

SMOOT RANCH

A beautiful 128 acre Oak Covered Ranch just 2 miles south of Bexar County

- LOCATION:** West side of F.M. 476 in Northern Atascosa County - Less than one mile south of FM 3175
- SIZE:** Approximately 128+ Acres of Land
- FRONTAGE:** Approximately 380+' on the west side of F.M. 476
- UTILITIES:** Water: Benton City has service in the area, and there is a private well on the property that is approximately 230' deep that serves the cattle.
Electricity: Karnes Electric Cooperative, Inc.
Please verify the location, accessibility and capacity of the utilities to the property to determine if they are adequate and suitable for buyer's intended use.
- MINERALS:** Seller will consider selling his share of the mineral rights that he owns, which he believes might be as much as 1/3 of the mineral rights that are owned by the Smoot family. The existing producing oil wells on the property are being operated by Petrosaurus, Inc.
- TAXES:** The property enjoys the benefit of the 1D1 Open Space "ag exemption". Future "rollback taxes" will be the responsibility of the buyer. The owner is currently running 32 cows on the land.
- EASEMENTS:** Two active pipelines and one abandoned pipeline cross the property.
- FEATURES:** Live Oaks are scattered across the land with a stock tank serving the cattle and costal field on the west end of that ranch that covers approximately 40 acres.
- PRICE:** **\$806,400** - (\$6,300/Ac.)- A lower price per acre will be considered for the back 119+ acres, and seller will consider a partial sale of the front 8+ acres to be used for access to 119+ acres.

Olson Properties, Inc. ("Olson Properties") has obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility purveyors. Olson Properties makes no representations or warranties regarding the validity of this information. Prior to purchasing this property, Olson Properties highly recommends that a prospective buyer take the following actions:

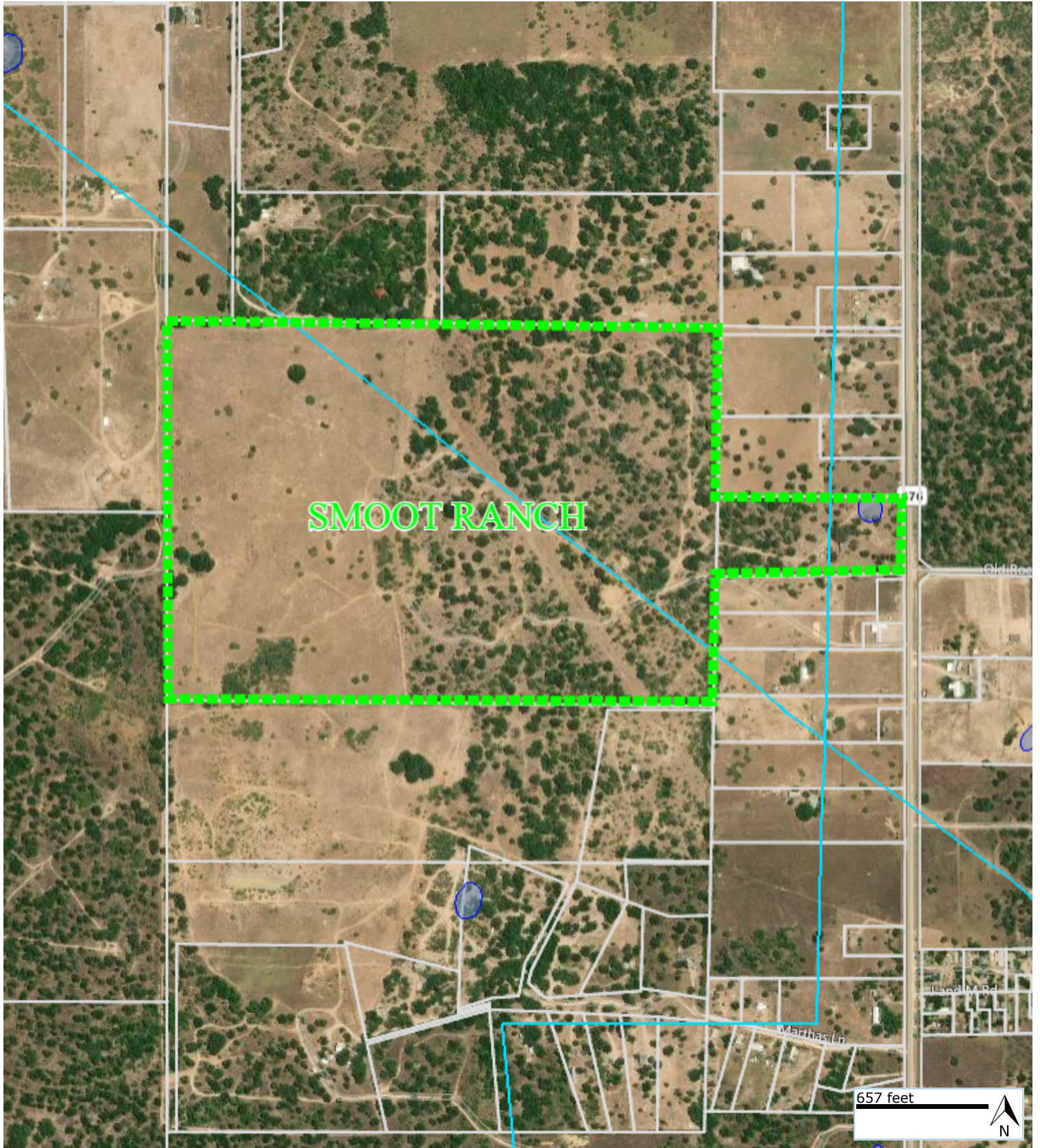
1. Consult an engineer regarding the location, accessibility and capacity of all the property's utilities,
2. Obtain an Environmental Site Assessment and
3. Purchase a written Zoning Verification Letter from the appropriate governmental authority if appropriate.



