



SOUTHWEST RANCH & FARM SALES PRESENTS



Jaggers Ranch
351.944 +/- Acres \$9,995 per acre

Texas Cattle Ranch

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

352 ± Acres Jagers Cattle Ranch

Acres: 351.944 ± Acres.

Price: \$9,995 per acre.

Animal Units: Ranch runs 75-80 pairs with average rainfall.

Terms: No owner financing.

Location: Saltillo, TX, Franklin County. Approximately 5 miles from Mount Vernon, TX. Almost a mile frontage on Interstate 30 Frontage Road.

Comments: The location of this beautiful property lends itself to becoming a development or a beautiful private ranch. Huge Walnut, Pin Oak, Black Gum, and Pecan trees are scattered throughout. Some of these trees will be over 200 years old. Almost all the equipment can be purchased separately.

Improvements: Most of the improvements on the property are older and were damaged by high winds.

Water: Rural water to the ranch. Property offers several ponds and a nice 6-acre lake. Big Creek, a year-round creek, runs through the property. Franklin County gets 47 inches of rain, on average, per year.

Terrain: Combination of bottomland and areas of elevation changes with beautiful hilltop views!

Fences: Exterior fences are sufficient for cattle. Interior fences need some attention.

Grasses: Pasture grasses include Bermuda grass, native grasses, and rye grass. This ranch yields plenty of excellent Bermuda grass hay.

Game: Wildlife includes whitetail deer and wild hogs.

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 or Development Opportunity, please contact Jim Long at (972) 679-7070.

Franklin County, TX Weather averages

<u>Month</u>	<u>High / Low(°F)</u>	<u>Rain</u>
January	54° / 33°	5 days
February	59° / 37°	6 days
March	67° / 44°	7 days
April	75° / 52°	6 days
May	82° / 61°	8 days
June	89° / 69°	6 days
July	93° / 72°	4 days
August	94° / 72°	4 days
September	88° / 64°	4 days
October	77° / 53°	5 days
November	66° / 44°	5 days
December	57° / 36°	6 days

Source: NOAA

Franklin, TX County has a humid subtropical climate, characterized by hot and humid summers and mild winters. During the summer months, temperatures average in the upper 80s to low 90s with high humidity levels, while during the winter months temperatures typically range between the mid-40s to low-60s.

Precipitation is fairly consistent year-round with occasional rainstorms throughout most of the year.

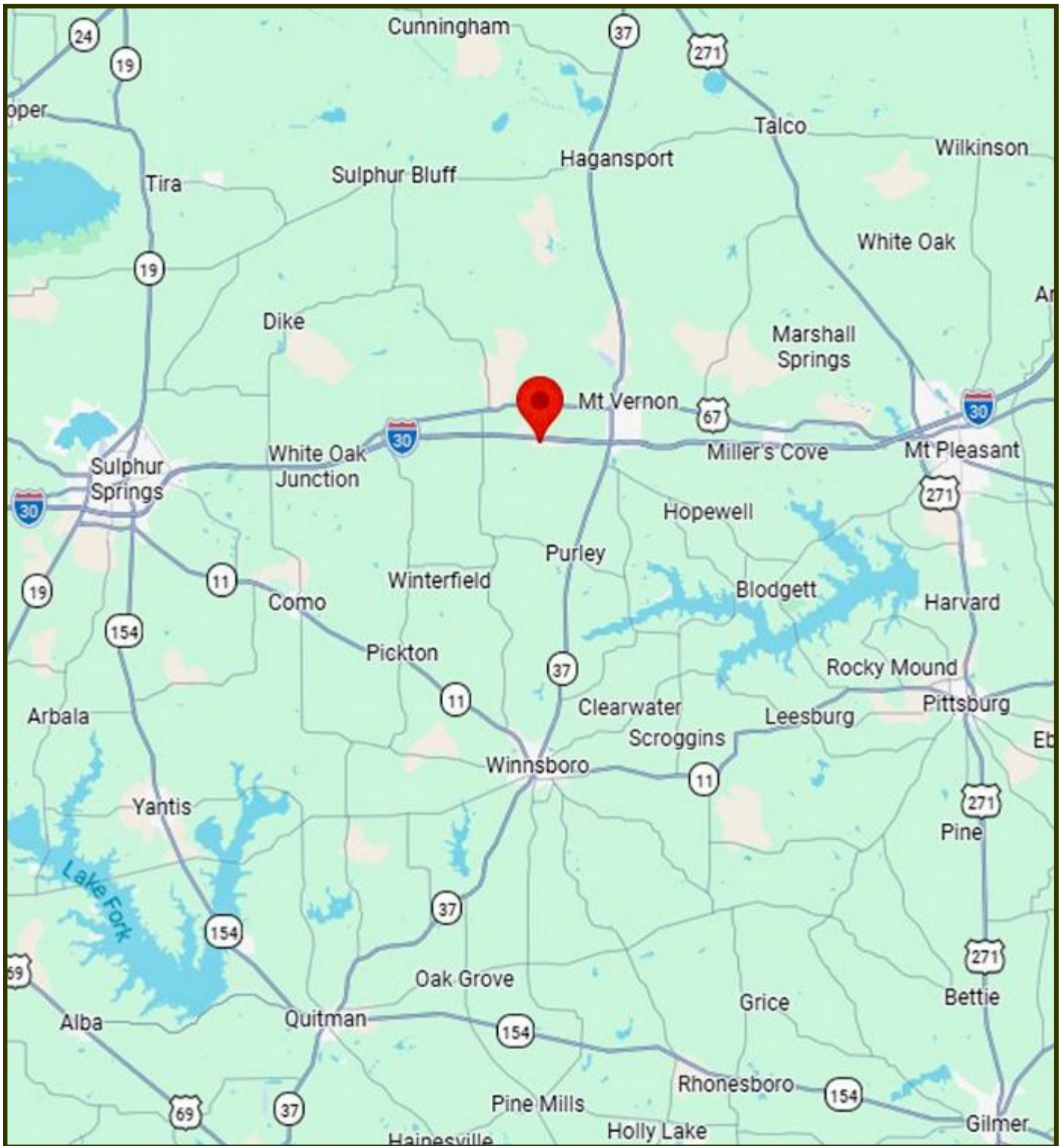
The county also experiences an average of 217 sunny days every year, allowing for plenty of outdoor activities and making Franklin a great place to visit or live all year round.

