



JS RANCH
JONESBORO, TEXAS





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\$3,750,000 | 960± ACRES



LISTING AGENT: **TYLER JACOBS**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

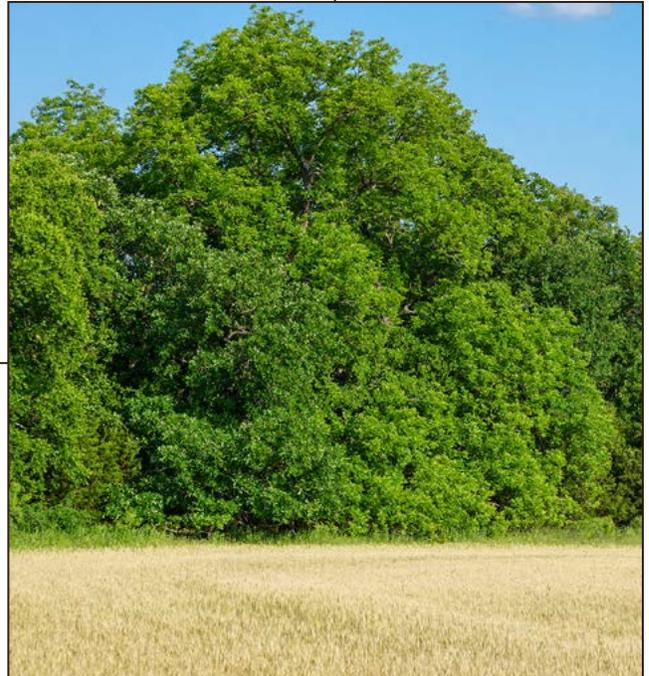


EXECUTIVE SUMMARY

JS Ranch is located less than 60 miles from Temple, Waco, Stephenville, and Lake Whitney, TX placing it in the heart of the central Texas ranch country. The ranch consists of 960± acres of rolling pastures, hardwoods, creek bottoms, cultivated fields, and brush, which yields abundant and diverse opportunity for recreation, leisure, hunting, and agricultural production. The ranch is well-watered with the two larger ponds each being over 2.5 acres and supplemented by two smaller ones, along with several prospects for future pond and lake development. The diversity of the JS Ranch is certainly the largest contributor to its beauty. Kelly Branch is a nice creek which has “live water” much of the time. In wetter weather patterns, the creek flows are quite beautiful and appear to be sourced by shallow springs. There is more potential for development of this creek frontage available to the next owner, while the current owners have opened up key stretches through brush removal. The frontage on Highway 36 is divided into two segments, totaling approximately 2,650 feet of frontage. This small division is the only exception to the regular shape of the ranch. JS Ranch offers beauty, diversity, and modest but well-appointed improvements within a reasonable drive of the lifestyle you need a break from.

LOCATION

The ranch is located approximately two miles southeast of Jonesboro or 14 miles northwest of Gatesville on Highway 36 in Coryell County. Gatesville is self-promoted as the “Spur Capital of Texas” and offers a tremendous amount of community activity with festivals and arts.



LOCALE

Situated in northern Coryell County, the ranch is tucked in among larger neighbors. This area is home to both enduring family agricultural holdings and many recreational ranches owned by weekend type citizens of larger Texas cities. The ranch is regionally located near the intersection of Highway 36 and Highway 84, making access easy from Waco, Killeen, Temple, Austin, or Dallas/Fort Worth. The Gatesville Municipal Airport is a general aviation airport consisting of a 3,400-foot runway with Visual Flight Rules approach and Automated Weather Observation System that is accessible by telephone or aircraft radio. Located 3 miles west of Gatesville, the airport has services provided by Centex Aviation. AWOS: (254) 865-6742.



