



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

The Lone Star State has a rich history in the land and we are proud to honor that heritage. From the Trans Pecos to the Piney Woods, from the Panhandle to the fertile lands of the Rio Grande Valley and all points in between, there is no better place to own land than in Texas. From day one that's been our belief at Republic Ranches. This tells you a lot: about who we are and what we stand for. It also tells you about the unique opportunity we enjoy as Texans.

Over 95% of the state is private land. In Texas, owning and stewarding your own dirt is in our DNA. It's how we think. It's who we are.

At Republic Ranches, we are proud to be a part of the farm and ranch community and are grateful for our years of success. Our extensive network works as one team to cover the entire Lone Star State. Our legacy is in the land, and our reputation for taking the best care of our clients, before and after the sale, is paramount.

We are excited to have also formed a strategic alliance with Fay Ranches, the premier brokerage firm in the Rocky Mountains. It does get hot here in Texas, and that is part of what makes Texans historically resolute, but if you do crave for cooler weather in the summer, just let us know!

As part of our commitment to you and to all Texas landowners, it is our pleasure to sponsor the inaugural issue of the Texas Edition of The Land Report and to present the "Texas Ten."

Sincerely,

Jeff Boswell

Charles Davidson

Mark Matthews

Bryan Pickens



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“COME AND TAKE IT”

A MOTTO MOST NOTABLY USED IN 1835 AT THE BATTLE OF GONZALES, IT IS ALSO APPLICABLE TO PRIVATE LANDS AS THEY ARE A FOUNDATION OF OUR HERITAGE IN TEXAS.



The Republic Ranches team delivers unmatched expertise and hands on experience providing significant benefits to the firm's clients, whether buying or selling rural lands. Each client is as unique as the land they are buying or selling. If you agree, then let us be your ranch brokerage team.

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LARGEST



LANDOWNERS

Turn the page and take a tour of a matchless Texas tradition: stewarding the land, generation after generation. No matter how much land you own or how much you aspire to own, there are priceless lessons to be learned and shared.

— *The Editors*



KING RANCH INC.

The Main House on the Santa Gertrudis Division celebrates its centennial in 2015.

King Ranch Heirs

911,215 acres



1

In 2015, King Ranch Inc. marks its 162nd year of continuous operations. While remaining true to the iconic ranching heritage begun by Captain Richard King (*left*) so long ago, King Ranch has continued to prosper due to a broad diversification and growth into other land-based, agricultural production-focused businesses.

King Ranch celebrates the 100th anniversary of the Main House on the Santa Gertrudis Division this year. The Main House replaced the two-story wooden homestead that burned to the ground in 1912. Mrs. King's grand new Mission-style home served as the family residence and ranch headquarters. To this day, the Main House remains the primary family residence on King Ranch and stands as a tribute to seven generations of private ownership. The Main House and Ranch have been designated as a National Historic Landmark by the Interior Department and a Texas Historical Monument by the State of Texas.



THE BRISCOE CENTER FOR AMERICAN HISTORY

Above: Long before he became the 41st Governor of Texas (*right*), Dolph Briscoe Jr. was a rising star in Texas politics. He is shown here wetting a hook with Speaker of the House Sam Rayburn (*center*) and Rep. Jack Brooks (*right*).

