas, near the historic town of Mirando City. This versatile property offers a unique opportunity for investors or end-users seeking a manageable ranch in an ideal location. With abundant native wildlife, convenient access, essential amenities, and an income source from a wind turbine, the land presents a promising investment vehicle and immense recreational enjoyment.

The land is conveniently situated just seven minutes from Mirando City and the locally famous LaLa's Restaurant. All the while maintaining opportune access to major roadways, the property is fortunately not overburdened with road noise. The ranch features FM 649 paved frontage, ensuring easy access to neighboring towns and cities. The city of Laredo is just 31 miles from the gate. Laredo has a population of 300,000. The city enjoys an international airport with multiple daily flights to and from Dallas and Houston. Local dining, history, and cultural experiences are major tourist attractions for the city. One could easily enjoy the ranch for the day and experience what the city offers in the evening over the traditional local cuisine Laredo is so well known for.

The ranch is a perfect and manageable size with the essentials and paved access. The ranch is ideal for the hunter, investor, or weekend warrior. This property is primed for various recreational development purposes. Whether for a permanent home, recreational getaway, livestock, hunting, or birding endeavors, this ranch offers endless possibilities for new owners.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



JUST THE FACTS

- 305+ Acres
- Located in Webb County
- Two water wells
- Electricity
- Abundant wildlife
- Excellent hunting - whitetail, javelina, feral hogs, and bobwhite/scaled quail
- Outstanding brush diversity
- Low fence/free range
- Hiking
- Four-wheeling
- Artifact collecting
- Wind royalties
- Caliche/calcrete pit
- Seven miles to Mirando City and 31 miles to Laredo
- Nearly three-quarters of a mile of paved frontage on FM 649



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Information About Brokerage Services

11-2-2015

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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent / Associate's Name	License No.	Email	Phone
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Sales Agent / Associate's Name	License No.	Email	Phone

West Webb Ranch
Webb County Texas

This map is for visual aid
only and the accuracy
is not guaranteed.



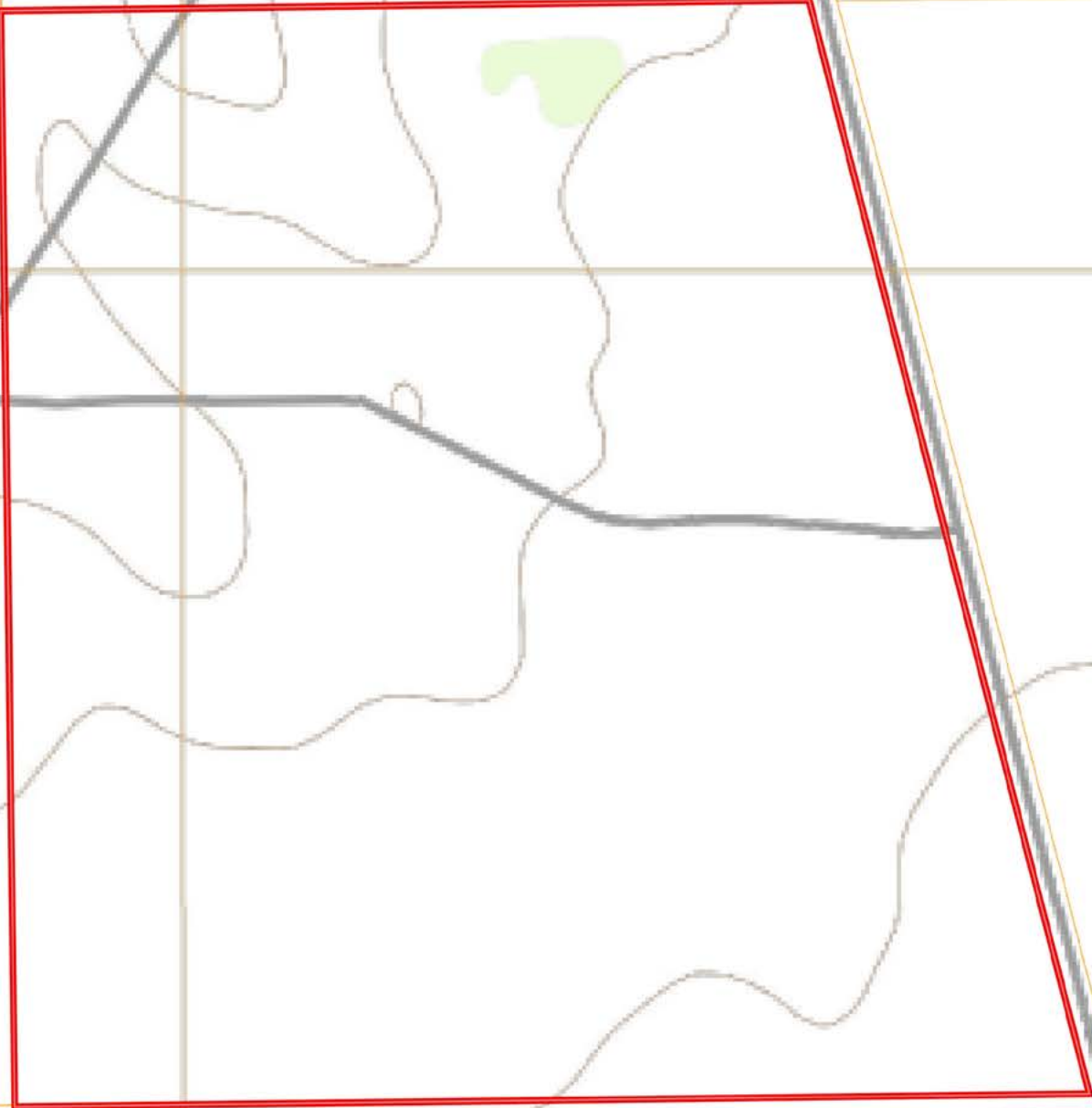
FM 649

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RANCH