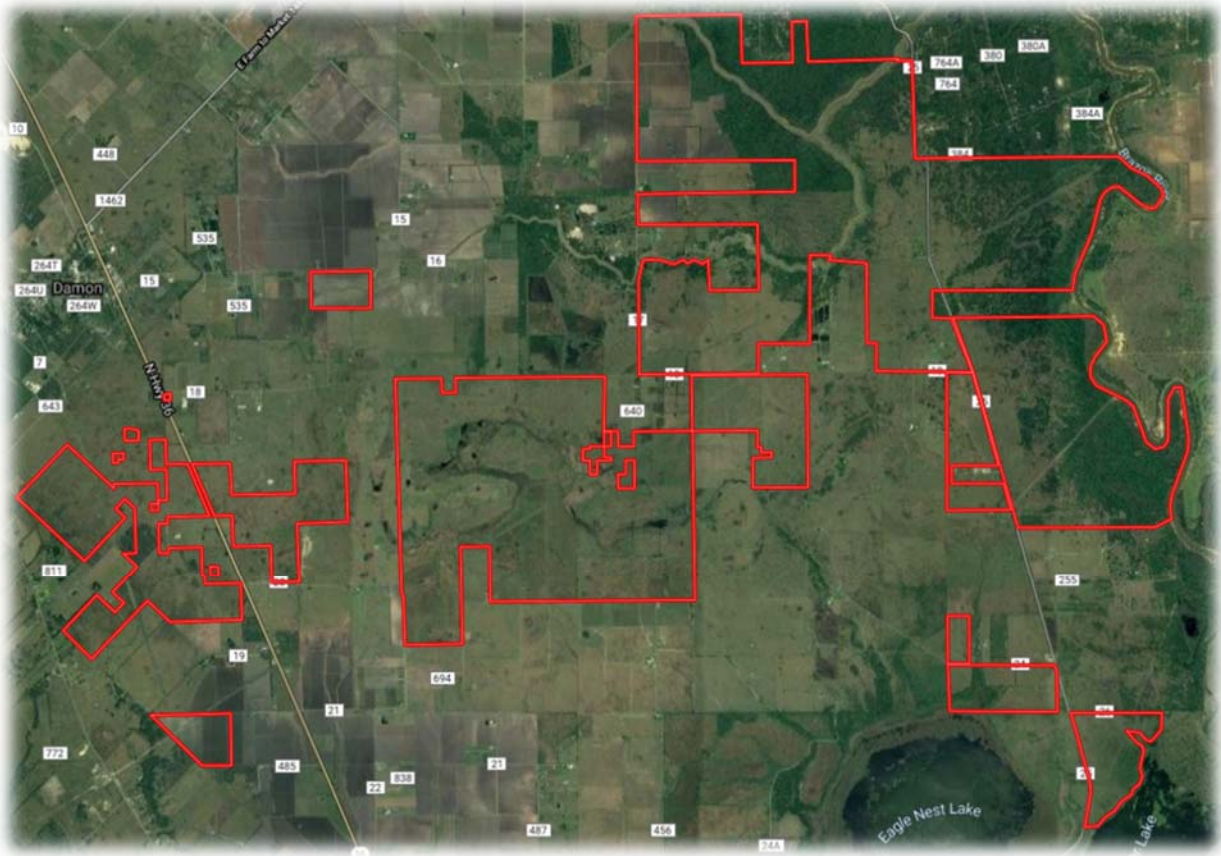


WR Nash Ranch

12,643 Acres +/-

Brazoria & Fort Bend Counties, Texas

\$57,000,000



WR Nash Ranch: Own a piece of Texas history. The WR Nash Ranch has been under the same ownership for over 100 years and has never been available for purchase until now! The raw natural beauty of the WR Nash Ranch is in its rolling prairie of lush grass and the hardwood bottoms of the Brazos River. This property offers unlimited opportunities to create the ranch of your dreams while serving as an attractive investment.

WR Nash Ranch
12,643 Acres +/-
Brazoria & Fort Bend Counties, Texas



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Location: Located about sixteen miles southwest of Houston, the ranch is a short 30-minute drive to the sweet silence of this Brazoria County treasure.

