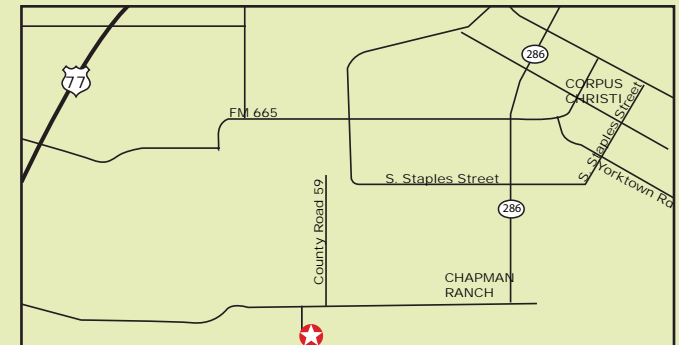


FOR SALE

Wyatt Ranch
Ranch, County Road 59, Chapman Ranch, TX



Size: Approximately 237.69 acres
Price: \$2,330,000 (Price/acre: \$9,800)
Legal Description: LAURELS FARM TRACTS
Comments: This site was originally part of Chapman Ranch and includes in its 237.7 acres a 26 acre lake, 12 acre pond and almost a mile bordering Petronilla Creek. This site also includes 7 fenced pastures, two steel Barnmaster barns including a 8 stall horse barn and the entire ranch includes a high-fence with 2 deep water wells. South of the creek is King Ranch. There is a 7,000 SF concrete slab as well a 2,400 SF Palm Harbor manufactured home.



Joe Adame & Associates, Inc.
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

www.joadame.com

For more information please contact:

Brenda Younts Coonrod, CPM, CCIM
361-880-5888
brenda@joeadame.com

Full Service Commercial and Industrial Real Estate

◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

WYATT RANCH – LAUREL FARM TRACTS, CHAPMAN RANCH, TEXAS

What many believe is the most unique and beautiful ranch in the South Texas /Corpus Christi area:Originally part of the historic Chapman Ranch (which was once part of the famous King Ranch), this 237.70 acre ranch is beautifully unique, with a 26 acre lake, a 12 acre pond, two smaller ponds, and almost a mile (4,462 ft.) bordering Petronilla Creek. The creek forms the entire west boundary and most of the southern boundary of the ranch. South of the creek is the King Ranch. The large lake is over 20 feet deep in areas, is uniquely shaped with beautiful peninsulas and inlets, is large enough for water skiing, floats, small boats and jet skis, and is great for kayaking and other water activities. The lake contains bass, other fish and turtles, and is home to ten geese and regularly utilized by migrating ducks, sandhill cranes, roseate spoonbills, and a large variety of other birds. The ranch has a large, grass-manicured and irrigated area that borders the lake, with a large beautiful pool near the lake. There are seven fenced pastures, a large fenced garden area, and fenced pens for peacocks, chickens, or similar small animals. There are two steel Barnmaster barns built in 2004 at a cost of approximately \$300,000. One barn has 8-horse stalls (approx. 2900 sq. ft.), with a tack room, feed room, and a built- in sprayer system. The other barn is ideal for haeavy equipment/working-storage barn (approx. 2600 sq. ft.) with two tool rooms and a bathroom. The large pond is in the center of the “brush-area” of the ranch and has peninsulas and islands. The entire ranch is high-fenced and is home to a wide variety of exotic animals (zebras, elands, llamas, deer, antelope, oryx, addox, buffalo). The current owners removed the original 7000 sq. ft. main residence in anticipation of building a new home. The remaining concrete slab could be used for new construction. A 2400 sq. ft. Palm Harbor mfg. home with four bedrooms and front and back porches/wood decking is nestled next to the main lake and can serve as a primary residence and/ or eventual guesthouse. There are two deep water wells, water tank, and booster pumps serving the ranch. The ranch is located 20 minutes south of Corpus Christi, Texas in Nueces County (20 minutes from CC Int’l Airport). It is 30 minutes to South Padre Island and the Gulf of Mexico(beaches, fishing, etc.). It is 2 and a half hours to San Antonio. This unique and beautiful ranch is priced to sell at \$9,800.00 an acre/ \$2,330,000.