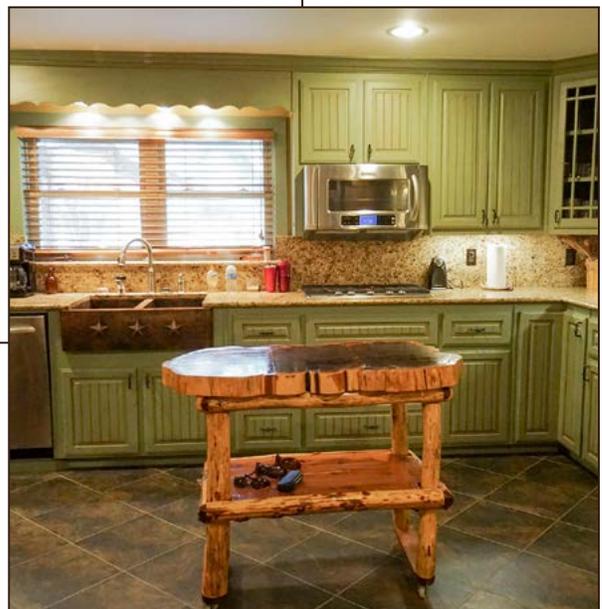
GENERAL DESCRIPTION

The ranch is accessed by a cedar and pipe drive leading immediately to the home. Passing through the gate, the gravel drive departs from the house and winds up the hill through manicured oaks and past the barns. The home's location acts as a sentry, set below the main focus and heart of the ranch. The ranch road continues past the horse pastures and cattle pens, and through a low water crossing on Kelly Branch. The numerous roads and Senderos depart from the center of the ranch. The meanders of Kelly Branch and the scattered oak and pecan timber offer an exceptional amount of wildlife cover edge and habitat. The small meadows are scattered among them as well, dotted with stand-alone groves and fresh pools of water from the creek. The prominent ridge in the northeasterly corner can be scaled by ATV, yielding a tremendous view of the Leon River valley to the southwest. From front to back, it is a diverse and enchanting journey for a Central Texas ranch.



IMPROVEMENTS

- 1,300± square foot brick home recently remodeled with three bedrooms and two bathrooms.
- Attached carport with hunters bunkhouse.
- Approximately a half-mile of 82nd game fence on southern property line.
- Elevated and enclosed hunting blinds.
- Two barns.
- Water well.
- Community water.
- Game feeders.