History: Over the years portions of the ranch have been farmed while other areas have been grazed. The ranch has mostly remained the same as it was back when Santa Anna and the Mexican army crossed the Brazos River back in 1836. The ranch has a rich history which included colorful characters such as Graves Peeler who is known as the “Savior of the Texas Longhorn” Peeler worked as the ranch’s manager from 1930 to 1944 during which time the ranch ran nearly 3,000 head. Peeler went on to operate his own South Texas ranch and the modern day Texas longhorn cattle are descendants of one of seven herds and one of which was the Graves peeler ranch. The WR Nash Ranch continues today to be operated as a working cattle ranch. The ranch includes thousands of acres of hardwood timber bottomland which is spectacular habitat for a variety of wild game including whitetail deer.

Kittie Nash Groce: One of the more fascinating aspects of the ranch was its owner Kittle Nash Groce. Kittie spent the early part of her life living in the famed Nash House on Westmoreland Street in Houston, Texas. Her life story would make a sensational movie that would appear as a Hollywood creation except it is a real story. She lived a life of high society in Houston, Florida, New York, and Paris, but after the death of her father (William Rufus Nash) she moved to the ranch where she took on the management and control of this vast land and cattle enterprise. She lived through tough times that included living off of turtle soup and wearing her father’s tattered ranching clothes, but she made the ranch into a prosperous South Texas icon. She was known as a kind and yet strong lady that was both generous with her time and her money. The WR Ranch is a symbol of Texas toughness, fortitude, determination, ingenuity, and persistence.

Features: WR Nash Ranch has over 5 miles of Brazos River frontage and is crossed by several paved county roads and one state highway which provide tremendous access to the ranch. The terrain is gently rolling to generally level and despite its river frontage the ranch has functioned well during periods of inclement weather. The ranch is crossed by several drainage tributaries including Cow Creek and Turkey Creek.

The WR Ranch is current agricultural exempt for ad valorem taxation purposes and much of the ranch is income generating with existing farming and livestock grazing leases. The diversity of ranch also offers

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the potential for income from recreational hunting, as well as alternative energy projects.

Wildlife: The wildlife on the ranch is plentiful and includes a well-established whitetail deer herd while the migratory bird hunting has been fabulous in the past. In the past portions of the ranch had been farmed in rice and if that habitat were restored the ranch would be an annual destination for huge flocks of ducks and other migratory bird species. Both Ducks Unlimited and the local NRCS office are excellent resources to assist with habitat design and development.

Investment: The close proximity of the WR Nash ranch to the Houston area makes the ranch an exceptional investment and development property. There are very few, if any, large acreage properties available within a 1 hour drive of Houston. The ever increasing population of the Houston MSA yields an unrelenting demand for large acreage tract for future development with residential and master planned communities. According to the Greater Houston Partnership the metro Houston area has a population of over 7.1 million people and could surge to in excess of 9 million people by 2030. The WR Nash Ranch is well poised for development to meet this demand. The ranch is less than 6 miles south of the proposed right of way of Segment C of the Grand Parkway. Plus, the ranch is bisected by State Highway 36 which is currently being updated to a four lane divided highway to provide enhanced travel from the Southwest Freeway to Freeport and its industrial development.

Broker's Comments: "For those looking to live a dream on a large historical ranch with unlimited possibilities for an exceptional life built around natural beauty, wildlife, and agriculture, the WR Nash Ranch is the place for you."

