

Scott Land Company, LLC

1301 Front Street (mailing) 1368 US Hwy 385 (physical)

Dimmitt, Texas 79027-3246

Phone (806) 647-4375 or (800) 933-9698 5:00am to 10:00pm * Fax (806) 647-0950

www.scotlandcompany.com * ben.scott@scotlandcompany.com

KB RANCH



Kinney County, Texas

Farm and Ranch Real Estate

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KB Ranch

State: Texas
Region: Southwest
County: Kinney
Property Type: Hunting/Cattle Ranch
Acres: 802 acres more or less
Price: \$2,750.00 per acre
Taxes: Approximately \$1,478.93 annually
Location: Approximately 9 miles south of Bracketville, Texas
Contact Name: Robert Nelson/Krystal M. Nelson/Ben G. Scott/Klay Clearman
Contact Address: Scott Land Company, LLC
Mailing Address: 1301 Front Street
Dimmitt, Texas 79027-3246
Physical Address: 1368 U.S. Hwy.N. 385
Dimmitt, Texas 79027-3246
Contact Phone #: 800/933-9698 or 806/647/4375 5:00 a.m. to 10:00 p.m.
Contact Fax: 806/647-0950
Contact's Email Address: robert.nelson@scottlandcompany.com

Comments:

KB Ranch is a low fenced 802 +/- acre property that is surrounded by large ranches. The ranch has abundant whitetail and is also populated with turkey, dove, quail, hogs and varmint species. Axis are in the area and have been occasionally seen. The ranch lies approximately 9 miles south of Bracketville on TX 131 and is accessed by all weather Standart Road.

Water is provided by one well with a solar powered pump which feed four (4) troughs. The fence is almost new with the exception of the south boundary fence which is fair to good. Vegetation includes mesquite with Live Oak.

Additionally there is a 2BR/1BA duplex that is located just minutes away in Fort Clark. Amenities at the Fort Clark home include a spring fed swimming pool, golf, trails, hunting, etc...

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.

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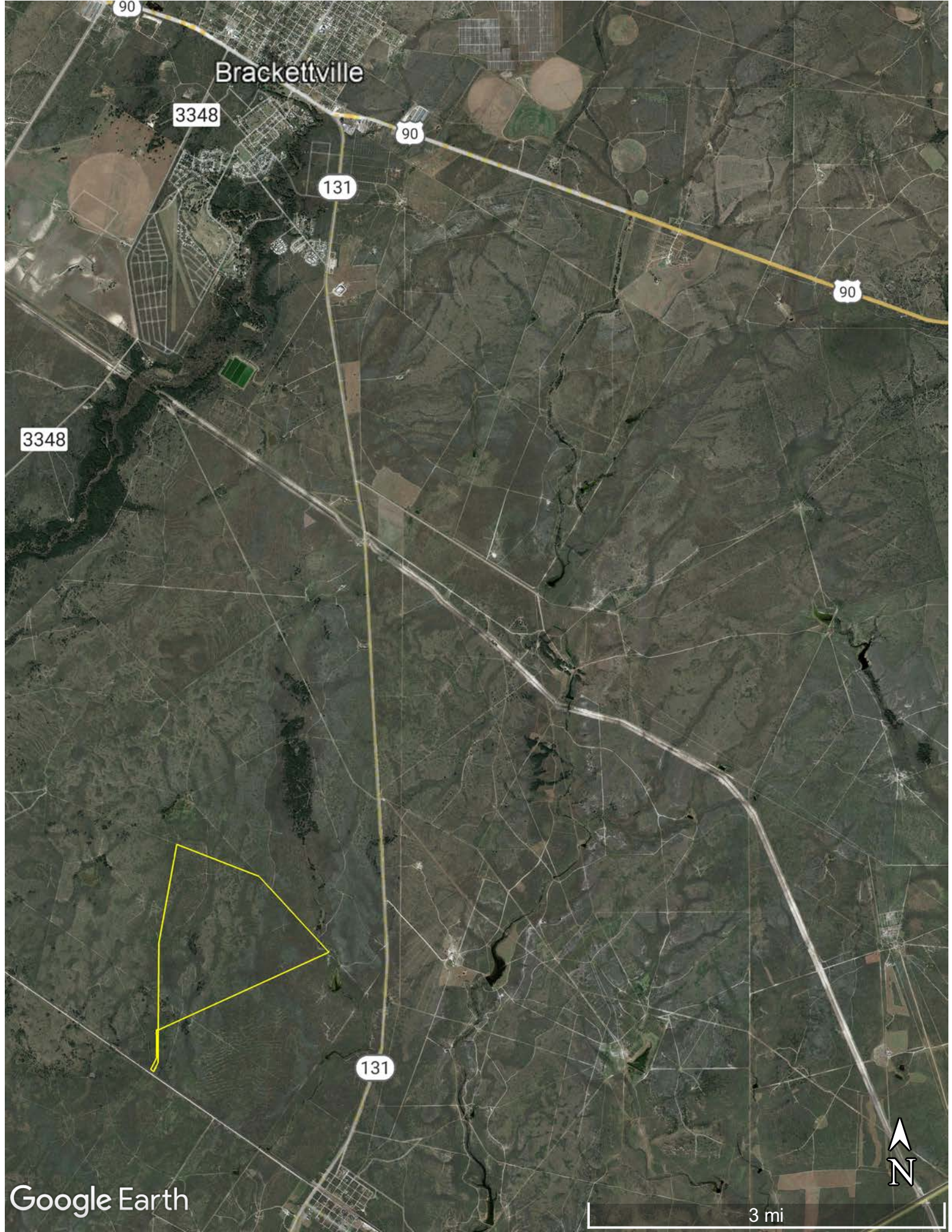




Google Earth

3000 ft





Brackettville

90

3348

90

131

90

3348

131

Google Earth

3 mi





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scott Land Company, LLC	9000678	ben.scott@scottlandcompany.com	(806)647-4375
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben G. Scott	122507	ben.scott@scottlandcompany.com	(806)647-4375
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Nelson	595763	robert.nelson@scottlandcompany.com	806.647.4375
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