Franklin County, Texas gets 47 inches of rain, on average, per year.

Franklin County averages 2 inches of snow per year.

Source: <https://www.bestplaces.net/climate/county/texas/franklin>

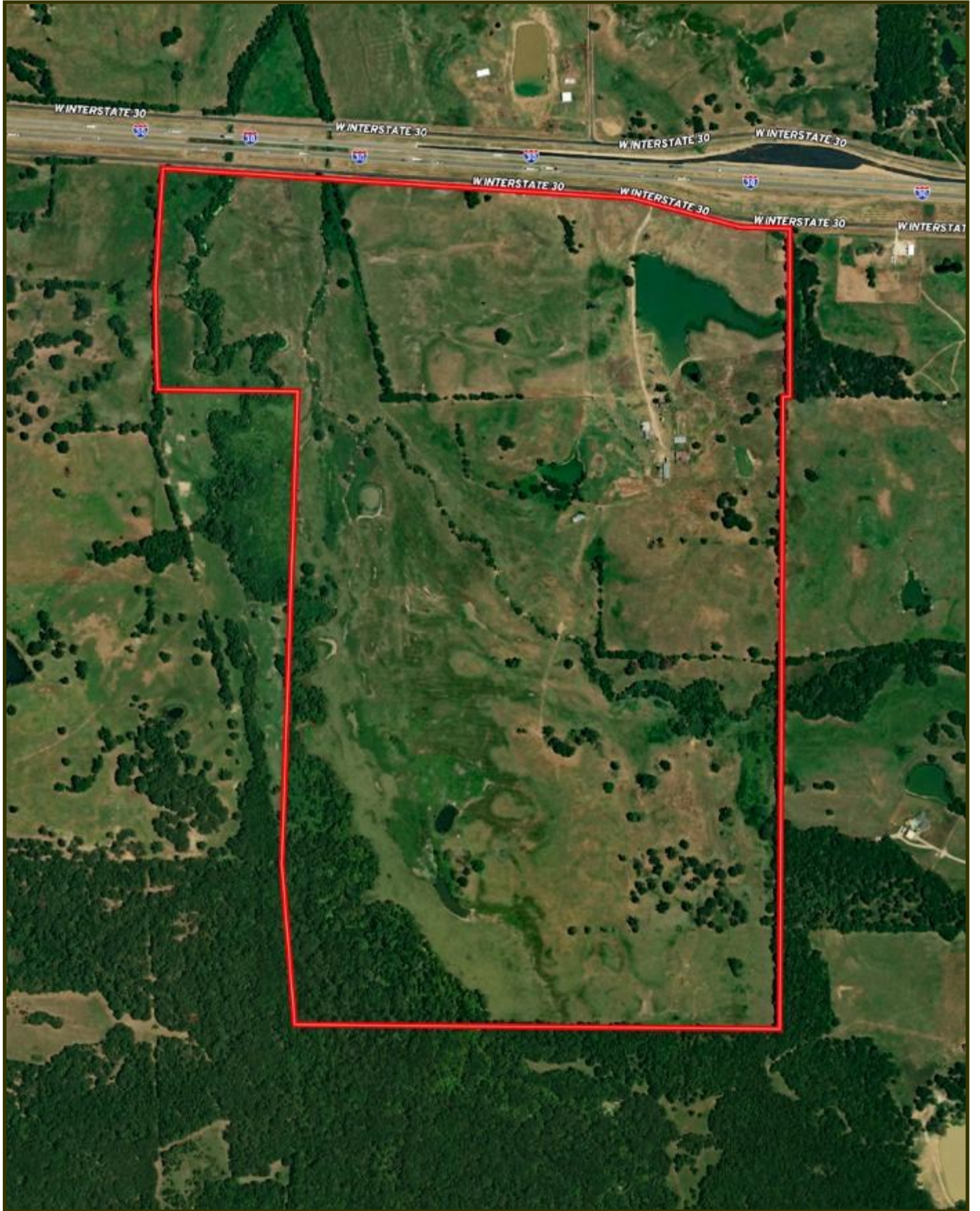
352 +/- Acres Jaggers Ranch Location



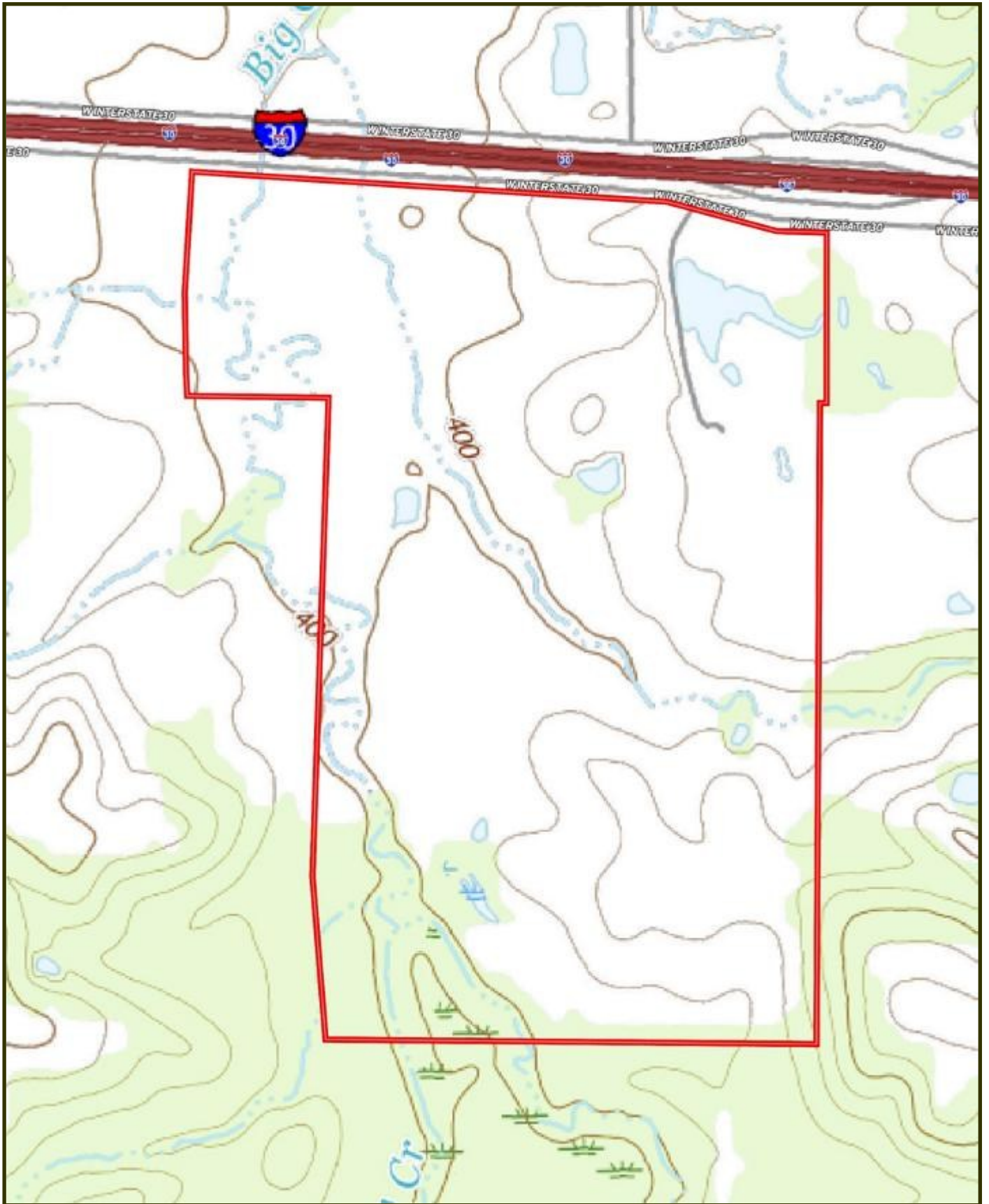
Directions: Out of Mount Vernon, TX at Highway 37, go west on the south I-30 Service Road approximately 3 miles. Ranch will be on the left just past the I-30 Trailers & Rental Equipment.

33.16465, -95.28862.

312 +/- Acres Jaggers Ranch Aerial Map



352 +/- Acres Jaggers 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***



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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-BB	jim@swranchsales.com	972-542-8511
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James D Long	481966-B	jim@swranchsales.com	972-679-7070
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date