Las Moritas Ranch Sales offers Las Moritas Ranch for sale; it is located in Webb County approximately 15 minutes east of Laredo, Texas at the end of Wormser Rd which is a county maintained road. The ranch terrain is mostly in South Texas native brush and grasses with a slight roll to the land along with low lying wet-weather creek areas and four ponds. There have been areas cleared and planted in improved native grasses for cattle and wildlife. This Webb County ranch has an abundance of native wildlife including: whitetail deer, quail, dove, turkey and feral hogs. The ranch has an improved road system & good boundary fencing and cross-fencing that allows livestock to be moved around the ranch easily. There is also a good set of livestock working pens. The ranch can sustain a cattle operation and if properly managed could become an excellent hunting destination.
Webb County

3,845± Acres

2,500± sq/ft Custom Home

Four Ponds

Located in Laredo, Texas

Great Brush

Ag Exempt

Abundant Native Wildlife
Acres: 3,845± Acres

Location: Located in Webb County approximately 15 minutes east of Laredo, Texas at the end of Wormser Rd which is a county maintained road.

Description: Terrain on Las Moritas Ranch is sloping with some low lying creek areas. There have been areas cleared and planted in improved native grasses for cattle and wildlife. There is a concentration of diverse South Texas high protein brush and grass species which encourage the suitability of the ranch for any wildlife management and/or cattle operation.

Water: Las Moritas Ranch has four ponds and a few of wet-weather creeks that meander throughout the property.

Wildlife: This Webb County ranch has an abundance of native wildlife including: whitetail deer, quail, dove, turkey and feral hogs.

Improvements: The ranch has an improved road system that can take you all over the property. It has good boundary fencing and a cross-fencing system that allows livestock to be moved around the ranch easily. There is also a good set of livestock working pens.

Minerals: No minerals available.

Remarks: This ranch offers a unique opportunity for someone to own a ranch that has been held by one family for over 50 years. The diverse habitat is a landowners dream. The ranch can sustain a cattle operation and if properly managed could become an excellent hunting destination.

Price: Call for price.
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.

<table>
<thead>
<tr>
<th>Broker’s Licensed Name or Primary Assumed Business Name</th>
<th>License No.</th>
<th>Email</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>Designated Broker’s Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Agent’s Supervisor’s Name</td>
<td>License No.</td>
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<tr>
<td>Sales Agent/Associate’s Name</td>
<td>License No.</td>
<td>Email</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

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