



COKE COUNTY TEXAS

Griesheimer Ranch

93.26 ACRES, SUBJECT TO SURVEY

Offering memorandum

\$350,000 ASKING PRICE

\$3,753 per acre



Sterling Property Group

Keller Williams Synergy

OCTOBER 29, 2026

Griesheimer Ranch

375 Exxon Road at State Highway 208, about 9 miles northwest of Robert Lee

Offering detail	Basis
Acreage	93.26 acres; deed, 2002 survey and CAD agree
Asking price	\$350,000; \$3,753 per acre
Highway frontage	About 3,709 ft on paved SH 208 (deed survey calls)
Cabin	416 SF, with a separate 96-SF covered porch
Shed / storage	600-SF shed and a storage box
Land character	Native pasture, mesquite and juniper brush, internal ranch roads
Minerals	Surface estate only; minerals do not convey

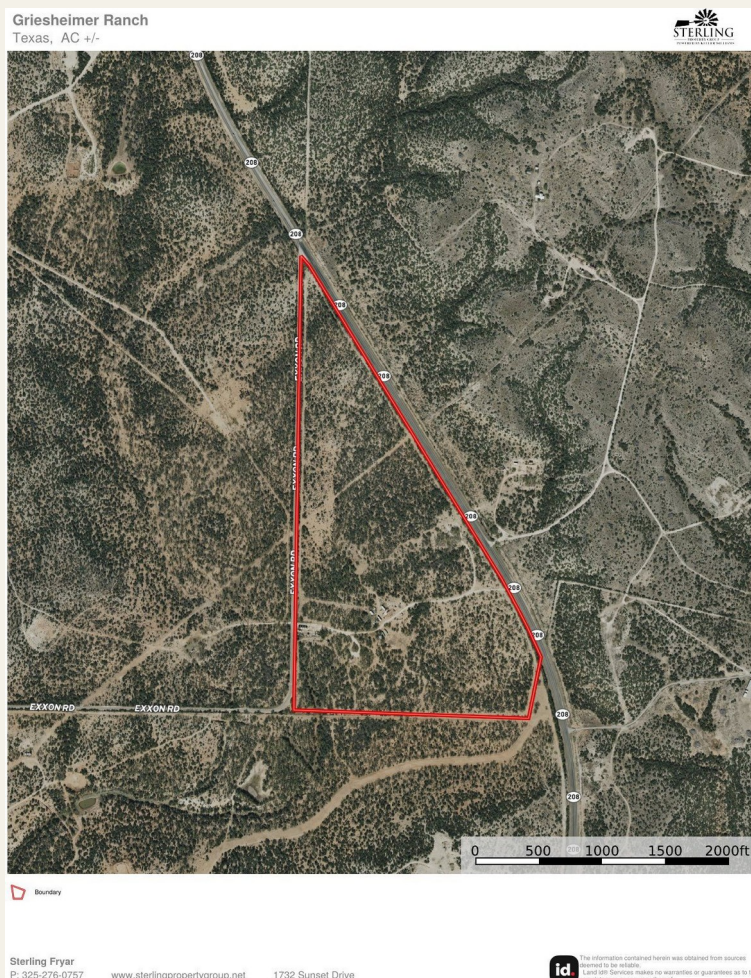
Highway-front pasture with a cabin

A compact, easy-access tract with paved frontage, a small cabin and outbuildings, and gently rolling native pasture. The ranch suits weekend, hunting and small-acreage buyers who want a Coke County place close to Robert Lee.

Acreage and improvements remain subject to survey, measurement and inspection. Drone photographs were taken in October 2026; boundary lines drawn on them are approximate.

Ranch boundary

Working offering: 93.26 acres



The vesting deed describes all of E. Menielle Survey 472 lying west of State Highway 208, with about 3,709 feet along the highway. Exxon Road is labeled along the west and south lines. A 2019 appraisal describes Exxon Road as a public county road; the seller reports a perimeter road on the Exxon side. Gates are on SH 208 (kept locked) and on the Two Way side. The main road is washed out and needs re-rocking.