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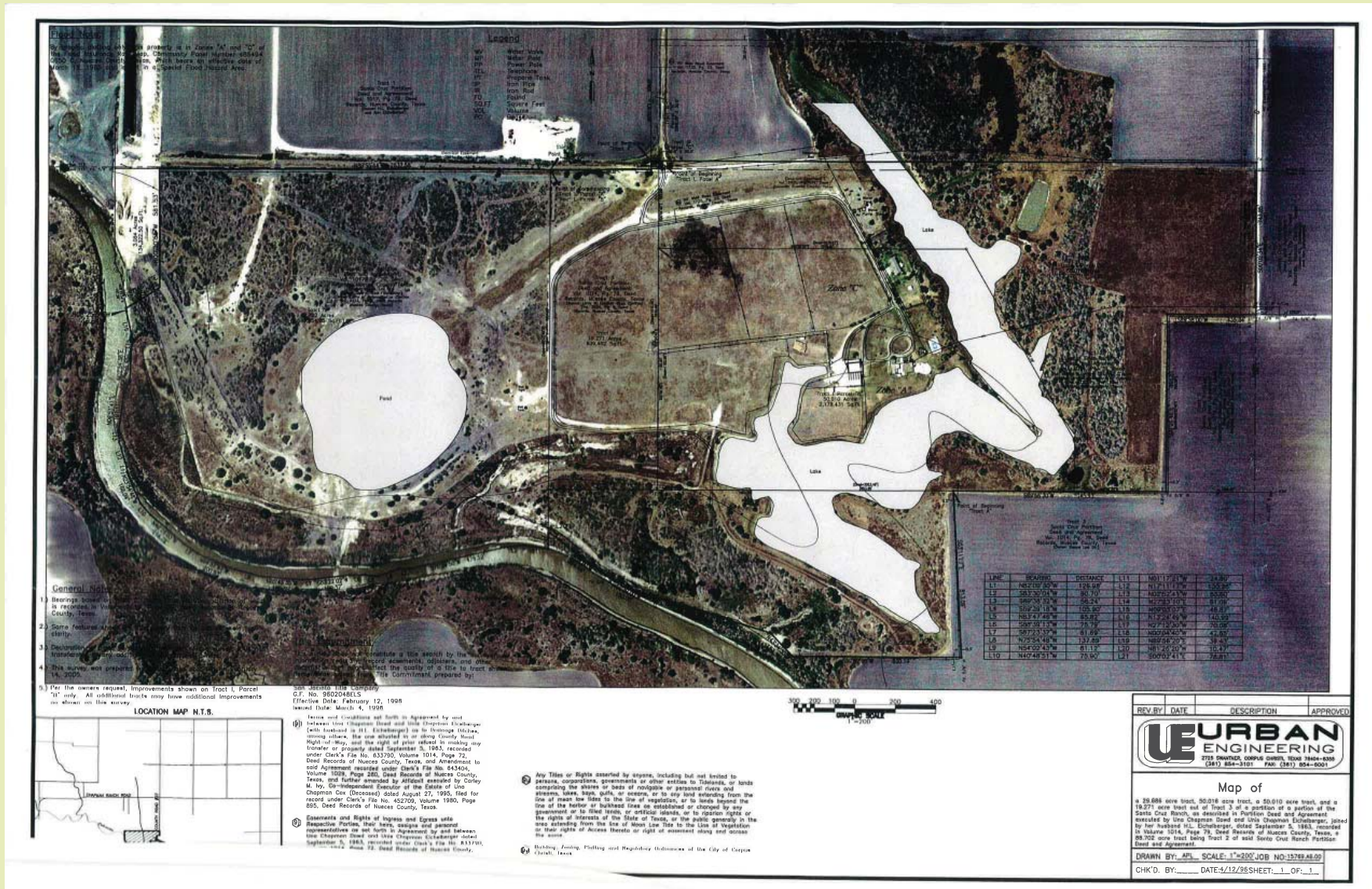
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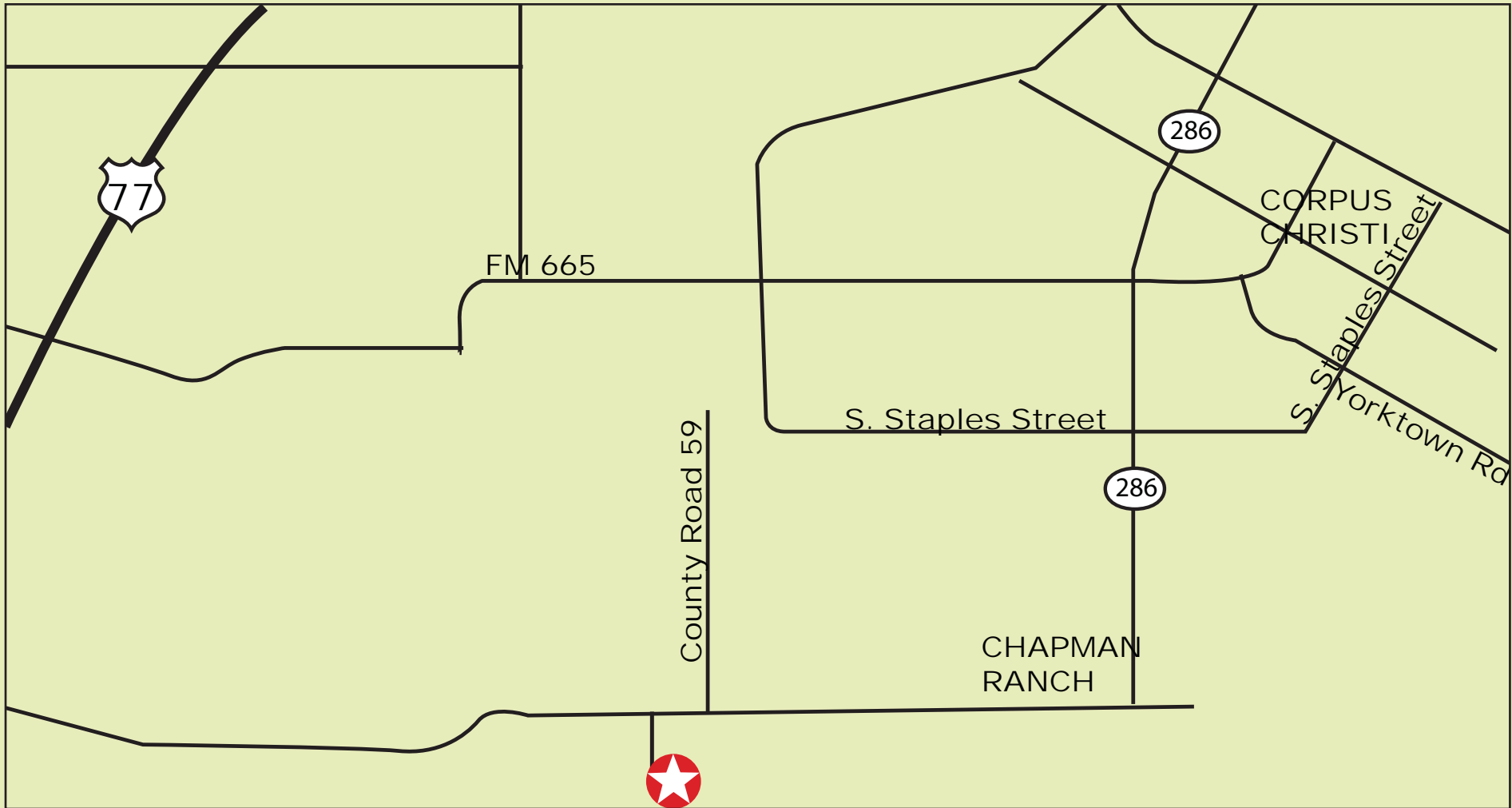
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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

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Phone: 361.880.5888 Fax: 361.880.5883 Mark A. Adame

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