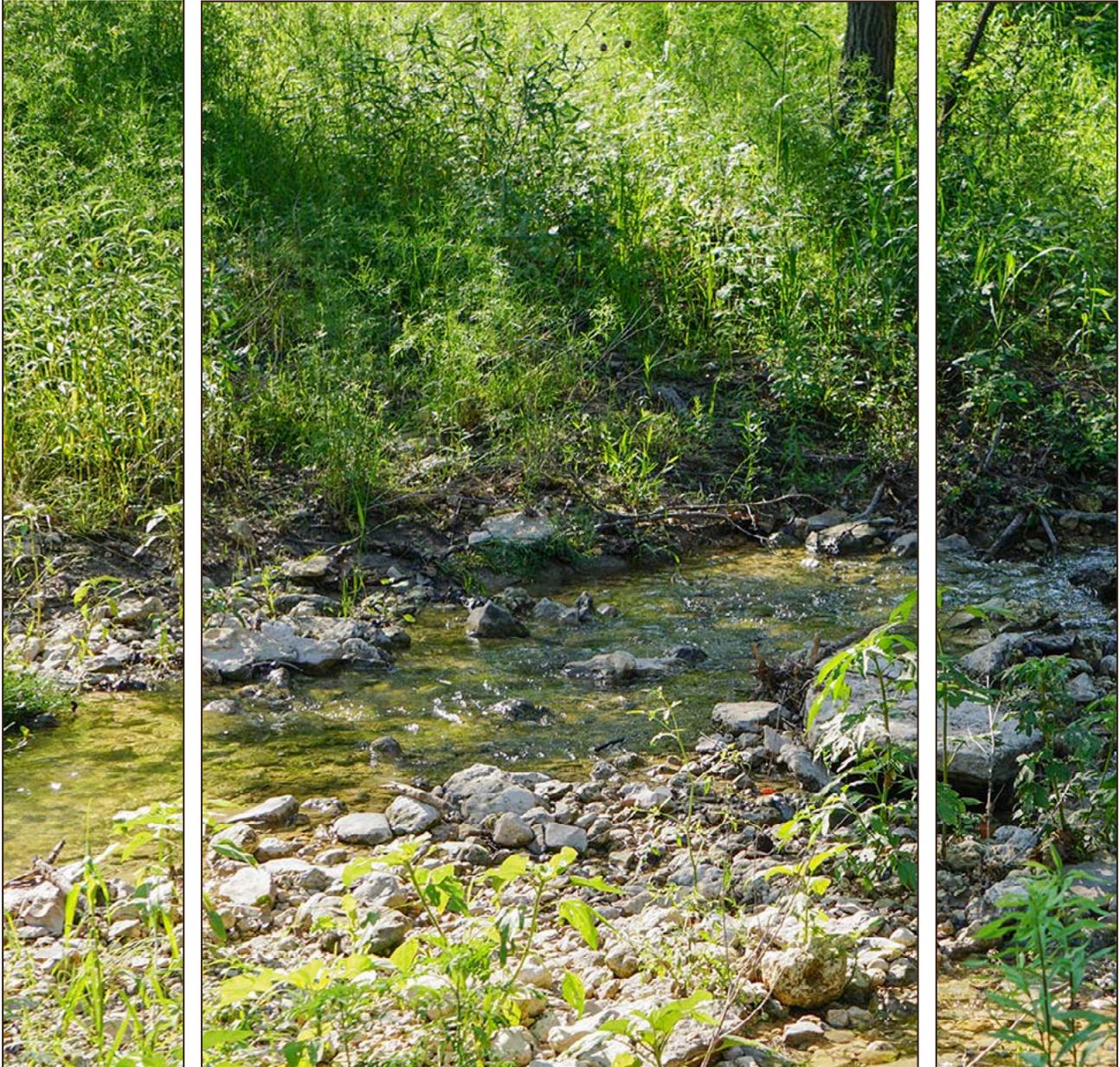


LEASES AND PERMITS

Cultivated ground cash leased (150± acres)

CLIMATE

It is estimated that Jonesboro receives more than 30 inches of rain in the average year, which falls on a total of a 68-day average. The average summer high is 95 degrees and the average winter low is 34 degrees. The high temperature in January is 61 degrees, and the average low temperature in July is 71 degrees.



GENERAL OPERATION

JS Ranch currently operates under a wildlife exemption with a small herd of Brangus cows utilized to complement forage production.



WATER RESOURCES

The ranch has four main surface tanks ranging from 1.2± acres to over 3± acres. Kelly Branch and its associated feeder creeks run through the center of the ranch.



GRAZING RESOURCE

There has been significant brush reduction and forage enhancement accomplished in the last few years, with cedar and mesquite removal, along with some reseeding of native grass species. A rough estimate would put the significantly improved areas at about 60 percent of the cultivated fields. It is notable that the eastern end of the ranch carries more brush density than the western.



WILDLIFE RESOURCES

The general makeup of this ranch is well-suited for serious wildlife management, either within a low fenced program or if a purchaser wanted to invest in a game fence. It would also make an exceptional ranch for exotic game management. Indigenous trees include red cedar, live oak, Spanish oak, burr oak, shin oak, cedar elm, hackberry, pecan, redbud, Mexican plum, buckeye, ash, and Eve's necklace. Native grasses include bluestems, gramas, and buffalo grass, all believed to be on the ranch.



RECREATIONAL CONSIDERATIONS

A beautifully diverse ranch, this is the perfect family weekend setting with wildlife, scenery, cattle, and even a modest amount of farming if desired. The house provides the perfect spot to land, even if only a step to bigger plans.

AESTHETIC CONSIDERATIONS

The rolling foothills, pasturelands, and cultivated hills provide aesthetic balance against the “hill country” feel too much of the ranch as contributed by the cedar and breathtaking views. Kelly Branch rounds out the beauty as the rain and spring water rolls across the limestone rocks.

HISTORY

The remnants of the original Williams home and barns still stand, as a reminder of the agricultural prosperity of the region long after the previous residents which included the Tonkawa, Lipan Apache, Kiowa and Comanche Indians.



TAXES

Currently taxed on a “Wildlife Management” ad valorem valuation. Annual property taxes are approximately \$3,723 based upon past years.



