



# REPUBLIC RANCHES

Lee Ranch  
Hondo, TX  
Medina County, TX  
971 Acres +/-



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# REPUBLIC RANCHES

## **Lee Ranch Medina County, TX 971 ACRES +/-**

**PRICE FURTHER REDUCED ON 6/15/15!** The Lee Ranch, Medina County, Texas, is situated in the much sought after transition country just north of Hondo where South Texas meets the Hill Country. The ranch is a ready to go hunting ranch with both high fenced and low fenced pastures, exotics, improved deer genetics, native wildlife, water distribution, countless Oak trees, Mustang Creek, fantastic improvements, end of road privacy, conservation oriented neighbors and wonderful views.

### **Location:**

The ranch is located at the end of Medina County Road 341, about 9 miles north of Hondo, TX, known across Texas as the place to come the opening of dove season.

### **Layout, Topography & Terrain:**

This ranch contains extraordinary numbers of Live Oaks across its rolling terrain. Mustang Creek traverses the northeastern portions of the ranch, providing even more exceptional wildlife habitat and diversity. The varied terrain coupled with the Live Oaks, other oaks, Elms, limited Juniper, native grasses, succulents and other flora typical of both South Texas and the Hill Country make this ranch a productive home to a variety of wildlife. There is also an approximately 72 acre field that can be planted in wildlife attracting crops in the southeast portion of property.

### **Wildlife and Hunting:**

Wildlife species that can be found on this ranch include Exotic wildlife (Axis, Fallow, Blackbuck, Aoudad, Sika, Mouflan, Catalina, etc.), white-tailed deer, quail, turkey, dove, feral hogs, varmints and songbirds. The

ranch is currently managed predominantly as a bow-hunting destination. Included in the sale are the 5 protein feeders, 3 corn feeders, 1 box blind and 9 ladder stands located throughout the ranch.

### **Improvements:**

The western approximately 592 acres of the ranch are high fenced, with the eastern portion being low fenced.

All primary gates entering ranch and HQ compound have electronic openers.

The headquarters compound is perfectly organized for entertaining guests and taking care of the ranch. It is separately high fenced from other portions of the ranch.

The Main House is the updated original farmhouse (~1200 SF) has tall ceilings and features 2-1/2 bedrooms and 1-1/2 baths. Adjacent to the Main House are a patio, 3 bay garage, laundry/bunk cabin and dog kennels.

Nearby is an approximately 2000 SF custom guesthouse with 2BR and 2BA, full kitchen, living and dining areas plus a porch and fire-pit.

There is a large concrete floored metal barn that serves multiple purposes: provides a game cleaning area, houses the walk in cooler, provides for vehicle storage and a serves as a shop. It also has a bathroom.

There are also two pole barns and several smaller storage structures in the headquarters area.

### **Water:**

There are 3 existing Edwards domestic/livestock water wells that provide water service to the headquarters compound, water troughs distributed throughout ranch and one tank.

There are several stock tanks located throughout the ranch and coupled with the water troughs, water is well distributed across ranch for both livestock and wildlife use.

Mustang Creek, in the northeast part of the ranch, and another tributary, in the southern portion, are both wet weather drainages that hold water following rains; not to mention their riparian habitats.

### **Easements:**

Approximately 860 acres of the ranch are subject to a Grasslands Reserve Program (GRP) Conservation Easement generally allowing for typical agricultural uses, including hunting, but restricting the ranch from development. Of note, the neighboring ranches to the west, NW and SW are also subject to conservation easements further protecting the open space vistas on that side of the ranch. Further details regarding the GRP easement are available to interested buyers.

The remainder of the ranch, including the headquarters and tillable field, are not subject to the GRP easement.

Two neighbors access their ranches via an easement road along the eastern and a portion of the northern boundary of the ranch. The location of said easement road is such that it does not negatively impact ranch operations.

**Minerals:**

Seller will convey all owned by seller, if any; there is no production.

**Other:**

Furniture to convey. Mounts and personal property are not for sale.

Rolling Stock, implements and other ranch operational equipment are not included in asking price; however, they are separately negotiable.

Seller is also marketing the ranch in two parcels: the West Pasture is 667.6 acres with improvements for \$1,986,110 and the East Pasture is 303.5, effectively unimproved for \$834,625.

**Taxes:**

Currently taxes assessed at Agricultural Value, where applicable.

**Price:**

Asking \$2,818,132 (\$2902/acre) reduced further from \$3,177,112.

**Contact:**

Agents:

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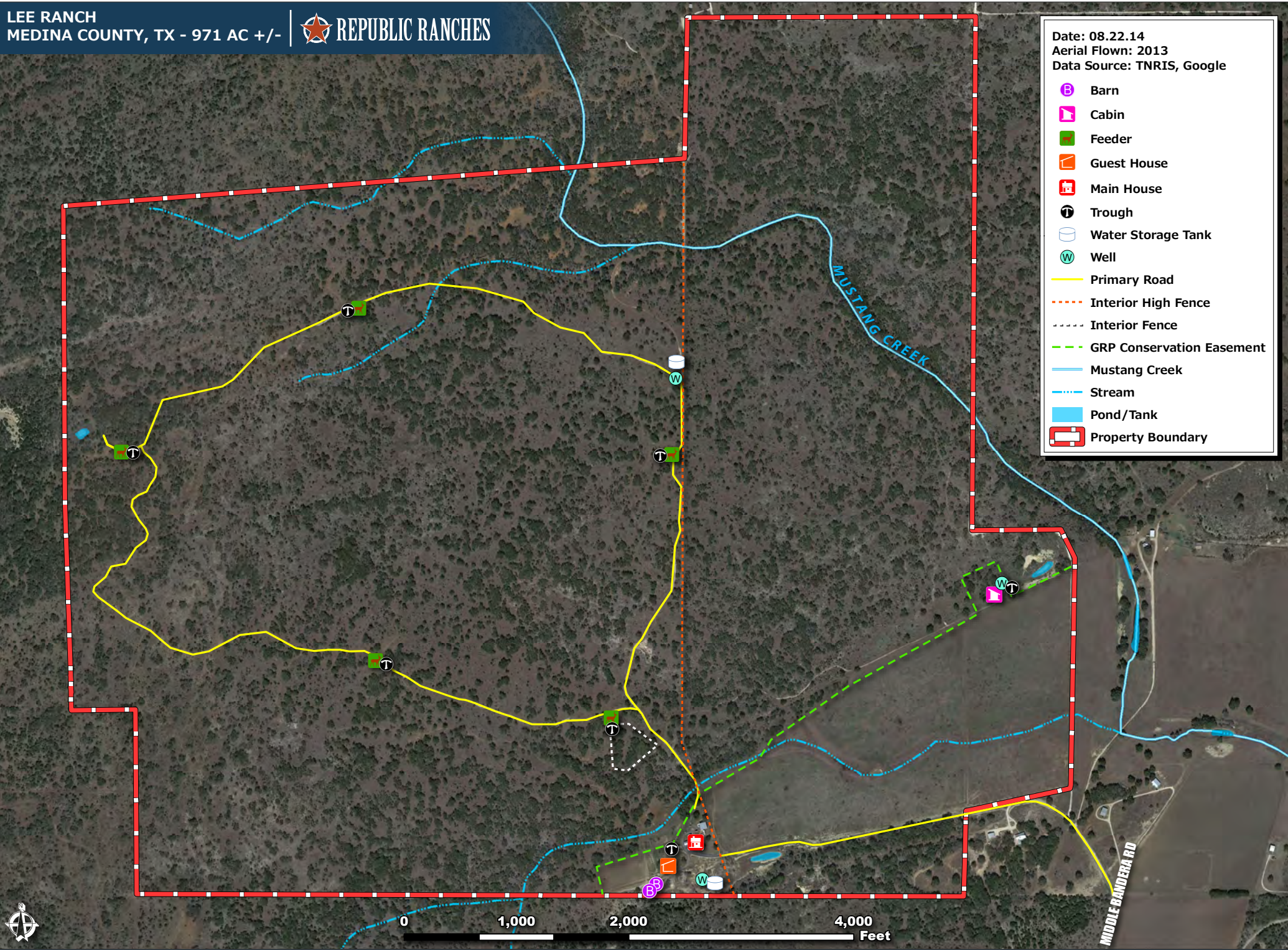
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Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

















When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.