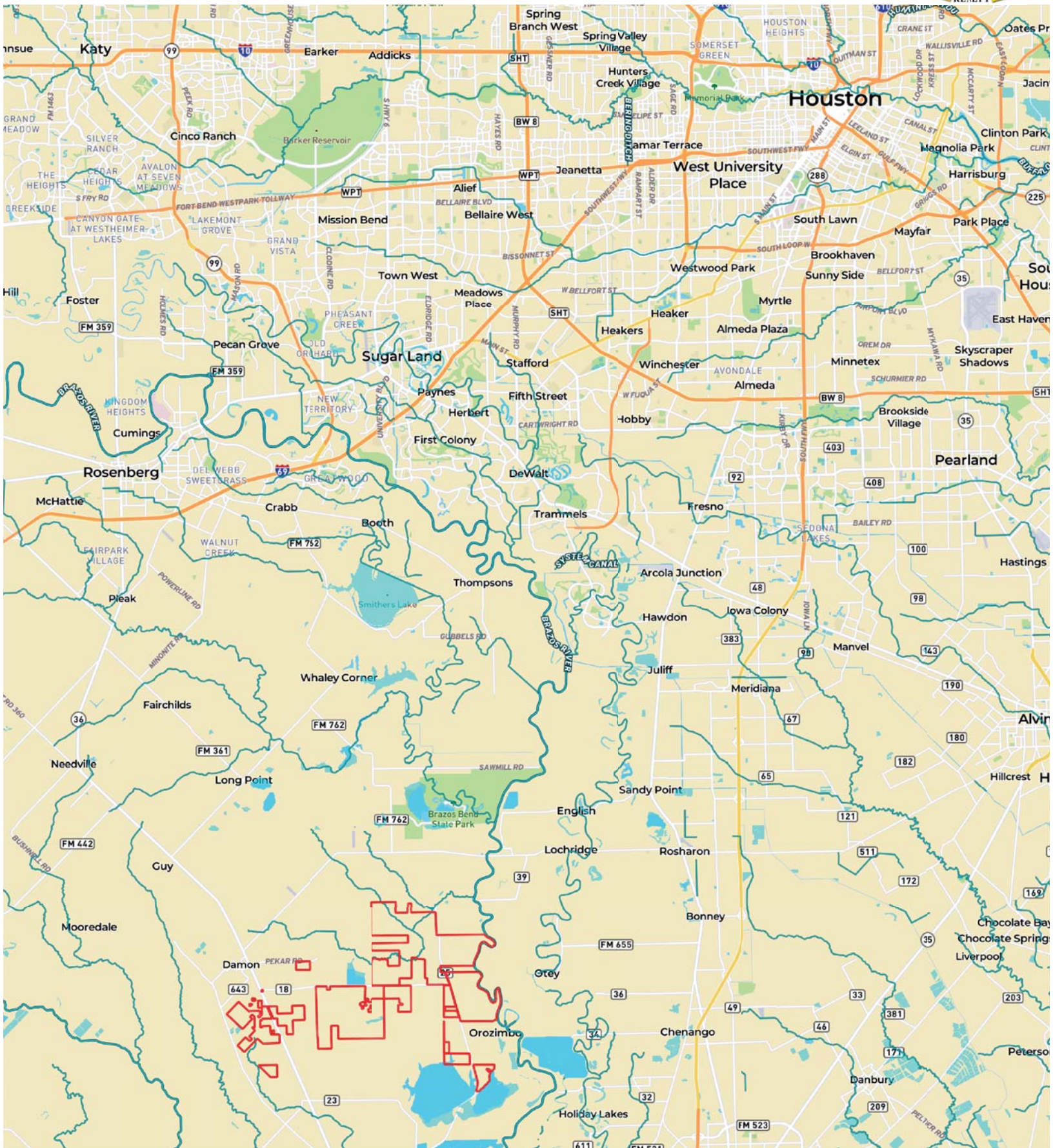
This is a surface only offering with no minerals to be transferred with a sale. Surface protections can be negotiated.

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WR Nash Ranch 12,643 Acres +/- Fort Bend & Brazoria Counties, Texas



 WR Nash Ranch

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**WR Nash Ranch 12,643 Acres +/-
Fort Bend & Brazoria Counties, Texas**



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 **WR Nash Ranch**



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WR NASH RANCH, LLC GENERAL INFORMATION BRAZORIA & FORT BEND COUNTIES, TEXAS

WR Nash Ranch, LLC owns a large assortment of parcels of real estate consisting of +/-12,643 acres situated in Brazoria and/or Fort Bend Counties, commonly known as the "Nash Ranch" the "Property"). The Property includes a wide range in features, vegetation, and terrain. The Property owner ("Seller" under any Farm and Ranch Contract or other agreement by which you may submit an offer to purchase any portion of the Property, collectively a "Purchase Contract") provides the below information which applies to all or various portions of the Nash Ranch. The information may or may not apply to any specific portion of the Property you may be considering for purchase. You should rely exclusively on your own advisors, research, and resources to determine whether, and to what extent, this information applies to the portion of the Property which you are considering for purchase. This document is based upon information and belief only, and is for the limited purpose of identifying matters about which you may wish to conduct independent research. The Seller does not by this document make, and expressly disclaims, any and all warranties or representations of any kind or character except a special warranty as to title. Neither the Seller nor the marketing real estate agent (Steven J. Bilicek) are:

