

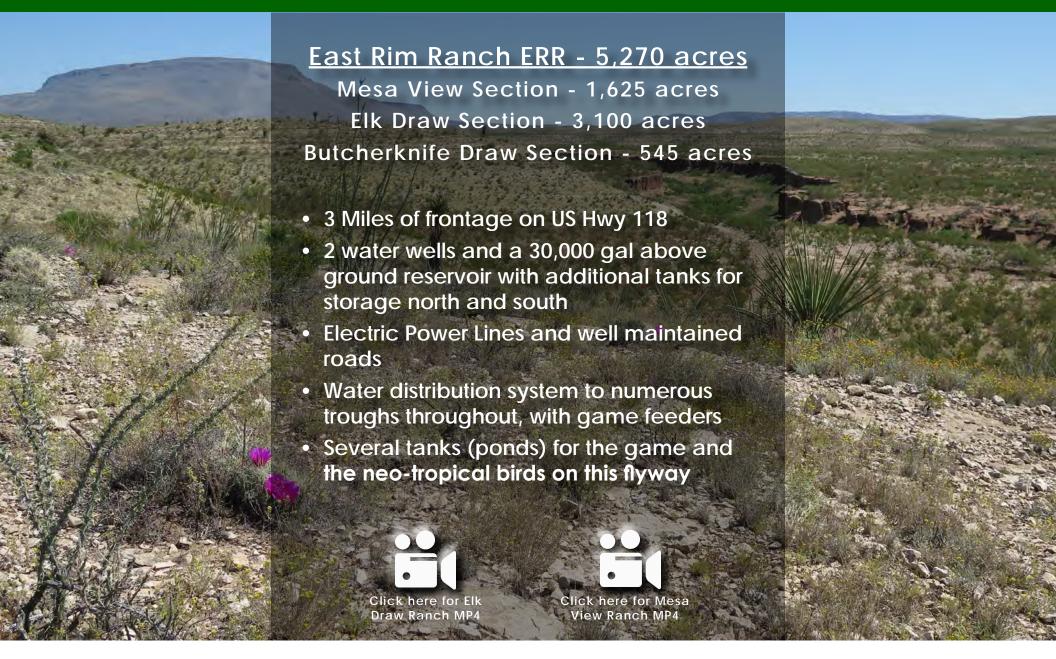
±5,270 ACRES FOR SALE IN THE TRANS PECOS REGION OF WEST TEXAS HWY 118 NEAR MARFA, ALPINE, FORT DAVIS, MARATHON AND BIG BEND NATIONAL PARK

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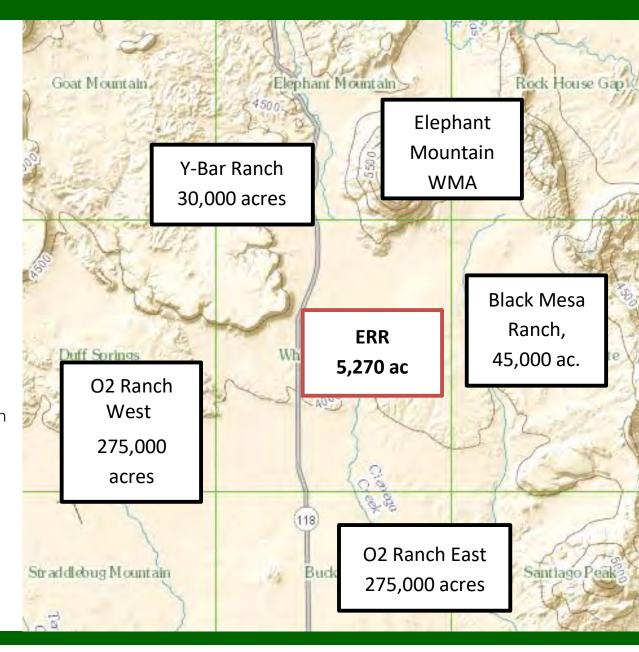
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OVERVIEW

- East Rim Ranch lies at 4,000' elevation and is located 28 miles south of Alpine on US Hwy 118 between Alpine and Big Bend National Park in Brewster County, Texas.
- The ranch is just south of Elephant Mountain, a 27,000-acre wildlife management area owned by the state of Texas and managed by Texas Parks and Wildlife.
- The ranch consists of approximately 5,270 acres including 3 miles of frontage on HWY 118, with major north south creek, rolling terrain with 200-foot-high limestone hills. It is part of the desert grasslands and home to elk, mule deer, blue quail, wild turkey, desert big horn sheep, and scimitar horned oryx.
- In addition to the 27,000-acre Elephant Mountain preserve, the ranch is surrounded by three large ranches; the O2 Ranch which is 270,000 acres is to the south and west, the 45,000-acre Black Mesa Ranch located to the east of ERR and the Y-Bar Ranch to the north is 30,000 acres. Thesethree ranches afford protection, long-term ownership and strong ranch management that will continue to promote good land stewardship in the Calamity Valley.





ROADS AND OTHER IMPROVEMENTS

- The ranch has a rock quarry that was used by the state highway department to build US Hwy 118. The quarry still has plenty of material which has been used to improve and maintain the roads on the ranch. Since 2008, over ten miles of newly improved roads have been constructed and there are two crossings on Calamity Creek, one is all weather hard limestone.
- Electricity has been extended from north to south and areas west of Calamity Creek. One water well was drilled in the southern area in 2008 that has been tested at over 40 gpm. This well has produced water throughout several droughts. The ranch also has a shallow well that provides water to the neighboring Y-Bar Ranch and the ERR and both wells are run by electric pumps.





