Corner Post Ranch
115+ Acres | Wilson County Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Wilson County
115± Acres
Cattle working pens
Convenient to Floresville, Texas

High protein brush
Abundant Native wildlife
On-site meter
Endless Possibilities
The Corner Post Ranch for sale in Wilson County, Texas is ±115 prime acres for country living or development. The property offers numerous options to the discerning ranch buyer or investor. Just 10 miles to Floresville and Poth, this beautiful piece of land is convenient to many amenities, not to mention San Antonio itself, just over 30 minutes away. The property is just three miles from Texas Highway 97 via paved FM 3161. It is also just 16 miles from I-37.

Two full sides of the Corner Post Ranch have frontage on County Road 132 and County Road 134 which intersect at the southeast corner of the property, providing exceptional access to the land for future subdividing or development of the property. Electricity is available at the road and there is a meter at the cattle working pens that are located near the center of the property. Municipal water is provided by Three Oaks WSC. The property is in Poth ISD.

The ranch is currently low fenced on all sides and is primarily covered in high protein brush varieties. The northeast corner of the ranch has more dense brush and trees along the course of wet weather Olmos Creek. There is also a pond on this part of the ranch which provides water for livestock and native wildlife. The low fencing of the ranch allows the abundance of local wildlife roam across the property seeking cover among the trees and brush and water from the pond and creek.

Corner Post Ranch offers almost limitless options as a scenic weekend getaway, hunting retreat, homestead, or development project set within commuting distance to San Antonio. This is a gorgeous piece of South Texas brush country that is ready for a savvy ranch buyer’s creative vision to take shape.
Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

DALLAS GILDEN  VP Lending & Branch Manager  NMLS1035386
BRONSON VAUGHAN  Loan Officer  NMLS1687042
830.583.9881  capitalfarmcredit.com | NMLS493828

Together we’re better. Partnership that really pays.

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 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.

**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.

<table>
<thead>
<tr>
<th>Texas Ranch Sales, LLC</th>
<th>542739</th>
<th><a href="mailto:info@texasranchsalesllc.com">info@texasranchsalesllc.com</a></th>
<th>830-741-8906</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licensed Broker /Broker Firm Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Sheldon Grothaus</td>
<td>477163</td>
<td><a href="mailto:sheldon@texasranchsalesllc.com">sheldon@texasranchsalesllc.com</a></td>
<td>210-854-5833</td>
</tr>
<tr>
<td>Designated Broker of Firm</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Karen Gulick</td>
<td>559608</td>
<td>k <a href="mailto:gulick@texasranchsalesllc.com">gulick@texasranchsalesllc.com</a></td>
<td>210-531-6695</td>
</tr>
<tr>
<td>Licensed Supervisor of Sales Agent/Associate</td>
<td>License No.</td>
<td>Email</td>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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