J7 Ranch
1092± Acres | Jackson County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
J7 RANCH

This Jackson County ranch is approximately 22 miles south of Edna, TX. There is an all-weather private road accessing the property off of State Highway 35 to the headquarters. J7 Ranch is located between Port Lavaca Bay and Lake Texana and offers a tremendous amount of diversity. The ranch headquarters consists of a well-kept 4BR/3.5BA main house, a 2BR/1BA ranch foreman’s house, and several barns and sheds. Heavy native brush areas provide coverage for all wildlife and cattle. Approximately 50 acres is currently in hay production, with the remaining acreage used for grazing. Native wildlife is abundant on the ranch and includes Whitetail deer, dove, quail, and turkey. Keller Creek Ranch is very well watered with several ponds, five water wells three working on electric pumps, one is a windmill, and the remaining well which has no pump. Keller Creek runs along a portion of the property and feeds into a small lake at the headquarters. The Keller Creek Ranch is rich in history, being owned by the same family since 1875.
Jackson County
1092± Acres
4BR/3.5BA Main Home
2BR/1BA Foremans Home
Located in Edna, Texas
Live Water
Abundant Native Wildlife
50± Acres in Commercial Hay Production
In a beautiful and secluded part of the Texas Gulf Coast, between Victoria and Matagorda Bay, is the 1,092± acre J7 Ranch, a hunting and livestock ranch for sale with plenty of water and forage. This gorgeous ranch getaway is rich in Texas history, being owned by the same family, as part of the Traylor Ranch, since 1875.

J7 Ranch is situated between Port Lavaca Bay and Swan Lake and easy access to the ranch is from either paved FM 1593 to the West or State Highway 35 to the South. It is less than 30 minutes South of Highway 59, making it less than 1 hour from Victoria and about 2 hours from Houston. It is also very convenient to coastal and beach recreation in the area. The nearest boat ramps leading to LaVaca Bay, Vess Bay, and Matagorda Bay and then to the Gulf of Mexico are less than 10 miles from the ranch.

The ranch headquarters consists of two homes. The main home is a four bedroom, three and one-half bath home with an iconic rock chimney, a large screened porch and an expansive brick patio. The ranch foreman’s home is a two bedroom and 1 bath home. Nearby are a variety of barns and storage buildings.

Approximately 50 acres of the ranch is currently in hay production, with the remaining acreage used for grazing. The lush cattle pastures are shaded by majestic Oak, Elm and Ash trees. Native grasses have been managed for optimum growth to provide for wildlife and livestock grazing. Heavy native brush areas provide excellent cover for wildlife and cattle.

J7 Ranch has abundant water with several ponds and five water wells. Three wells are on electric pumps, one is a windmill, and a remaining well currently has no pump. Keller Creek runs along a portion of the property and feeds into a beautiful small lake at the ranch headquarters.

Native wildlife is abundant on the ranch and includes Whitetail deer, dove, quail, and turkey. And as is typical on this part of the Gulf Coast, the bird watching on this ranch is amazing. The ranch offers sanctuary to a multitude of annual and seasonal migrating birds.
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.

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Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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