CALAMITY CREEK, WILDLIFE AND WATERING SYSTEM

 Calamity Creek flows south from the high mountains and runs thru the ranch creating a prolific aquifer and dramatic landscape. The creek is a highway for the Desert Bighorn Sheep that breed on Elephant

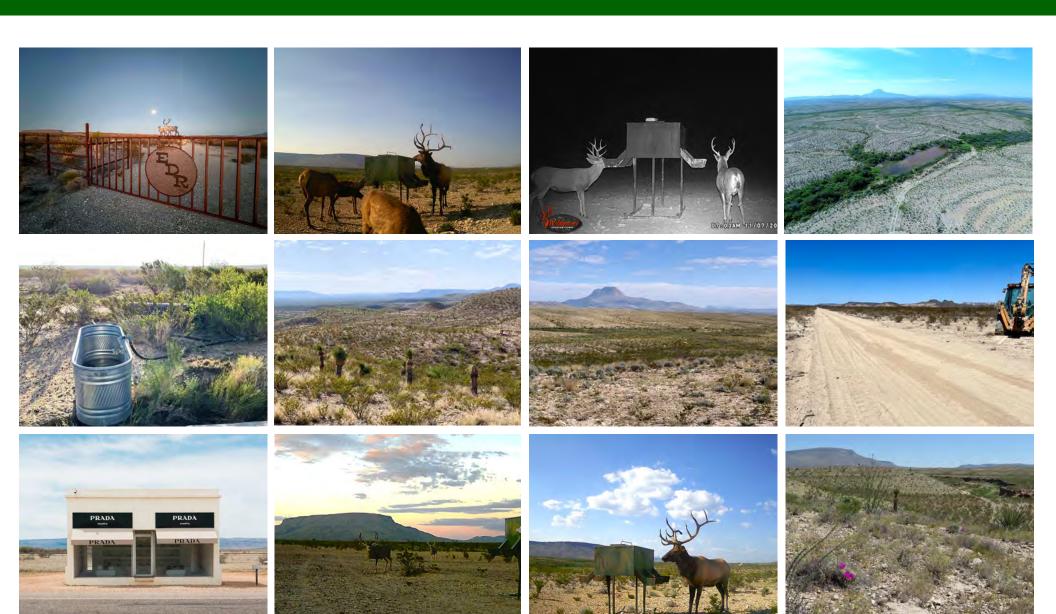


Mountain to the north and Nine Point Mesa to the south. The bottom lands of the creek hold pocket-water thru most seasons; it provides shelter and produces plentiful grasses and habitat for grazing animals like the elk, mule deer and other wildlife and migratory birds.

 The East Rim Ranch has been managed for wildlife for the past ten years; it has an extensive watering system including a 30,000 gallon steel reservoir that feeds water to the watering troughs found throughout the different areas of the ranch. In addition, pocket water in the Calamity creek bottom and several natural tanks provide seasonal water for the game. Much of the ten miles of water

lines have been upgraded during the past ten years along with the roads. There are four bulk feeders located near numerous water troughs. In addition to the wildlife, the ranch is on the neotropical bird flyway where over 200 different birds have been sited at viewing stations nearby.

















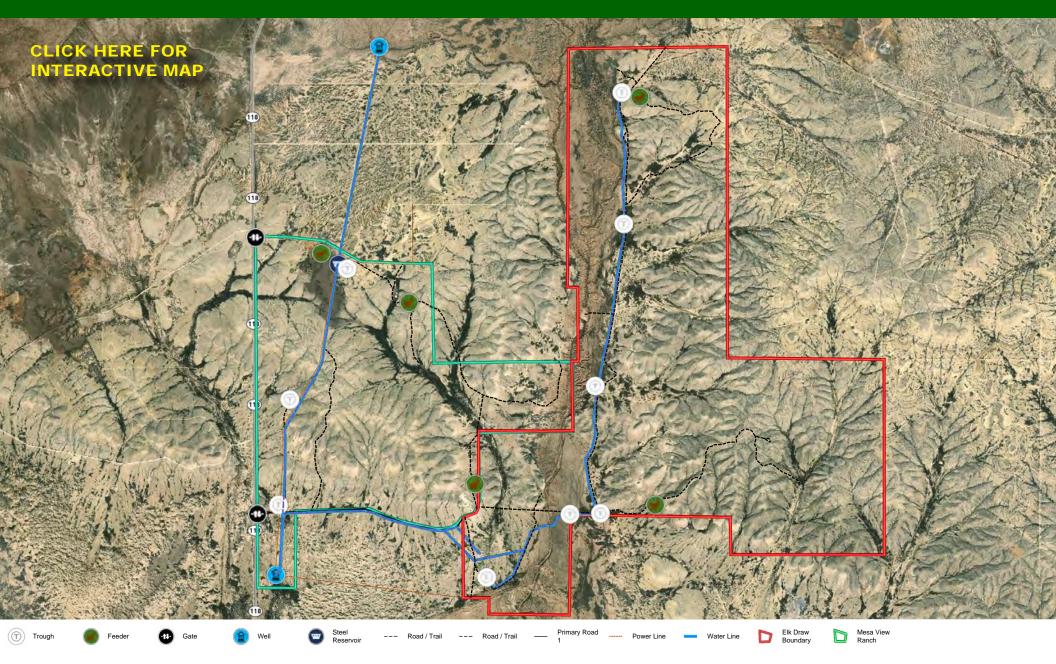
















Information About Brokerage Services

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 guestions 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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DuWest Management Inc.	605046		214-720-0004
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