

HALL AND HALL®

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WILDHORSE RANCH | VAN HORN, TEXAS | \$7,995,000



EXECUTIVE SUMMARY

Known as the Wildhorse Ranch and consisting of nearly 21,000 acres, located immediately northeast of the city of Van Horn. Conveniently located near I-10 and State Highway 54, the ranch is dramatically set between the Baylor Mountains to the west, and the Delaware Mountains to the east, with convenient additional access along FM 2185. The lesser and nearer formations of the Beach, Apache and, Wylie Mountains form the more immediate skylines on nearly every side and form the visible boundaries of the Wild Horse Flat. The ranch generally sits on the level and fertile plains but gives rise to the west into the foothills of the Baylor Mountains.

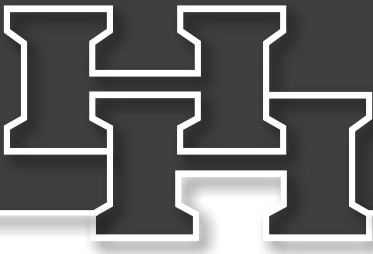
The majority of the subject property is located within the 100-year floodplain, according to FEMA Maps. The floodplain is primarily caused by Wildhorse Creek, Sulphur Creek, and Hackberry Creek, which are wet weather creeks accommodating drain waters from nearby mountainous terrain. However, it should be noted that there is a large floodwater diversion dam on the property, measuring nearly eight and a half miles in the western portion constructed by Culberson County to assist in draining stormwater southwestward to feed into the lower end of Hackberry Creek.

Perimeter fencing is in exceptional shape in nearly all parts, and cross-fencing is mostly adequate.

One domestic water well serves the ranch with an extensive piping system to water troughs across the pastures. One set of cattle pens on FM 2185 serves the ranch. Interior ranch roads are fair but largely offset by extensive paved frontages on multiple sides. A 50 X 100 shop building and a 40 x 100 Quonset barn add to the function of the ranch.



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.



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Wildhorse Ranch, though at one time largely irrigated as farmland, reportedly has no availability of acquiring historical use water permits. However, it should be noted that a purchaser may have the option of acquiring limited non-historical use water permits upon application with the groundwater district.



JUST THE FACTS

- Fenced Rangeland
- Well-developed water for livestock
- Excellent visibility
- Exterior fencing in excellent shape
- 2.6 miles of frontage on State Highway 54
- Seven miles of FM 2085 frontage



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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.

