



# SOUTHWEST RANCH & FARM SALES PRESENTS



## Three Creeks Cattle Ranch

1075+ Acres Texas Cattle Ranch

Runs 300 - 350 mother cows

\$5,500 Per acre

Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to the accuracy by the seller or its agents. The seller and its agents expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale.

# Property Description

**Acres:** 1075 ± Acres.

**Price:** \$5,500 per acre.

**Animal Units:** 300 - 350 mother cows.

**Terms:** No owner financing.

**Location:** Simms, TX, Bowie County. South of Interstate 30. Approximately 25 miles east of Mt. Pleasant, TX.

**Comments:** Beautiful 1075 acres with excellent improved Bermuda grass hay meadows. Approximately 200 acres of mature hardwoods and pine. Several places to build large lakes and excellent building spots. County roads on all four sides. The soil on this ranch is very productive sandy loam.

**Improvements:**

New covered metal cattle working facility.

New 90X40 equipment shed.

New 40x60 Insulated metal building with concrete floor that can be used as a shop or for equipment storage.

New culverts and bridges for easy access to the entire property.

New metal gates throughout ranch.

**Water:** Water well, numerous ponds, creeks that run most of the time. Average annual rainfall is 53 inches.

**Terrain:** Rolling hills with significant elevation changes. Approximately 20% mature woods, 80 % in improved grasses including Bermuda grass, rye grass, numerous native grasses and clovers, some fescue and Bahia grass.

**Fences:** Majority of the fences are brand new made of net wire fencing and metal T-posts with cedar posts as corner posts and dispersed throughout the fence.

**Game:** Whitetail deer, wild hogs, and waterfowl. Sulphur River is only a few miles away which attracts all sorts of waterfowl. Canadian geese are almost always present in the fields.

*When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.*

**For more information on this Texas Cattle Ranch For Sale, please contact Southwest Ranch & Farm Sales, Jim Long at (972) 679-7070.**

# Simms, TX

## Weather averages

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| Month     | High / Low(°F) | Rain   |
|-----------|----------------|--------|
| January   | 56° / 33°      | 6 days |
| February  | 60° / 37°      | 6 days |
| March     | 68° / 44°      | 6 days |
| April     | 76° / 52°      | 6 days |
| May       | 82° / 60°      | 7 days |
| June      | 90° / 68°      | 5 days |
| July      | 94° / 71°      | 5 days |
| August    | 95° / 70°      | 4 days |
| September | 88° / 63°      | 5 days |
| October   | 78° / 52°      | 5 days |
| November  | 66° / 43°      | 6 days |
| December  | 56° / 35°      | 6 days |

Source: [NOAA](#)

Simms, Texas gets 53 inches of rain, on average, per year.  
Simms, Texas averages 1 inches of snow per year.  
On average, there are 214 sunny days per year in Simms, Texas.  
Simms gets some kind of precipitation, on average, 73 days per year.

Summer High: the July high is around 93 degrees  
Winter Low: the January low is 33  
Rain: averages 53 inches of rain a year  
Snow: averages 1 inches of snow a year

August is the hottest month the 75574 zip code with an average high temperature of 93.8°.

In the 75574 zip code, there are 75.0 days annually when the high temperature is over 90°.