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SMOOT RANCH AERIAL MAP WITH PIPELINES



128+ Ac.

WATER

WILCO LOAMY
FINE SAND, 0 TO
3 PERCENT SLOPES

POTH LOAMY
FINE SAND, 0 TO
3 PERCENT SLOPES

SMOOT RANCH

ALUF-HITLO
ASSOCIATION,
GENTLY UNDULATING



SCALE: 1" = 752'



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OLSON PROPERTIES
REAL ESTATE SERVICES

P.O. BOX 6125
SAN ANTONIO, TEXAS 78209

PHONE (210) 828-1622
FAX (210) 826-3950

SOILS MAP

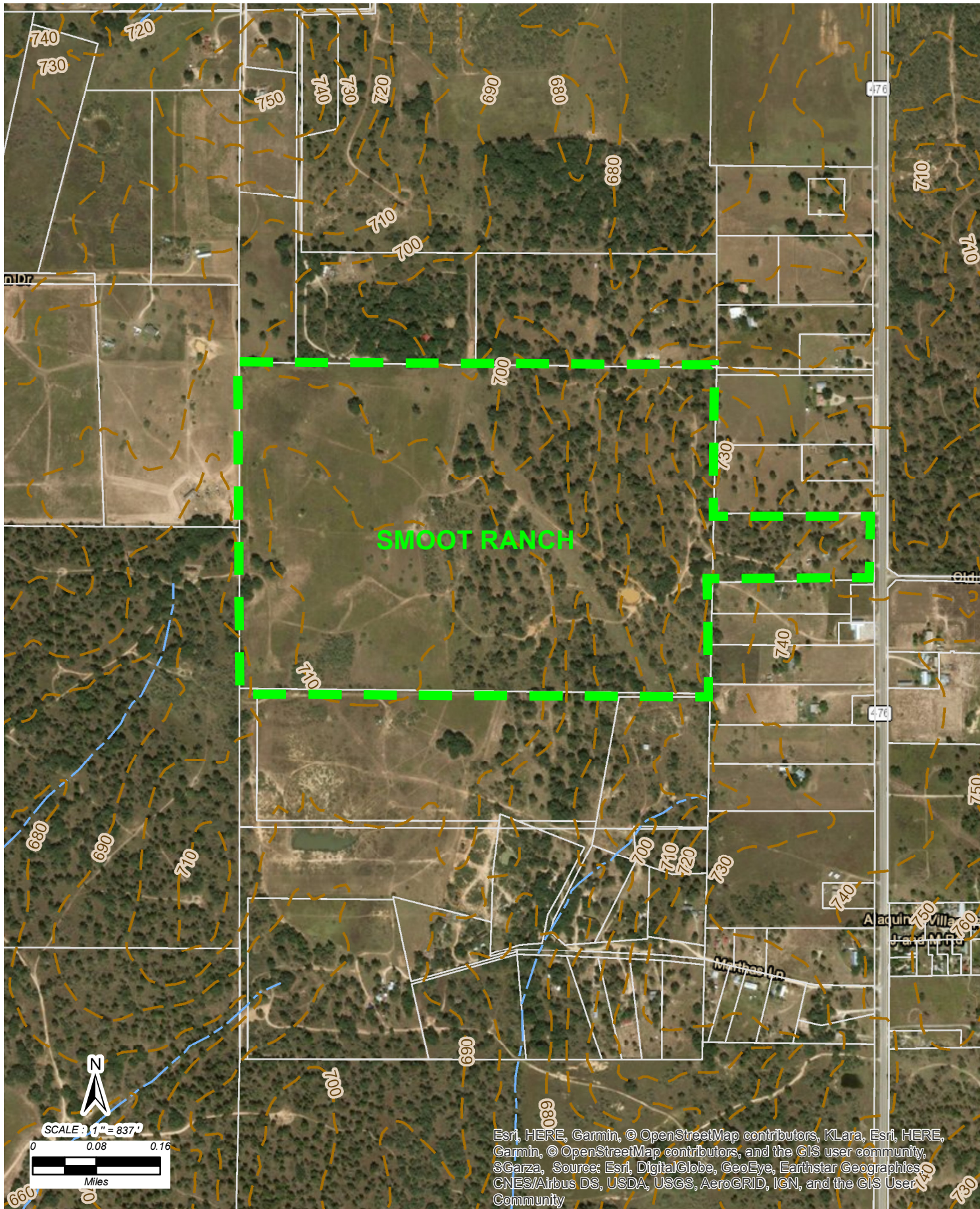
MAP DATE: June 2018