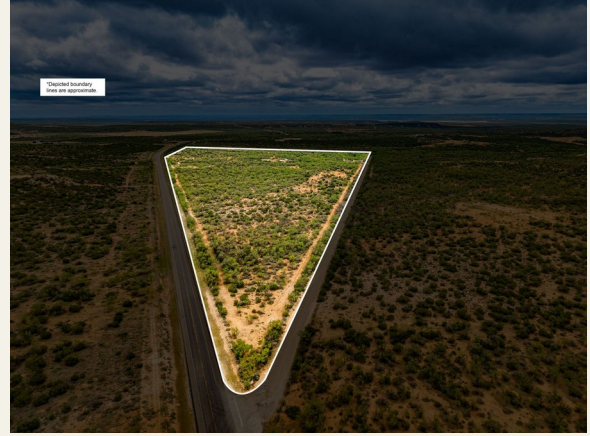
Map outlines are approximate and do not replace a survey. The LandID drawing measures 94.05 acres; the deed and CAD basis is 93.26 acres.

The ranch from the air

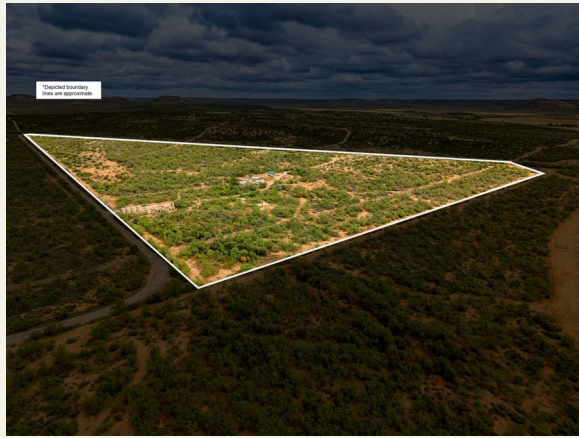
Drone photography, October 2026



Approximate boundary with SH 208 on the right.



North point, where Exxon Road meets SH 208.



Approximate boundary across the brush pasture.



Paved frontage on State Highway 208.

Mesquite and juniper pasture with open areas, interior ranch roads and cleared pipeline trails, framed by SH 208 and Exxon Road.

Boundary lines drawn on the photographs are approximate and do not replace a survey.

Acreage reconciliation

Deed, survey and CAD agree on 93.26 acres

Account	Survey / abstract	Acres
5670	E. Menielle Survey 472 / A-1778, native pasture (1-d-1)	92.26
5671	E. Menielle Survey 472 / A-1778, improvement account	1.00
Total	All of Survey 472 west of SH 208	93.26

Survey basis

The 2019 deed attaches the July 30, 2002 metes and bounds of Thomas J. Houston, RPLS 4261, for 93.26 acres. The LandID drawn boundary of 94.05 acres is a mapping tolerance, not additional land.

A current survey should confirm the final sale boundary, frontage and improvements. CAD records are for appraisal purposes.

Cabin and outbuildings

416-SF cabin, 96-SF covered porch and 600-SF shed



Cabin, front. Photographed October 15, 2026.



Cabin porch and surroundings. Photographed October 15, 2026.

Improvement	CAD size	CAD value
Cabin	416 SF	\$7,640
Covered porch	96 SF	\$370
Shed	600 SF	\$1,140
Storage box	CAD size 2	\$1,620

Owner-reported improvements

The owner reports a hot tub and a lean-to with a livestock chute. The cabin has electric service but no water. Two RV hookups are also on the property. A 2019 appraisal describes the cabin as a portable building, and the listing conveys portable buildings. The hot tub and the RV are buyer options to include in an offer.

CAD lists no year built. Bedrooms, bathrooms, condition and included items will be confirmed at the walk-through.

Headquarters from the air

Cabin, windmill, storage tank and RV sites



Cabin, windmill, concrete storage tank and trough.



Headquarters clearing and ranch road.



Storage tank, RV sites and outbuildings.



Headquarters set in the brush.

Vehicles, tractors, trailers, shipping containers and other seller personal property shown will be removed. The hot tub and an RV are buyer options.

Drone photographs, October 2026. Included items are set by the sales contract.

Water and service

Service records to be confirmed by the seller



Electric meter and service pole. Photographed October 15, 2026.



Concrete water tank and windmill. Photographed October 15, 2026.

Service	Owner report and buyer verification
Water well	Seller reports good water and clean test results; a copy of the test is to be obtained. The pump broke when it froze around Christmas and must be replaced. The well is not working now.
Storage tank and trough	The well pumps into a storage tank that overflows through a float switch and feeds a heated trough. No other troughs. Verify the float and heater.
Electricity	Electric service on the property, including the cabin and RV hookups. Verify provider, meter and line location (AEP easement of record).
RV hookups	Two RV sites are piped for water and power. Neither is working now. Repair or disclose before showings.
Private septic	Location, permits, condition and intended-use capacity

Service territory and visible infrastructure do not establish active service or performance. The Upper Colorado River Authority district is not a retail water provider.