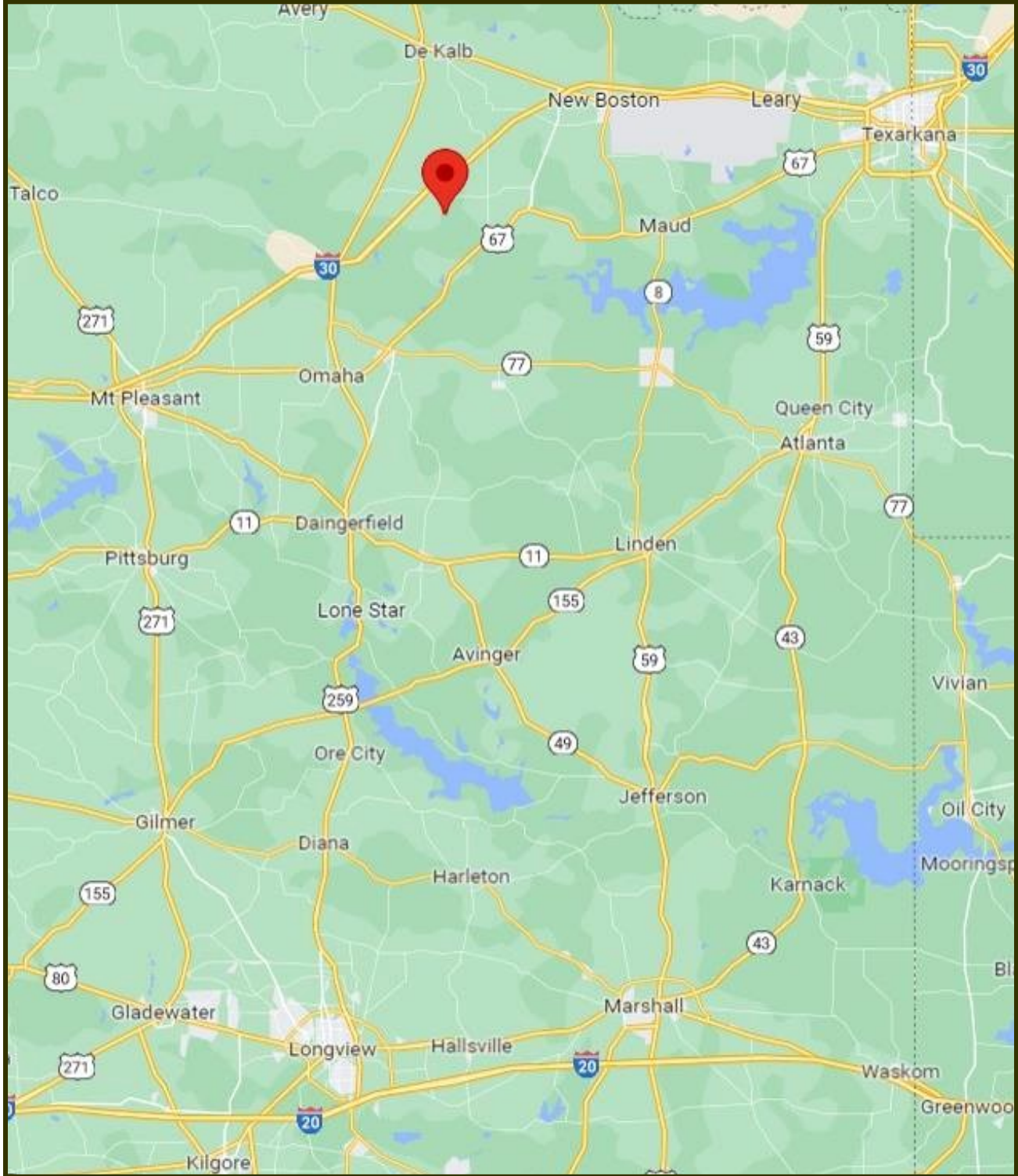
January has the coldest nighttime temperatures for the 75574 zip code with an average of 32.7°.

October is the wettest month in the 75574 zip code with 5.5 inches of rain, and the driest month is August with 2.8 inches. The wettest season is Winter with 27% of yearly precipitation and 21% occurs in Autumn, which is the driest season.

May is the rainiest month in the 75574 zip code with 7.9 days of rain, and August is the driest month with only 4.6 rainy days.