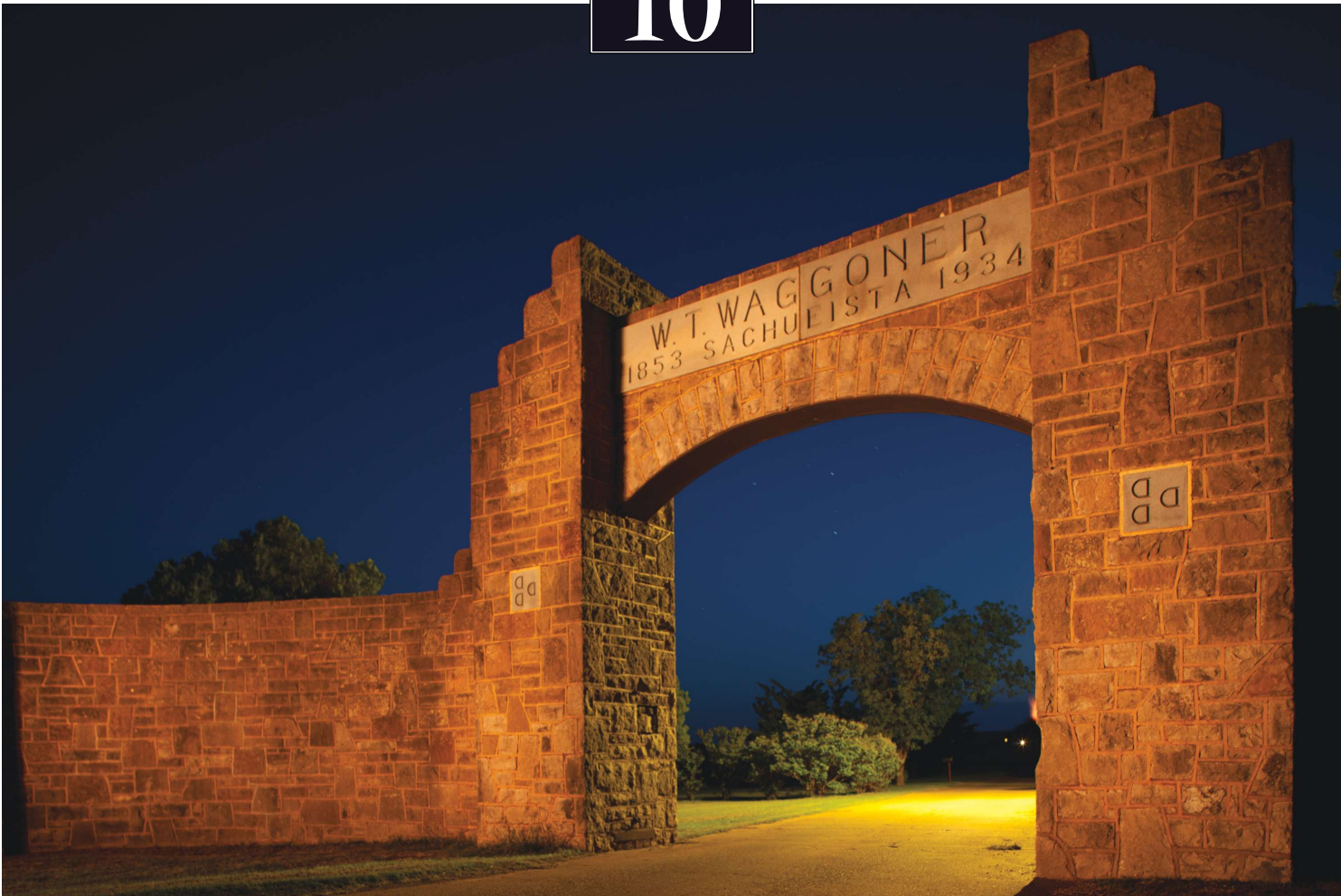
Like so many First Families of Texas, the Briscoes enjoy a legacy of service. During the Texas Revolution, Andrew Briscoe served as a captain at the Battle of San Jacinto. His descendants have been similarly distinguished. Cattle rancher Dolph Briscoe Sr. (1890-1954) fueled the family's fondness for land. His son, two-term Texas governor Dolph Jr. (1923-2010), grew the family's holdings along with its ranching operations, which are based out of Uvalde and spread out over nine Texas counties.

2

Briscoe Family

560,000 acres





WYMAN WEINZER

3



Per Paul Waggoner, Poco Bueno was buried in a standing position on the Waggoner beneath a four-ton granite marker.

W.T. Waggoner Estate

535,000 acres

Dan Waggoner (1828-1902) established the Waggoner Ranch in 1849. His son, W.T. (1852-1934), expanded it. Today, the Waggoner Ranch is managed by codirectors A.B. “Buck” Wharton and Gene Willingham. The two oversee the massive cattle operation, a horse breeding program, crop production, and more. For a more in-depth look at this historic holding, which is currently on the market for \$725 million, read Henry Chappell’s “The Bold Brand,” which starts on page 74. And to learn more about the great Waggoner stallion Poco Bueno, turn to page 82.



4

O'Connor Heirs

500,000 acres

Tom O'Connor was born in County Wexford, Ireland, in 1819, left for Texas with an uncle in 1834, and, when he passed in 1887, bequeathed an estate valued at \$4.5 million, including 100,000 head of cattle and more than half a million acres of prime Coastal prairie. His eldest son, Dennis Martin (1839-1900), inherited his father's ranching operation — and expanded it. The family's quest for water led to the development of one of the state's most productive plays, the Tom O'Connor Field.