Land character

Supplied topography and LandID soil report



Broadly spaced contours indicate gently rolling ground with interior drainage swales. Closely spaced contours east of SH 208 show steeper neighboring hills, mostly outside the tract.

The October 15, 2026 inspection found level to sloping terrain, mostly covered in brush with some open areas. Fences: the neighbor's high fence on the back is in good condition, and the neighbor owns the perimeter fence at one odd corner. The other sides need work. The seller reports nothing buried, with one debris pit behind the donkey house.

Range of elevation change

Across most of the tract, elevation changes are modest. The ground falls gently toward interior swales and the lower west and south lines, with no mapped bluffs inside the boundary. The steeper rises lie east of SH 208, outside the offering, and are shown by tightly spaced contour rings.

The supplied map does not state spot elevations, so the measured high and low points and the total relief across the tract are not yet established. The drone flight and survey will supply a verified elevation range.

Drawn mapping is approximate. Exact relief, an effective flood-map determination and a current survey remain outstanding.

Boundary soil report

LandID report generated October 12, 2026

Code / soil	Acres	Area %	CAP
BdC · Berda loam, moist, 3–5% slopes	41.40	44.02%	3e
OcA · Sagerton clay loam, 0–1% slopes	30.19	32.10%	2c
KMB · Cho soils, undulating	20.11	21.38%	4s
MmB · Miles fine sandy loam, 1–3%	2.35	2.50%	3e

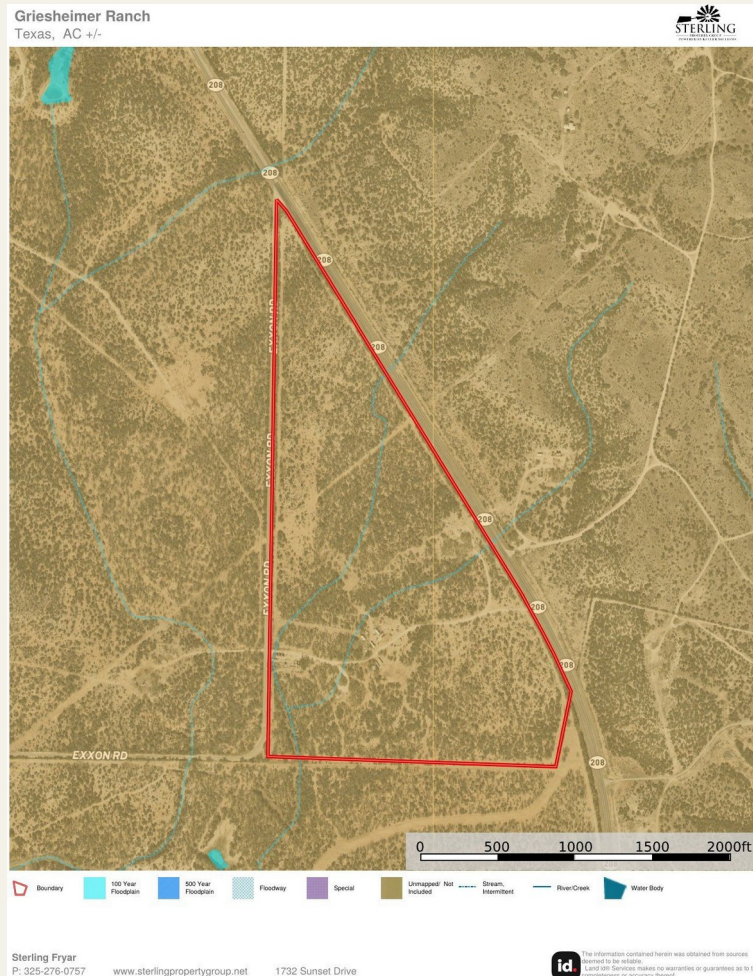
Reporting area

Soil acres describe the 94.05-acre drawn boundary, which is 0.79 acre larger than the 93.26-acre offering. Values have not been scaled. Berda and Sagerton cover 76% of the mapped area; average capability is 2.89.

Soils inform land-use review; they do not establish a stocking rate, septic suitability or development approval.

Flood and drainage screen

LandID FEMA layer shows the area as unmapped



No FEMA flood mapping covers this area in the layer reviewed. Mapped drainage lines cross the interior; perennial flow has not been observed.