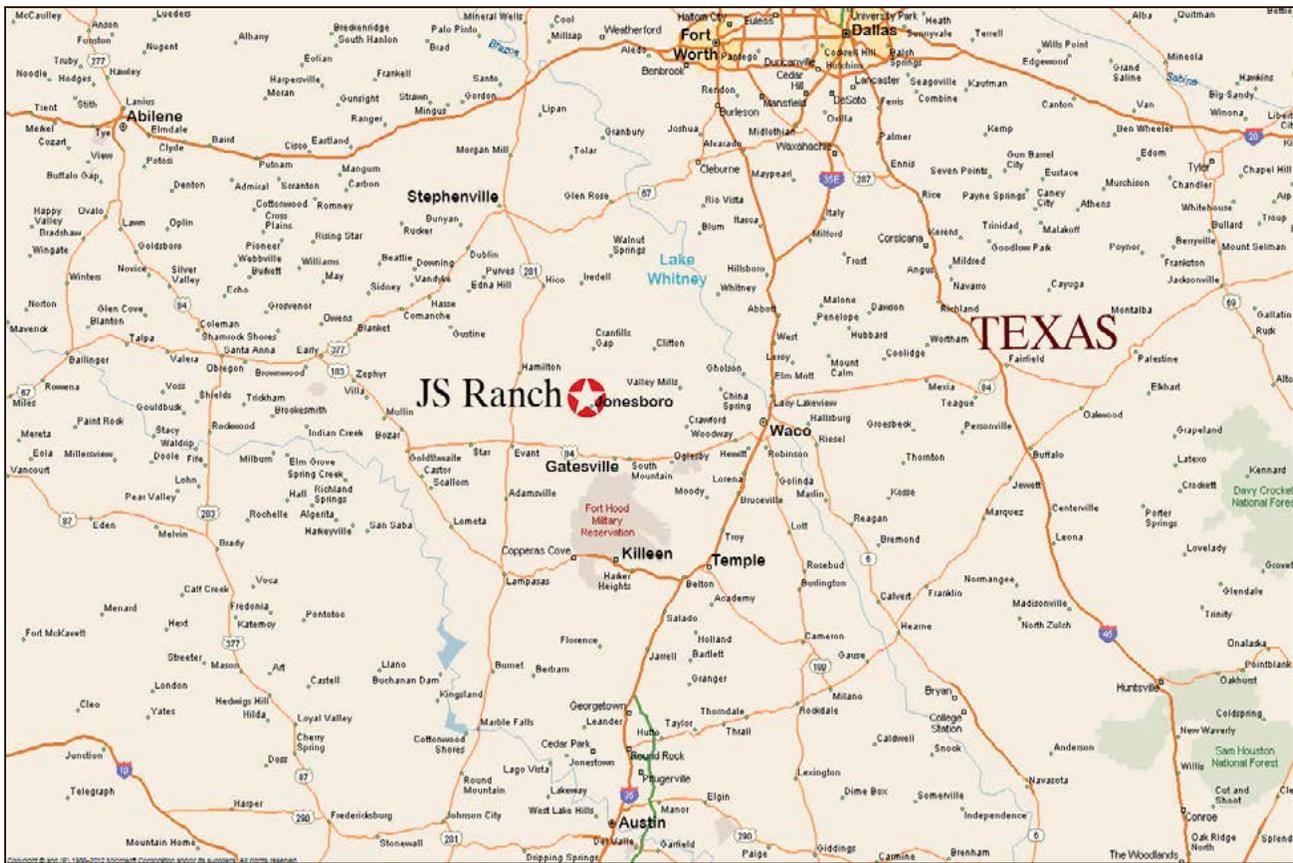
ADDITIONAL INFORMATION

Partial Wind Royalty as recorded in CCDR. No Water rights reserved. Mineral rights are negotiable.



BROKER'S COMMENT

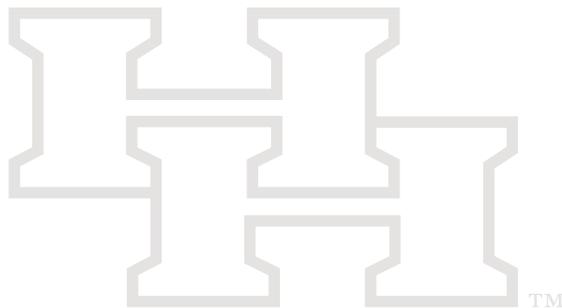
From my first visit with this client, I knew this ranch was the perfect package. It has all of the features today's recreational ranch buyer is looking for and a location that is "far enough" but not "too far."