The O'Connor Ranch homestead (*above*) belies the importance of the family to ranching, the oil-and-gas industry (*top*), and Texas history. According to the Texas State Historical Association, the O'Connors, in all likelihood, brought the first rotary drilling equipment to the Lone Star State.



CODY DUTY/©HOUSTON CHRONICLE. USED WITH PERMISSION.

Texas Parks and Wildlife Commission Chairman Dan Allen Hughes Jr. announces the landmark acquisition of the Powderhorn Ranch by a multipartner coalition. See page 17 for additional coverage.

Hughes Family

390,000 acres **up 17,000 acres**

5



JEROD FOSTER/THE NATURE CONSERVANCY

The Hughes family enjoys decades' worth of oil and gas know-how, and they've invested a portion of their profits in land. The majority of it is used for cattle ranching, grazing, and hunting leases. But their talents are also put to the greater good. Dan Allen Hughes Jr. has served as a commissioner and, subsequently, as chairman of the Texas Parks and Wildlife Commission, and he also serves on the advisory board of the Borderlands Research Institute for Natural Resource Management at Sul Ross State University in Alpine.



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FEATURED EDWARDS PLATEAU PROPERTY



ENCHANTED ROCK RANCH

EDWARDS PLATEAU
LLANO COUNTY

4,500 ACRES
CONTACT FOR PRICE

One of the most unique and special ranch properties available today. It is located in the heart of the granite country of Texas, an area rich in history, and adjacent to Enchanted Rock State Natural Area. The ranch offers breathtaking scenery, fantastic hunting, both sides of live water Crabapple Creek, lakes, ponds and a LEED certified custom home; all highlighted by the spectacular granite outcrops, topography and extremely productive habitats and rangeland.

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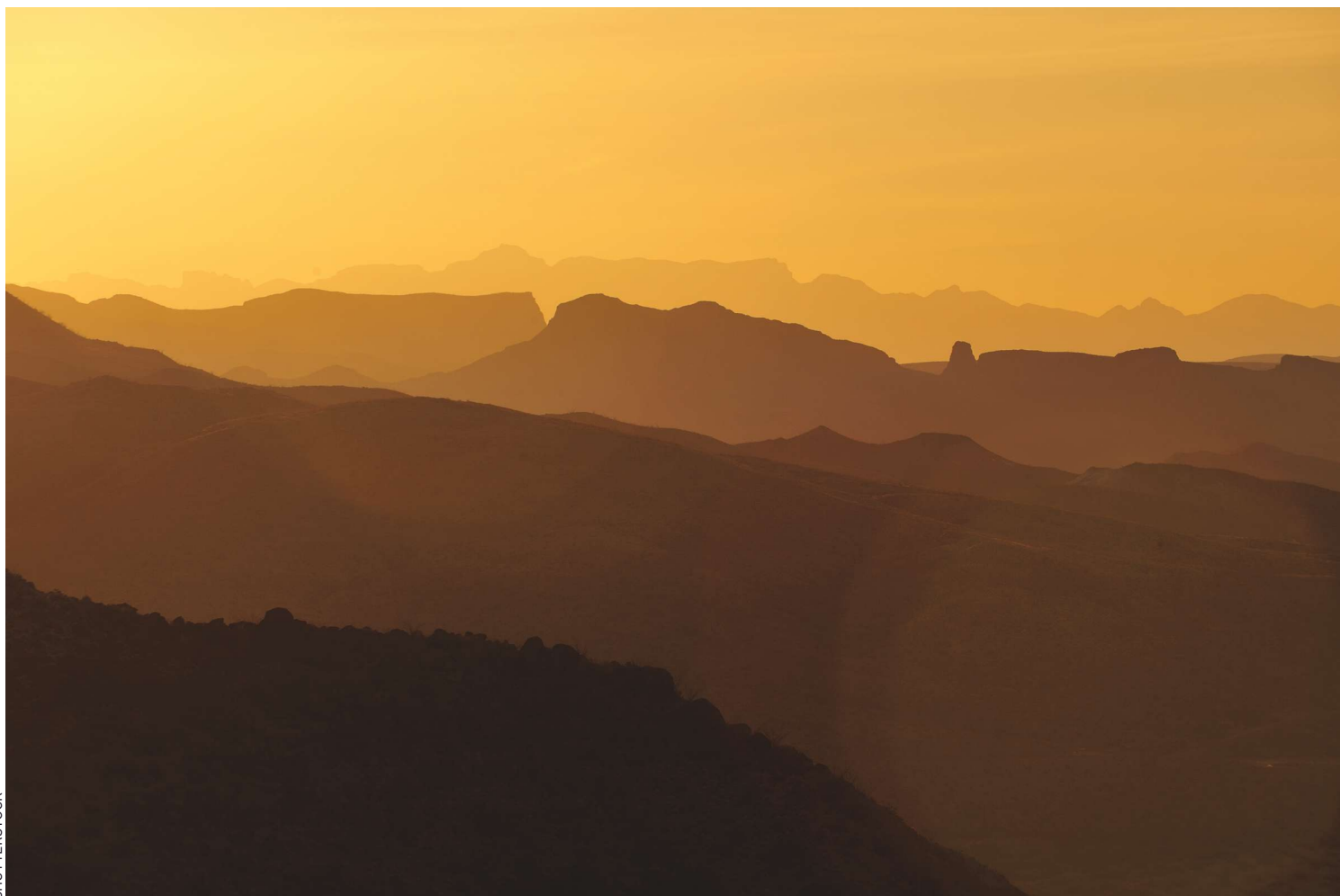
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6

Malone Mitchell 3rd

384,000 acres

In 1985, this Oklahoma State graduate founded the precursor to SandRidge Energy (SD). Over the next two decades, he built it into one of the largest privately held energy companies (*right*) in the U.S. As SandRidge grew, Mitchell's attention turned to his West Texas roots where he resurrected the Longfellow Ranch and returned it to its place as one of the best-known brands west of the Pecos.



SHUTTERSTOCK

This Sanderson native has parlayed a successful career in the energy industry into one of the biggest ranches west of the Pecos.



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FEATURED PANHANDLE PROPERTY



WASHITA RIVER RANCH

PANHANDLE
HEMPHILL COUNTY

5,771 ACRES
\$6,650,000

This is an absolutely premier bobwhite quail ranch in the Texas panhandle with stunning numbers of wild, natural birds on the Washita River. This is one of the last of the great quail ranches, sitting in the heart of the largest sand sage community in the United States, and is arguably the only ranch of its kind available on the market today. It has been very intensely managed for 15 years, and hunters can expect to flush 16-18 coveys per day in normal years, and 9-12 coveys per day during drier periods.

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KING RANCH INC.

Above: Hearty, heat-tolerant Santa Gertrudis genetics have been the linchpin of the Nunley cattle operation since the 1950s. Bob and Richard (*below*) continue this family tradition.

7

Nunley Brothers

301,500 acres



Seven decades have passed since Red Nunley took up ranching near Sabinal. Beginning with a small steer operation, Red went on to establish one of the largest cow-calf operations in Texas. Along the way, he partnered with Dolph Briscoe Sr. (*see page 45*) to incorporate Santa Gertrudis genetics from King Ranch (*see page 44*) into his beeves. Today, Nunley Brothers Ranches is run by Red's grandsons Bob and Richard (*left*). The brothers partner on ranches spanning from South Texas to the Texas Hill Country and across the Trans-Pecos to Alpine.



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FEATURED SOUTH TEXAS PROPERTY



CACTUS JACK RANCH

**SOUTH TEXAS
WEBB COUNTY**

**7,003 ACRES
CONTACT FOR PRICE**

Within the Golden Triangle of South Texas there is a mineral rich red dirt zone with a mythical area situated in northeastern Webb County; proven to consistently produce the largest antlered native white-tailed deer in Texas. The historic Cactus Jack Ranch lies within this Holy Grail of Texas deer habitat and genetics. Managed accordingly, this ranch also has the potential to be a top-notch quail destination as well. Already well watered, the topography and existing high volume well offer the potential for larger lakes to round out the ranch's year-round appeal.

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SHUTTERSTOCK

8



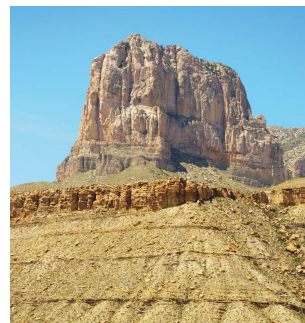
Jeff Bezos

290,000 acres

Few people are aware of the fact that Amazon.com's CEO grew up spending his summers on his grandfather's South Texas ranch. No wonder Bezos bought the 290,000-acre Corn Ranch just down the road from Guadalupe Mountains National Park (*right*). But Bezos is no cattleman. He uses his 450-square-mile *rancho* for his private aerospace firm, Blue Origin.

"The team at Blue Origin is methodically developing technologies to enable human access to space at dramatically lower cost and increased reliability, and the BE-4 (rocket engine) is a big step forward," Bezos said in a statement to the press earlier this year.

In the wilds of Far West Texas (*below*), the New Mexico native (*above*) fits right in.





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FEATURED TRANS PECOS PROPERTY



FRENCH INGRAM RANCH

TRANS PECOS
VAL VERDE COUNTY

14,035 ACRES
\$11,200,000

Over 7 miles of stunning clear running Pecos River lie on this ranch north of Langtry. This ranch includes beautiful two story limestone ranch home built in 1930s nestled amongst Live Oak Mott in great condition. 5 excellent water wells provide water throughout this ranch. 15 fenced pastures and excellent hunting for whitetail deer and blue quail.

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FRED COVARRUBIAS/BIG BEND SENTINEL

Christened “The Yankee Stadium of Texas” by *Texas Monthly*, Kokernot Field (above) was built in 1947 by H.L. “Mr. Herbert” Kokernot Jr. The family’s o6 brand is evident throughout the ballpark.

9

Kokernot Heirs

278,000 acres

Among the most storied ranches in Far West Texas, the o6 brand was registered as early as 1837. It was purchased by John Kokernot in 1872, who, with his brother Lee, began grazing cattle on open range west of the Pecos. In 1912, Lee’s son, Herbert Lee Sr. (1867-1949), began to piece together the immense property now known as the o6 Ranch and the Leoncita Cattle Company.





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FEATURED SOUTH TEXAS PROPERTY

YOLO RANCH

**SOUTH TEXAS
MEDINA COUNTY**

**3,000 ACRES
CONTACT FOR PRICE**

The Yolo Ranch is a one of a kind ranch with expertly managed habitat for wild quail production, a headquarters compound that is unmatched, a 20 plus acre lake and many other amenities. It is located in a honey hole of red sands in southern Medina County allowing for extraordinary populations of quail, deer, dove and other wildlife. Offering includes Seller's minerals and operating company. With the improvements and lake added in, this ranch is a year round recreational paradise or permanent home, given its accessibility to Hondo and San Antonio.