Unmapped is not a finding of no flood risk. Inspect drainage and any building sites in person.

Oil-field activity

Two RRC wells, one active pump jack and mapped gas and crude lines

RRC API	Well	RRC status	Depth
42-081-31578	3309	Producing (oil schedule)	5,198 ft
42-081-31614	3312	Shut in (oil schedule)	5,340 ft



Pump jack on the property. Photographed October 15, 2026.

The owner reports one active well with a pump jack and one inactive well. Both wells are on GTG Operating LLC’s N.E. I.A.B. Unit (RRC lease 04864). Mapped WTG Jameson natural gas and Energy Transfer crude lines cross the central and northern tract and run near the south line.

Two cleared gas-line trails cross the property. One is called Butterfly Lane, and both work as blind sites. The north section has no cut trails.

RRC GIS locations come from Commission mapping. Survey and title must determine placement and rights.

Roads and oil-field sites

Ranch roads, pipeline trails and lease facilities



SH 208 and Exxon Road along the tract lines.



Interior ranch roads and cleared trails.



Operator tank battery and lease road.



Tank battery with the headquarters beyond.

Tank batteries and lease roads serve the N.E. I.A.B. Unit and are maintained by the operator. The buyer receives the surface estate only.

Drone photographs, October 2026. Operator rights are governed by the recorded lease and unit agreement.

Recorded access matters

Selected instruments affecting Survey 472

Record	Matter for title and survey
OR 173/454	AEP Texas North electric right-of-way, April 2, 2004, out of the 93.26 acres
DR 139/225; DR 140/602	Sun Pipe Line Co. rights-of-way, 1962
OR 43/230	Sun Pipeline Services easement, May 16, 1994, Section 472
OR 9/71; OR 39/335; OR 44/280; OR 51/303	West Texas Utilities easements, 1992 and 1994
DR 196/405	General Telephone Co. of the Southwest easement, January 28, 1981

Recorded rights may affect access and improvements even where physical utility lines have changed. Obtain complete instruments and locate applicable rights on the survey.

Research is incomplete. No easement release, pipeline clearance or legal corridor limit is established. Not a title opinion.

GPS and travel planning

Approximate GPS: 32.000, -100.548

Starting point	Approx. driving miles
Downtown Robert Lee	9
Downtown San Angelo	41
Downtown Abilene	72
Downtown Midland	115
Downtown Fort Worth	225
Downtown Dallas	255
Downtown Austin	250
San Angelo Regional Airport	47

Routing reference

The property address is 375 Exxon Road, Robert Lee, TX 76945. Distances use the approximate tract center and downtown starting points. San Angelo Regional is the nearest commercial airport. Confirm the appointment gate and access instructions with the listing broker.

Estimated from straight-line distance and primary highway routes, October 29, 2026. Verify with a mapping application; GPS is not a verified entrance.

Interests to confirm

Surface estate only; no minerals convey

Outstanding mineral interests

The December 15, 2003 deed into David L. Hayes conveyed the surface estate only and reserved all oil, gas and other minerals to the Menielle/Petty heirs. The 2002 family partition expressly excluded mineral rights.

Seller interest

No later instrument returned minerals to a surface owner. The seller is not offering any mineral, royalty or executive interest.

Surface use

Mineral owners and the N.E. I.A.B. Unit operator may make reasonable use of the surface. Two wells, roads and pipeline corridors are present.

Informational brokerage summary. Not a title opinion, legal advice or guarantee of ownership.

Buyer review

\$350,000 asking price. 93.26 acres, subject to survey

Item	Review needed
Acreage	Updated survey and frontage
Improvements	Current condition, measurements, systems and inclusions
Access and utilities	Legal access, easement plotting and service performance
Minerals and wells	Surface-only conveyance, unit operations and surface agreements
Title and taxes	Loan payoff and release, easements and current tax bill
Location and land use	Appointment gate, route mileage and flood review
Included items	Hot tub and RV are buyer options. The seller removes the Conexes, tractors, kennel, pool, vehicles and trailer, beehive, tires, berm and livestock.
Financing	Cash, conventional, VA or FHA

The information reflects the supplied records and research available October 29, 2026. Maps are approximate. Buyers should verify material property facts and intended-use requirements.

The property packet will be updated as survey, title and condition records become available.

GRIESHEIMER RANCH

Property inquiries

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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:
 - 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date