Broke Oak Ranch

175± ACRES | KARNES COUNTY, TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Located less than 10 minutes west of Karnes City, Texas, the Broke Oak Ranch is a beautiful 175± acre hunting, cattle, and recreational ranch. The property features a fenced home-site with power and water ready to go. Two well-fed ponds on the property provide ample drinking water for the wildlife and livestock, in addition to several water troughs. The property has been cross fenced into three pastures and two traps for easy management of livestock. This is an excellent South Texas property with endless improvement possibilities or can be use
Karnes County

175± Acres

Fenced Home-Site

Partially Cleared of Brush

Located in Karnes City, Texas

Low-Fenced and Cross-Fenced

Two Ponds

Abundant Wildlife
This South Texas hunting, recreation, and cattle ranch for sale in Karnes County, Texas is a tremendous opportunity for a buyer to create their own vision for this promising property. The Broke Oak Ranch is 175± acres of great potential between San Antonio and Corpus Christi, Texas. Secluded, yet convenient to city amenities, the ranch is about 10 miles from Karnes City, one hour from San Antonio, and an hour and a half from Corpus Christi.

The entrance to the property, from County Road 197, leads to a one-acre trap with a barn and windmill. This is attached to a four-acre trap perfect for livestock operations. The remaining acreage is cross-fenced into three pastures. The two eastern pastures are approximately 30 acres in size and the back pasture is over 100 acres. A fenced homesite area overlooks one of the ponds on the north side of the back pasture. Currently, the homesite contains a small hunting cabin with water and electricity.

The ranch is well-watered with one well that supplies water to several troughs and two ponds. One of the ponds is around an acre in size and the other scenic pond is wrapped along one bank by a wooded area. Wet weather Weedy Creek, a tributary of nearby Conquista Creek, traverses the property and also supplies the ponds during rainy periods.

The gently rolling terrain of this property is covered in rich, dense grasses as well as thick native brush species. The pastures are dotted with Mesquite, Post Oak, Live Oak, and Pecan. This nutrient rich diversity of flora provides sustenance and cover for native wildlife that roam the area, including Whitetail deer, dove, quail, turkey, and other migrating bird species. Many huge bucks have been harvested on the property over the years. One deer blind, one tripod, and two low-profile all-season feeders will convey with the sale of the property.
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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<th>Designated Broker’s Name</th>
<th>License No.</th>
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<td>Sales Agent/Associate’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials | Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov