

# Skipper Ranch 812 Acres +/- Brooks County, TX



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and top-notch ranch operations infrastructure. The rangelands are well managed and well watered by approximately 3 miles of water distribution to 8 ponds/lakes and several irrigated food plots.



The ranch is home to populations of White tailed Deer, exotics, Dove, Javelina, Turkey, Quail plus migratory waterfowl, birds, etc. This part of South Texas is known for superior hunting opportunities & exceptional birding alike and Skipper Ranch has it all!

**Asking \$3,285,000.00**  
(Reduced from \$3.65M)



## REPUBLIC RANCHES

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## **Skipper Ranch Brooks County, TX 812 ACRES +/-**

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### **Location:**

The ranch is located in Brooks County, TX, approximately 23 miles south of Falfurrias and 43 miles north of Edinburg. Access is directly from paved highway.

### **Wildlife & Hunting:**

The ranch is home to local populations of White tailed Deer, exotics, Dove, Javelina, Turkey, Quail plus migratory waterfowl, local/migratory birds, etc. This part of South Texas is known for superior hunting opportunities & exceptional birding opportunities alike and Skipper Ranch has it all!

Along with the well managed South Texas habitat, the extraordinary water enhancements make Skipper Ranch a magnet for birds and support the robust wildlife populations. The ranch participates in Texas Parks & Wildlife's MLDP program (Level 3) and has proven Trophy Class Whitetails. Exotics currently living on the ranch include Axis Deer, Fallow Deer and Blackbuck Antelope.

Blinds and feeders included in the asking price:

8 Fiberglass Box Blinds on towers,  
5 Tripods  
13 corn feeders  
13 protein feeders  
3 Fish Feeders

**Improvements (also see additional water related items below):**

- Headquarters Complex includes:
  - Historic Main House (built in 1930's, recently restored), ~3,000 SF, two story, 3BR.
  - Custom Residence, 3,275 SF, 4BR.
  - Remodeled Bunkhouse, 728 SF, 2BR.
  - Sleeping for 24 total.
  - 4 Fireplaces total.
  - Paved drive from main gate throughout housing compound.
  - Paved carport
  - Numerous outdoor porches, gathering areas and fire pit.
  - ½ acre Stocked (Bass, Tilapia and Panfish) Fishing lake with Palapa and deck.
  - Covered and paved equipment Shed.
  - 3 sided concrete floor equipment/hay barn.
  - Large enclosed barn for storage and maintenance.
  - Walk In Cooler and game cleaning area.
  - Bat and Purple Martin houses for insect control.
- Perimeter fence is a high fence.
- Two irrigated high fenced food plots (6 acres and 4 acres) with deer gates allowing access after adequate crop establishment.
- One low fence food plot, also irrigated and located adjacent to the aptly named "dove tank."
- Interior roads on the ranch are in good condition.
- Cattle pens, gathering and working facilities.
- Shooting range with covered slab and custom bench.

- Water:** The ranch has an extensive water supply and distribution system including:
- 4 water wells with submersibles; all approx. 400' deep with flow rates varying from domestic levels up to 120 GPM.
  - Approximately **3 miles of water distribution lines** terminating in ponds, lakes, food plot irrigation systems and troughs.
  - Two stocked lakes (one ~1/2 acre in HQ complex and one 6 acre lake north of HQ) both with aeration systems. The 6 acre lake (stocked with Bass, Bluegills, Catfish and Tilapia) has docks and a landscaped entertaining peninsula with a Palapa and fire pit.
  - 6 additional ponds/tanks distributed throughout ranch providing water for wildlife and livestock.
  - Livestock trough in pastures, traps and facilities where necessary.

**Fixtures:** Fixtures included in asking price include:

- 18 ton divided bulk feed silo
- 8'x8' Walk In Cooler
- 3 Irrigation Reels
- ~500 gallon diesel tank
- 300 gallon gasoline tank

**Rangelands:**

The native rangelands of Skipper Ranch are comprised of several sandy and sandy loam soil types. Vegetation includes over 30 species of grasses, some 20 species of trees/shrubs plus at least 75 varieties of perennial forbs, vines and succulents.

**Conservation Easement:**

732 +/- acres of the ranch are under a Conservation Easement granted in favor of the Valley Land Fund to ensure that portion of the ranch will continue to provide the open space benefits that come from well managed rangelands; while continuing to provide for recreational and agricultural uses. A copy of the easement is available upon request to qualified buyers. The additional 80 acres of the ranch are not part of the Conservation Easement area.

**Other:** Household furnishings, rolling stock/equipment, tools, etc. and livestock (if present) negotiable. Certain personal items in residences and barns are not for sale.

**Minerals:** Surface Only

**Price:** Asking \$ 3,285,000.00 (**Reduced from \$3,650,000.00**)

**Contact:** Charles M. Davidson – Agent  
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Disclaimer: The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC, its brokers and agents cannot guarantee the accuracy of such information. The information contained herein is also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

# Skipper Ranch

812 Acres +/-

Brooks County, TX

## Legend

- Boundary
- Pond/Lake
- Road/Sendero
- High Fenced, Irrigated Food Plot
- Conservation Easement Boundary
- Seasonal Waterhole
- Palapa
- Tower Blind
- Low Fence Food Plot

Approximate Scaling





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*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

**B**efore 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

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