FEATURED SOUTH TEXAS PROPERTY

HOYT RIVER RANCH

**SOUTH TEXAS
UVALDE COUNTY**

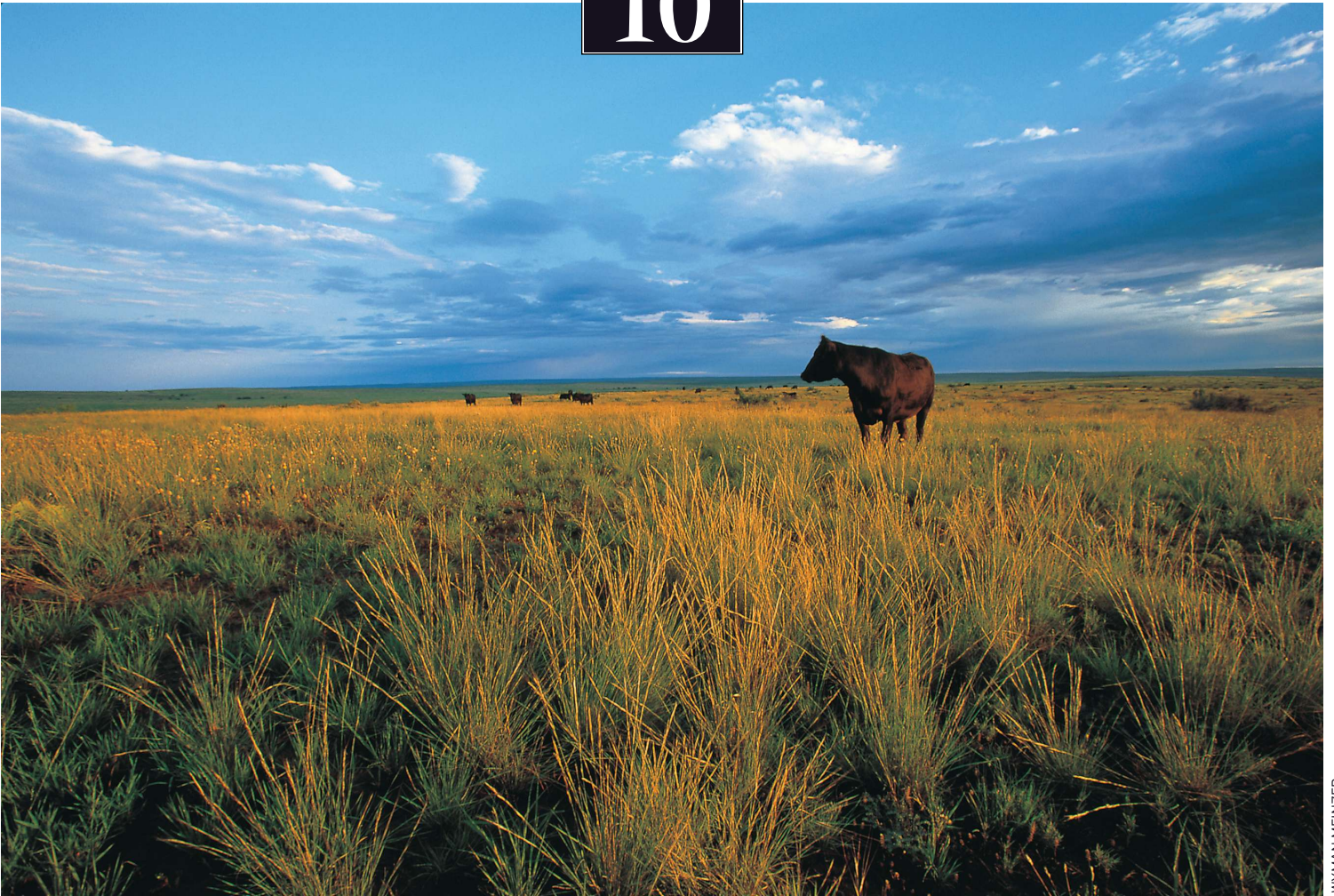
**4,223 ACRES
\$12,500,000**

This high fenced ranch has an unbelievable amount of water with 5 irrigation wells, 5 smaller wells, six stock tanks and over 2 miles of the Leona River. Covered with Live Oaks and many Pecans in the river valley. Amazing historical home from 1930s in excellent condition.



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WYMAN MEINZER

Anne Marion (*below right*) continues her family's tradition of stewardship on the 6666.

10



Anne Marion

275,000 acres

The only daughter of “Miss Anne,” Ms. Marion is president of Burnett Ranches, which owns the Four Sixes Ranches. Her great-grandfather, Samuel “Burk” Burnett, founded the ranch in 1868. Numerous rumors have sprung up about the 6666 brand, including a tale involving a winning poker hand. The truth is that the pioneering rancher bought 100 head of cattle from Frank Crowley, and every one of them wore the 6666 brand.





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FEATURED COASTAL PRAIRIES PROPERTY

FOOTPRINT RANCH

**COASTAL PRAIRIES
LEE COUNTY**

**1,204 ACRES
\$6,900,000**

The Footprints Ranch is a true heritage ranch located between Austin and College Station; less than two hours from Houston. The ranch consists of rolling hills with an excellent mix of beautiful improved pastures and thick woods dominated by oaks and pines. The pinnacle of the ranch is the amazing lodge overlooking the 80-acre lake, a true rarity in this part of the State. The ranch, while low fenced, is under an MLD I program and the whitetail deer herd is well managed. Excellent fishing and hunting property with some areas in excellent improved grasses for running cattle.

FEATURED EAST TEXAS PROPERTY

BEAVER LAKE RANCH

**EAST TEXAS
HENDERSON COUNTY**

**723 ACRES
\$8,750,000**

Abundant and free-flowing native springs provide the catalyst and inspiration for 723 picturesque acres with approximately 85 acres of tree-lined lakes sculpted in the hills of East Texas. Only a short drive to Dallas/Ft. Worth, Beaver Lake Ranch offers beauty, diverse usages and upscale amenities to create one of the most unique ranches in Texas. The improvements are designed to complement the natural beauty of the ranch and have been meticulously crafted to accent the sheer beauty of mother nature and provide an upscale lifestyle and comfort.



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