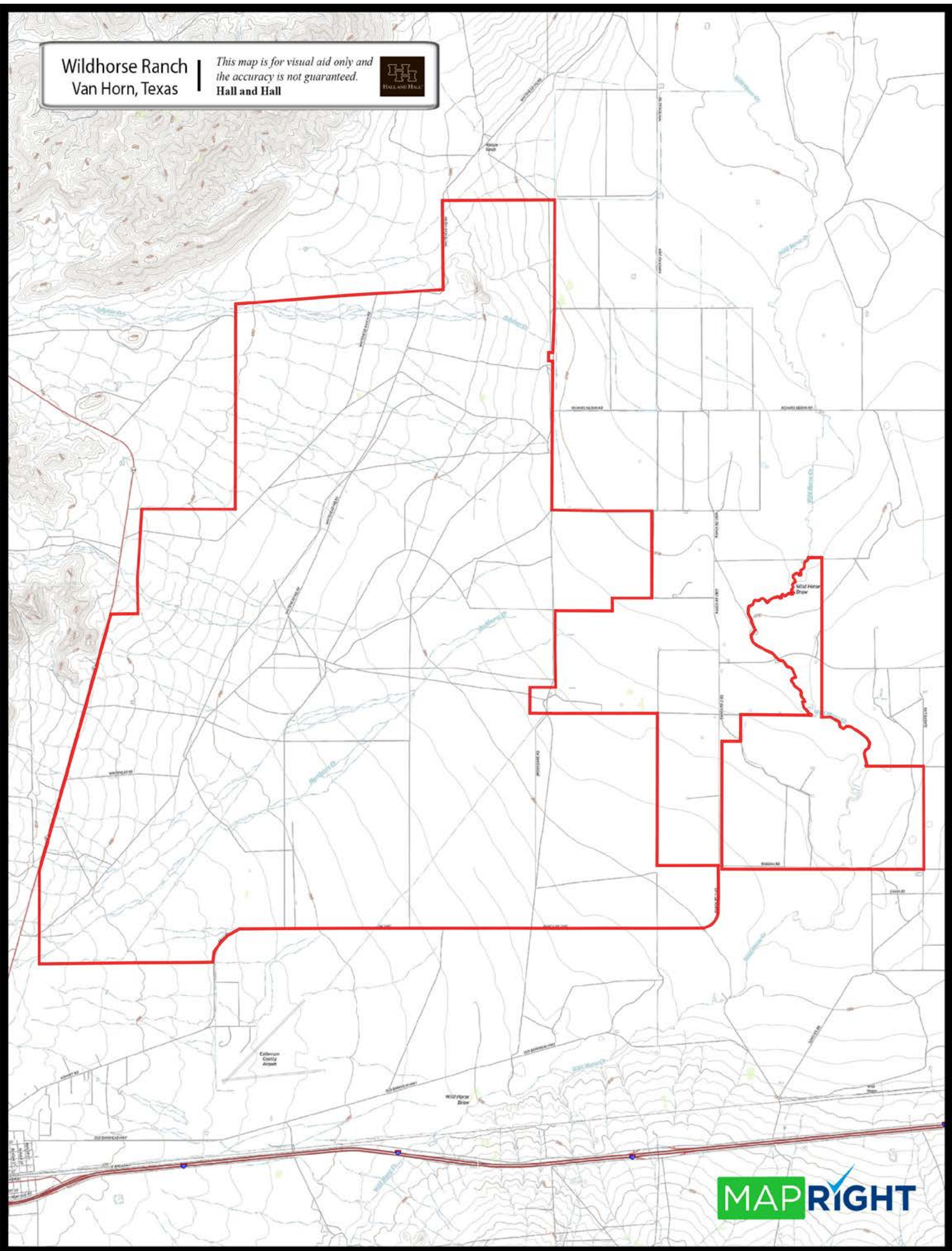
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations 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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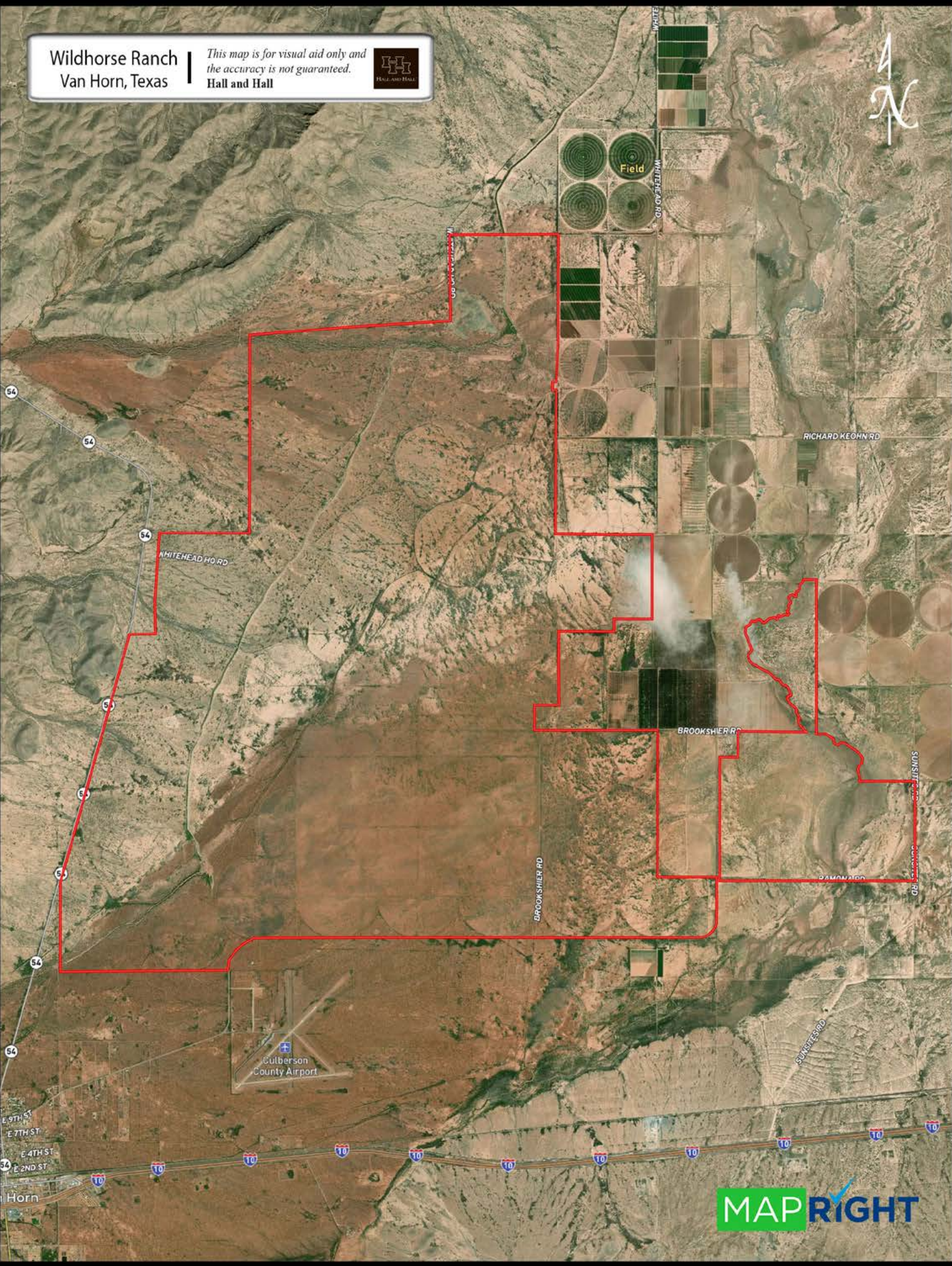
Wildhorse Ranch
Van Horn, Texas