PREPARED BY: AUTHOR



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TOPOGRAPHY MAP

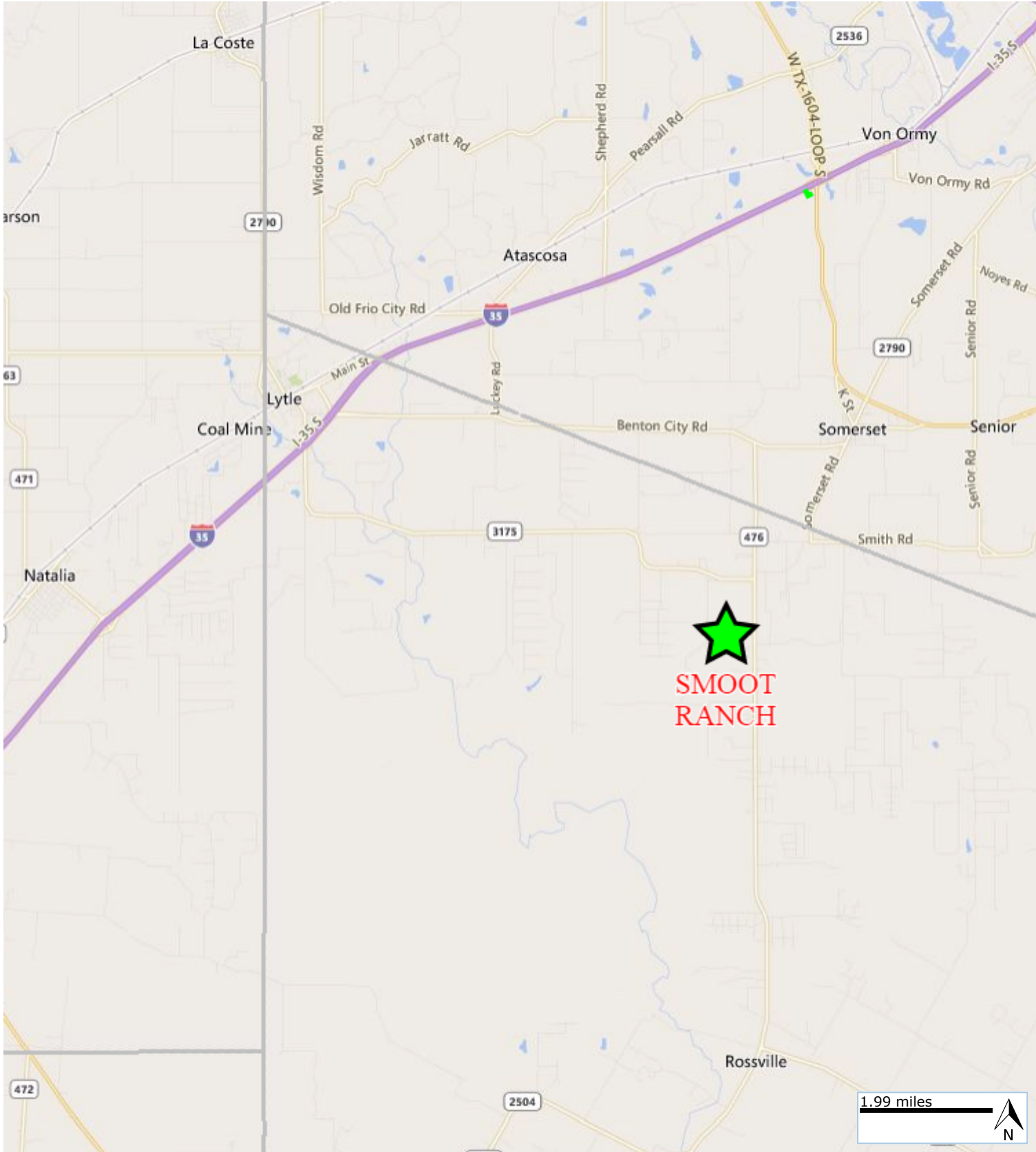
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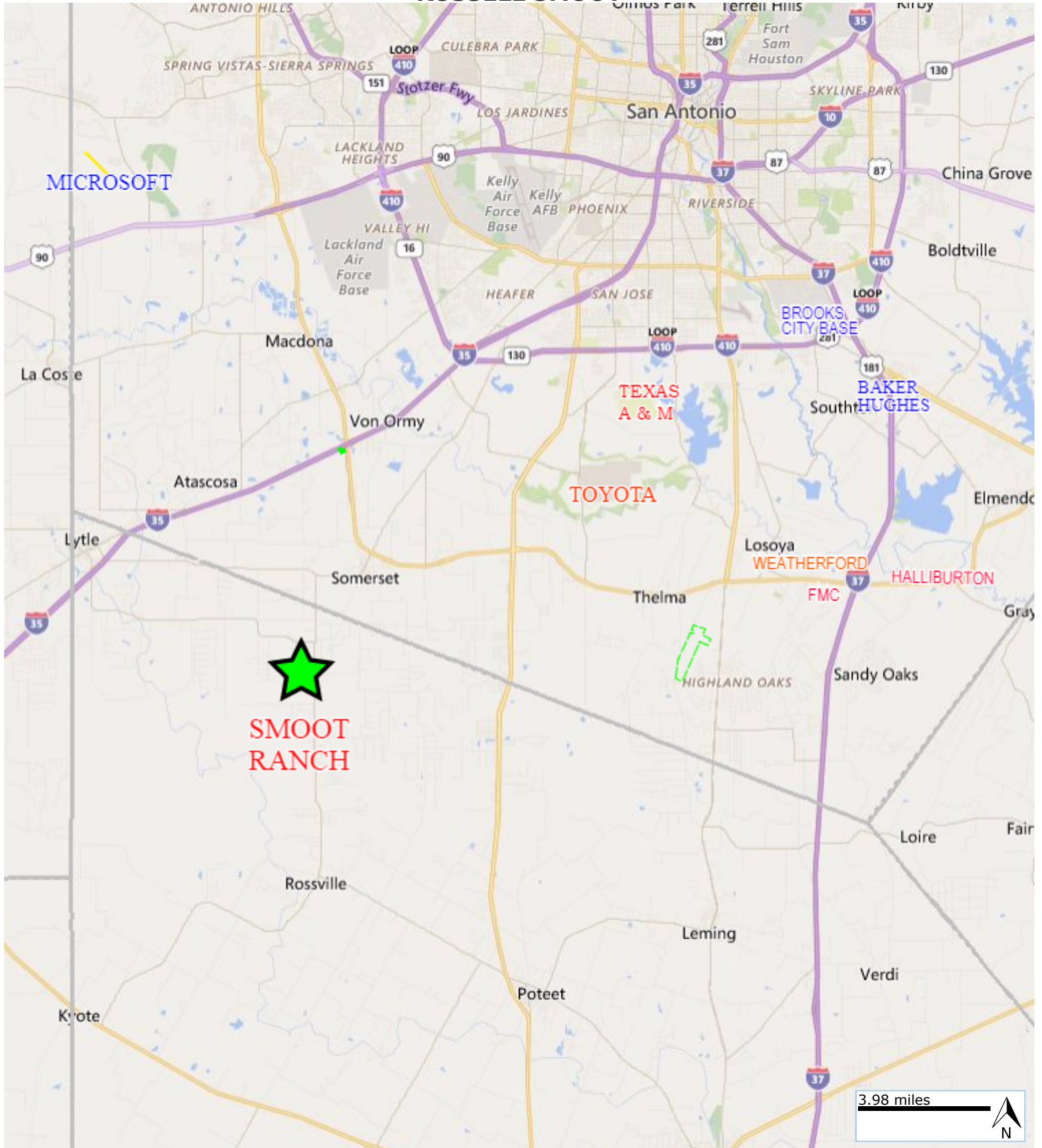
**SMOOT RANCH - AREA ROAD MAP
RUSSELL SMOOT**