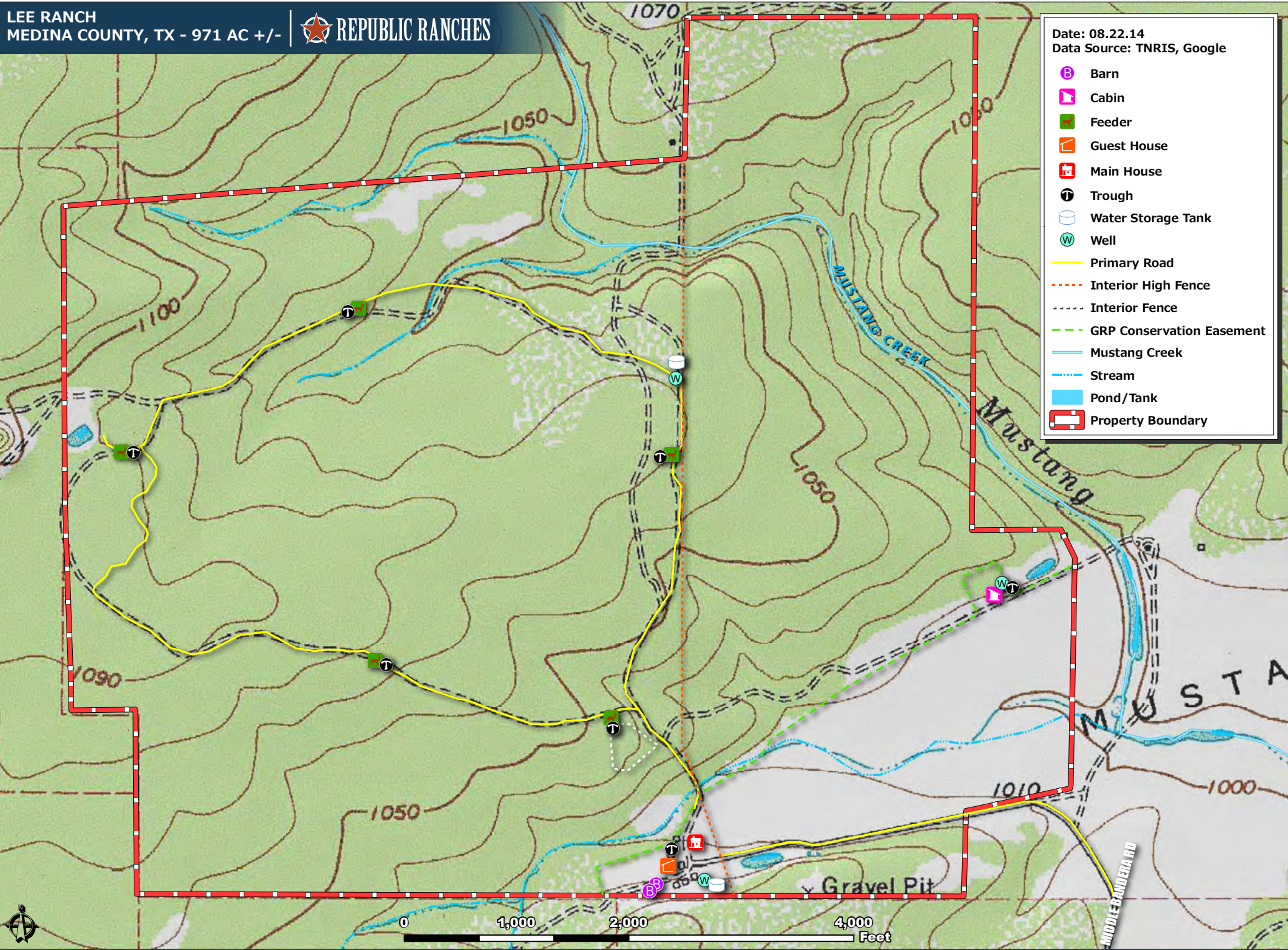
Date: 08.22.14  
Aerial Flown: 2013  
Data Source: TNRIS, Google

-  Barn
-  Cabin
-  Feeder
-  Guest House
-  Main House
-  Trough
-  Water Storage Tank
-  Well
-  Primary Road
-  Interior High Fence
-  Interior Fence
-  GRP Conservation Easement
-  Mustang Creek
-  Stream
-  Pond/Tank
-  Property Boundary



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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

**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

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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