*This map is for visual aid only and
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Hall and Hall

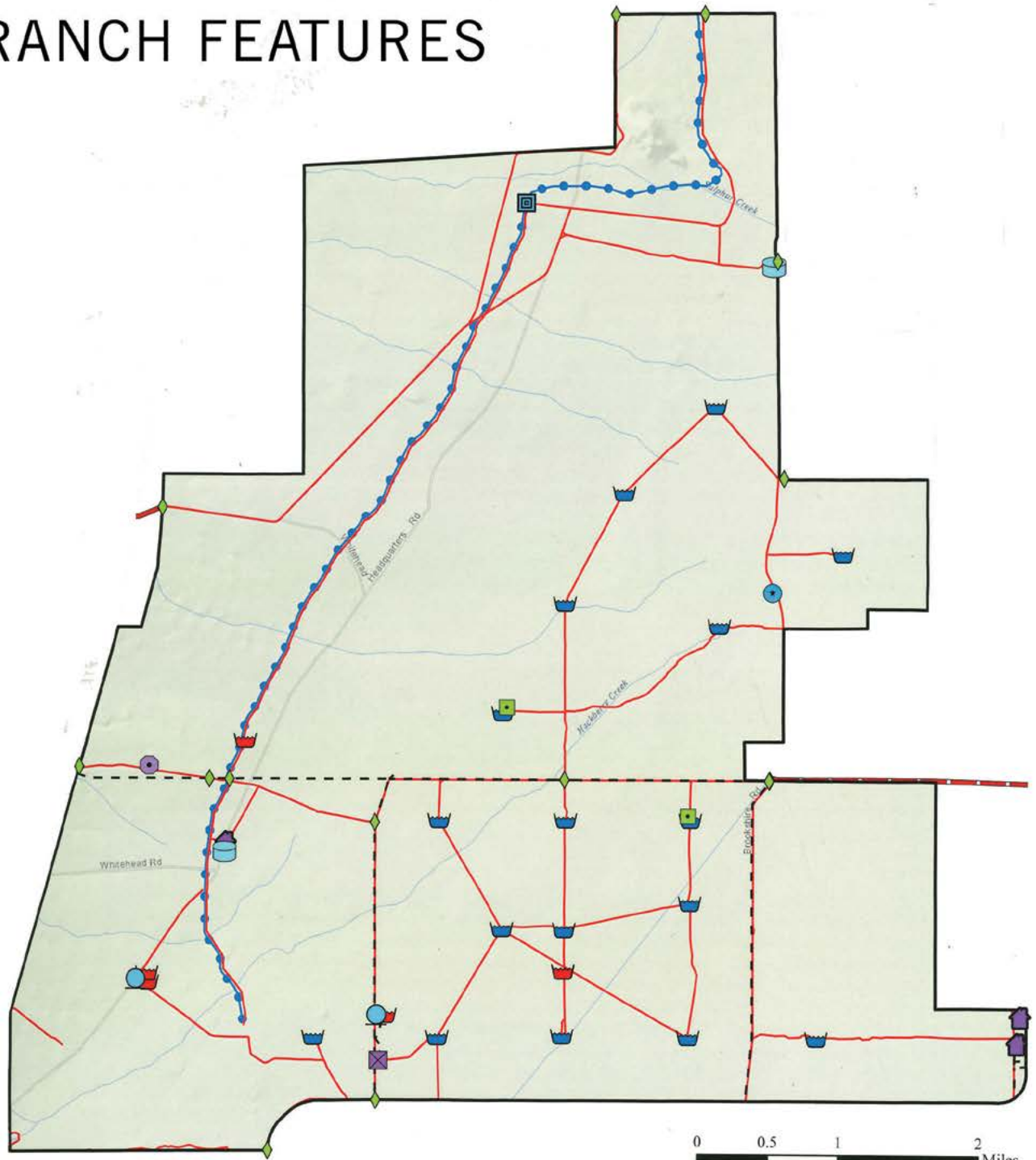


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RANCH FEATURES



	Structure		Non-Functioning Trough		Feed Station
	Water Pit		Pila		Gate
	Pens		Water Storage		Interior Fence
	Gravel Pit		Solar Well		Roads
	Trough		Diversion Dam		Communal Roads