128 +/- Ac.



SMOOT RANCH - REGIONAL MAP RUSSELL SMOOT



128+/- Ac.



West side of F.M. 476 - 2 miles south of Bexar County Atascosa County, Texas

Notices and Disclaimers by Olson Properties, Inc.

AMERICANS WITH DISABILITIES ACT DISCLOSURE: The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE: Various materials utilized in the construction of any improvements which may be located on the property could contain materials that have been, or may in the future, be determined to be toxic, hazardous, or undesirable. If present, such substances may need to be specially treated, specially handled, and/or removed from the property. As an example, some electrical transformers and other electrical components can contain PCBs, and asbestos has been used in a wide variety of building components such as fire-proofing, air duct insulation, acoustical tiles, spray-on acoustical materials, linoleum, floor tiles and plaster. Due to current or prior uses, the property or the improvements located thereon may contain materials such as metals, minerals, chemicals, hydrocarbons, biological, or radioactive materials and other substances which are considered, or in the future may be determined to be, toxic waste, hazardous materials, or undesirable substances. Such substances may be contained in above or below-ground containers located on the property in areas which may or may not be accessible or noticeable. Current and future federal, state, and local laws and regulations may require the clean-up of such toxic, hazardous, or undesirable materials at the expense of those persons who in the past, present, or future have had any interest in the property including, but not limited to, current, past, and future owners and users of the property. Sellers/Lessors and Buyers/Tenants are advised to consult with independent counsel of their choice to determine their potential liability with respect to toxic, hazardous, or undesirable materials. Sellers/Lessors and Buyers/Tenants should also consult with legal counsel to determine what provisions regarding toxic, hazardous, or undesirable materials they may want to include in their purchase and sale agreements, leases, options, and other legal documentation related to transactions concerning the property. The real estate salespersons and brokers in this transaction have no expertise with respect to toxic waste, hazardous materials, or undesirable substances which may or may not effect the property. The real estate salespersons and brokers in this transaction have not made, nor will make, any representations, either expressed or implied, regarding the existence or nonexistence of toxic waste, hazardous materials, or undesirable substances in or on the property. Because problems involving toxic waste, hazardous materials, or undesirable substances require specialized training and expertise, it is the responsibility of the Seller/Lessors and Buyers/Tenants to retain such qualified experts as they deem necessary to advise them regarding detection or correction of such matters.

IRS CODE SECTIONS 1445: Sale, lease and other transactions can have local, state, and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold an pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice of to determine whether any other person is property qualified to provide legal or tax advice.

SELLER/LESSOR

By: _____

Title: _____

Company: _____

Date: _____

BUYER/TENANT

By: _____

Title: _____

Company: _____

Date: _____



Office: 210- 828-1622 Ext. #1 | carl@olsonproperties.com



Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date