<https://www.bestplaces.net/climate/zip-code/texas/simms/75574>

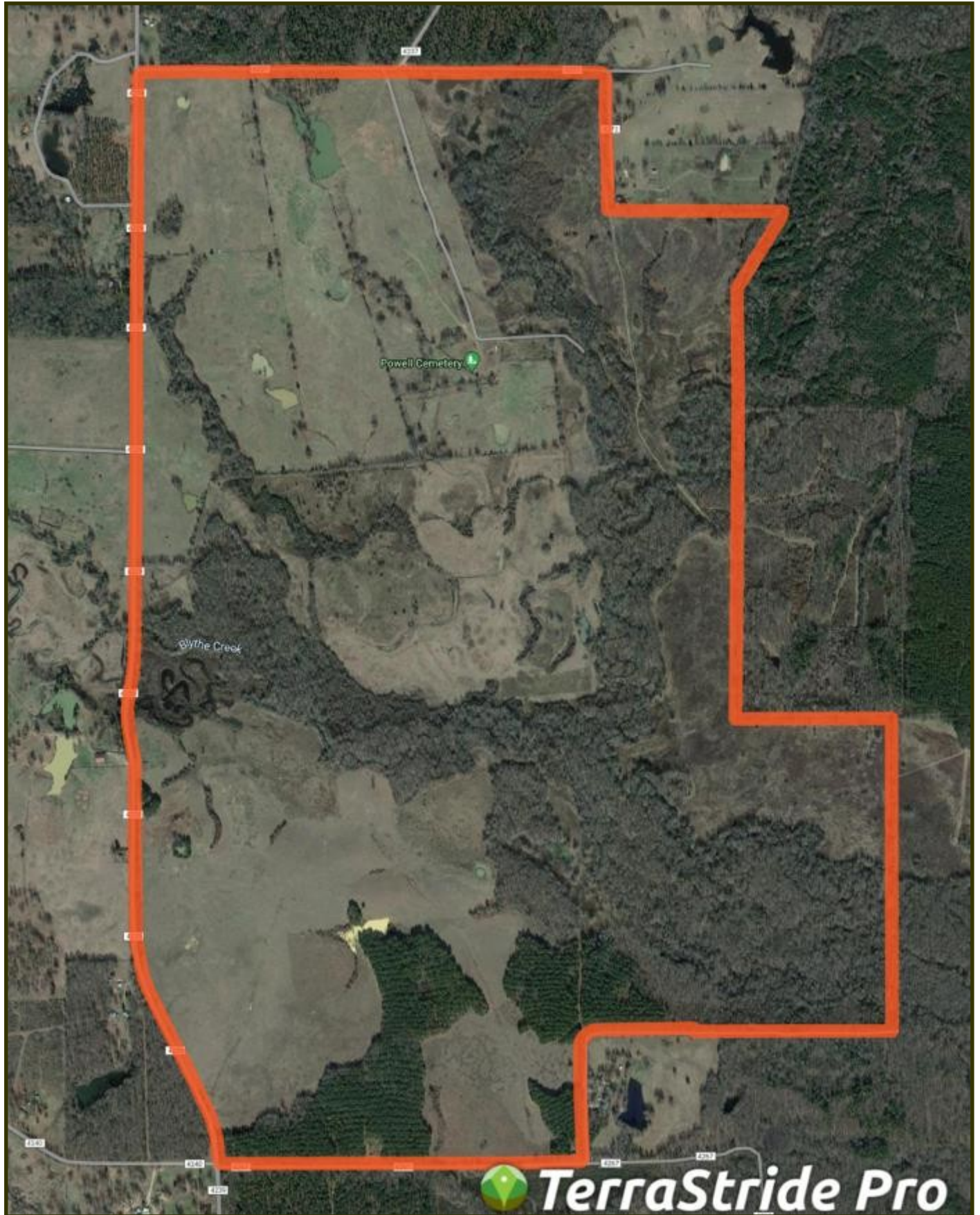
# 1075 Three Creeks Cattle Ranch Location



