

JF Ranch
500 Acres +/-
Near Dilley in Frio County, TX



The JF Ranch is an exceptional high fenced recreational ranch in the red dirt country of Frio County, Texas. This offering features an incredible deer herd benefitting from over a decade of intense management. A unique feature of the ranch is a mini-pivot irrigating a 10 acre food plot. The asking price also includes a portion of the Seller's owned minerals and associated executive rights, a key element for a ranch located in the Eagle Ford Shale area. Contact for Price.





REPUBLIC RANCHES

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Location:

The ranch is located in southwestern Frio County approximately 10 miles west of Dilley, TX.

Topography:

Boasting approximately 70' of relief with the high points being centrally located, this ranch offers fantastic views of its features as well as the surrounding countryside. The ranch has not been grazed for over 12 years and the intact habitat during these recent dry times shows it. Native Grasses and high quality brush dominate the landscape providing great cover for deer and much needed nesting cover for quail and turkey. The majority of the ranch is classic South Texas brush with abundant grasses growing in the red dirt this part of south Texas is known for. The ranch also has approximately 2/3 mile of the wet weather Cibolo Creek drainage.

Wildlife & Hunting:

The ranch has abundant whitetails, lots of wild turkey, dove, quail, feral hogs and other species including a few Axis deer.

In 2001, the ranch's deer herd was enhanced with 20 TTT does from a well known South Texas ranch plus 3 young stocker bucks from a well known Frio County breeder. Since then the herd has been intensively managed with trophy oriented harvest protocols and a year round supplemental feeding program resulting in one of the best deer herds in the area. Most recently, during the 2012-2013 hunting season, the ranch harvested a deer gross scoring ~205" B&C. Additional high end trophy deer are taken annually as a result of the ranch's long term efforts to grow big antlered, heavy deer! The ranch participates in Texas Parks & Wildlife's MLDP Level III program providing for extended seasons and more hunter opportunity.

In addition, the ranch has 4 food plots (7-17 acres) including a 10 acre plot irrigated by the mini-pivot system!

Blinds and feeders included in asking price:

2 Deer Blinds
5 corn feeders
6 protein feeders

Improvements:

- A 2 Bedroom/2 Bathroom mobile home in very good shape.
- Equipment and operations shed (30'X60') including:
 - Walk in Cooler,
 - Two 20' Containers for storage.
- Travel Trailer Canopy (60'X60') including:
 - Jayco Travel Trailer,
 - Outdoor eating area.
- Carport.

Water:

The ranch has a quality water supply, distribution and wildlife use system including:

- 1 Carrizo water well, 1600' deep, 7" casing, with a 3 phase 40HP pump that produces 300 GPM;
- Storage Pila

- Distribution piping to supply water to the pivot system, both tanks, HQ and one water trough.
- 2 tanks both stocked with game fish.
- A 10 Acre Mini-Pivot for a regularly productive food plot.
- 3 water troughs.
- 2 older domestic wells not currently in use.

Other: Household furnishings, rolling stock and other mobile equipment will not convey. Fuel Tank will convey.

Minerals: Some minerals available

Price: Contact For Price

Contact: Murphy E. Ray – Agent
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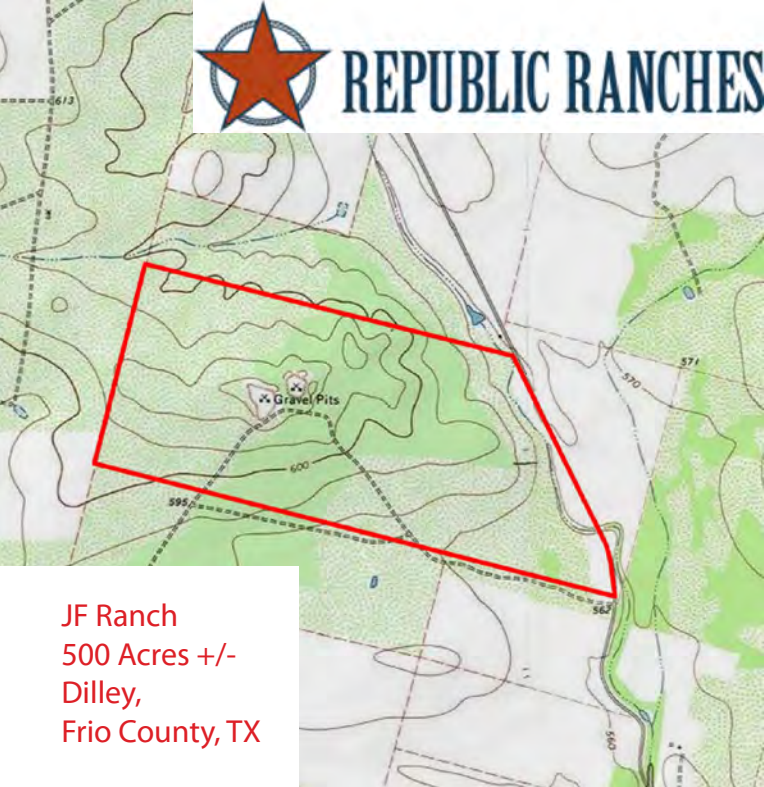
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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before 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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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