- A substitute for a professional real estate attorney;
 - An environmental or regulatory law expert;
 - A substitute for a professional property inspector, engineer, or surveyor;
 - A substitute for obtaining a professional title opinion; or
 - A substitute for obtaining the opinion of a professional oil and gas Landman.
- (1) Seller advises that certain areas of the Property have flooded from time to time. Seller has no specific knowledge as to what extent, and/or when, any such flooding occurred other than flooding associated with Hurricane Harvey in 2017. Seller has no knowledge of any flooding of the Property which has had a material adverse effect on the past or current use of the Property.
 - (2) The Property includes no improvements other than barns, fences, and windmills with the exception of two modest homes along County Road 25. It is recommended that all potential buyers seek out independent inspections of that portion of the Property and all related improvements which they are considering for purchase.
 - (3) Seller is not aware of the existence on the Property of any substances or materials that are hazardous to the ordinary person's health; toxic wastes or material; radon; asbestos; urea-formaldehyde; lead-based paint; anthrax; and any other substances commonly known to be pollutants or contaminants.
 - (4) Seller owns no minerals, mineral leases, or royalties with respect to the Property.
 - (5) Portions of the Property are currently subject to various farm leases and one grazing lease. Those portions of the Property which are currently subject to a farming lease are

also subject to government programs administered under the FSA-USDA offices in Brazoria and Fort Bend Counties.

- (6) There are multiple pipeline easements crossing the Property, many of which predate Seller's ownership of the Property by more than 60 years. Upon request the Seller will provide a list of all such easements of which the Seller has actual knowledge.
- (7) Seller is not aware of any environmental hazards or conditions which materially affect the Property.
- (8) Seller advises that in the past, garbage has been disposed of at various locations on the Property. To the extent the Seller is aware of those locations, Seller has attempted to clean them up. There is an underground gasoline storage tank at the site of the now removed ranch house. It is near the remaining barns and sheds approximately 1 mile north of the intersection of County Road 18 and County Road 25 on the west side of County Road 25. Seller is not aware of any other landfill or underground tanks or containers now or previously on the Property.
- (9) Seller advises that there are areas on the Property that may be considered wetlands under federal law and regulations and state law and regulations. Seller has not attempted to determine where any wetlands are located.
- (10) Seller is not aware of any threatened or endangered species or their habitat affecting the Property. A branch of the University of Houston Clear Lake recently conducted a search on a portion of the Property east of County Road 25 involving a study of Western Chicken Turtles. Seller is not aware of the result of that study.
- (11) Seller is not aware of any pending or threatened litigation involving the Property, other than a suit for condemnation of a pipeline right-of-way filed by Kinder Morgan Tejas Pipeline LLC under Cause No C160301 in the County Court at Law No. 2 and Probate Court of Brazoria County Texas. This suit seeks a 50 foot wide easement crossing property owned by the Seller in Abstracts 216 and 314, both of which are west of State Highway 36.

NOTICE: The information provided to all parties and contained herein has been gathered from sources deemed reliable; however, neither the Seller, Texas Ag Realty, LLC nor its principal can guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by Seller. Prospective buyers should independently verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real property 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, Anthrax, Chronic Wasting Disease), 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. When buying investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at the discretion of Seller and Texas Ag Realty, LLC. Texas Ag Realty, LLC reserves the right to require any or all interested buyer(s) of a particular portion, or all, of the Property to provide proof of financial ability to purchase such portion, or all, of the Property prior to the initial showing or any subsequent showing of any portion, or all, of the Property. Texas Ag Realty, LLC also reserves the right to refuse to show any portion, or all, of the Property to a potential buyer for any reason at Texas Ag Realty, LLC's sole and absolute discretion.

BUYER'S RECEIPT AND ACKNOWLEDGEMENT: As a potential buyer of a portion, or all, of the Property, I hereby acknowledge receipt of this information. I understand that except as stated in an executed Purchase Contract entered into between Buyer and Seller, the portion of the Property subject to the Purchase Contract will be sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of any portion of the Property are being relied upon by me except as stated in the Purchase Contract.

Buyer (Print Name & Sign)

Date

Buyer (Print Name & Sign)

Date



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 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.

Texas Ag Realty, LLC	391124	txagrealty@gmail.com	(281)497-2774
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven J. Bilicek	391124	txagrealty@gmail.com	(281)615-8117
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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W R Nash Ranch

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