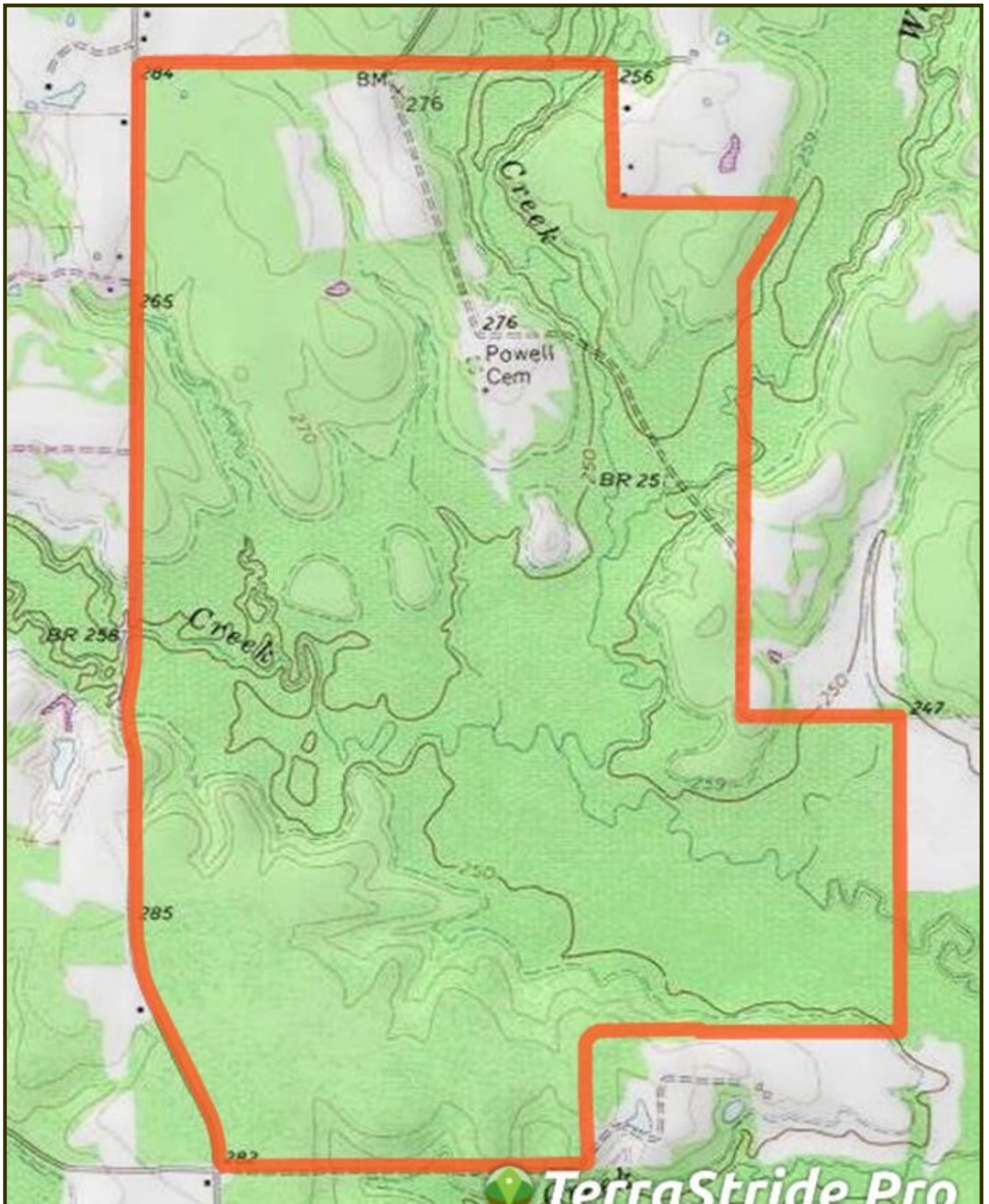
**Latitude: 33.3490, Longitude: -94.6078**

**Directions:** From Mt Pleasant, Texas head east on I-30 E for 5 min (2.2 mi). Follow I-30 E to FM561 in Simms. Take exit 186 from I-30 E for 20 min (23.5 mi). Continue on FM561 to your destination for 5 min (2.3 mi). Ranch will be on your right. Simms, Texas 75574.

# 1075 Three Creeks Cattle Ranch Aerial Map



# 1075 Acres Three Creeks Cattle Ranch Topo Map







# ***Ranch and Farm Sales with a Difference***

**Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate**



**Jim Long**

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

***Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.***

***Call us at (972) 542-8511  
or check out our website at [www.swranchsales.com](http://www.swranchsales.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.

|                                                                       |             |                      |              |
|-----------------------------------------------------------------------|-------------|----------------------|--------------|
| Southwest Ranch & Farm Sales                                          | 414949      | jim@swranchsales.com | 972-542-8511 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                | Phone        |
| James D. Long                                                         | 481996      | jim@swranchsales.com | 972-542-8511 |
| Designated Broker of Firm                                             | License No. | Email                | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date