Click on map above for link to MapRight map of property.

PRICE

\$3,750,000



TM

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

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Information About Brokerage Services

11-2-2015

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.

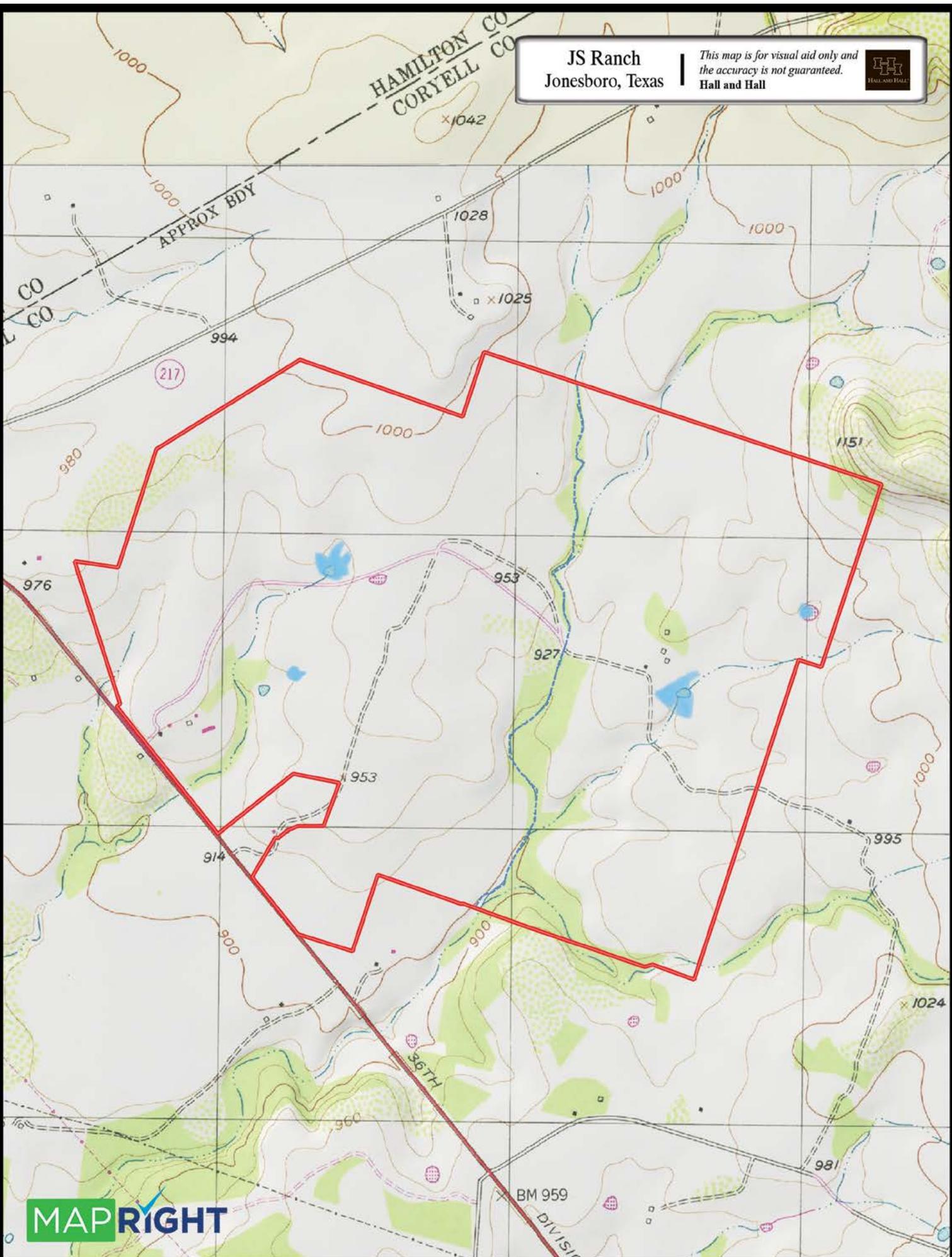
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Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

JS Ranch
Jonesboro, Texas

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217

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Jonesboro, Texas

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217

36

John Division Memorial Hwy

214

36

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214

MAP RIGHT

