



REPUBLIC RANCHES

Nott-Us Ranch
Guadalupe County, TX
107 ACRES +/-

PRICE FURTHER REDUCED 7/21/15! This wooded southern Guadalupe County high fenced ranch is only 45 minutes from San Antonio and ten minutes from Seguin, TX. This ranch will make the perfect weekend getaway, hunting ranch, rural commuter home place, or revenue generating ranch with exotic livestock and deer breeding infrastructure in place. Asking price includes 50% of Seller's owned minerals associated with property. Heavily wooded for great privacy!



Contact: Charles Davidson-Agent at 210-415-5570 or cmd@republicranches.com



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Location:

The ranch is located just off Hwy 123, approximately ten miles south of Seguin.

Layout, Topography & Terrain:

This ranch is rectangular in shape and heavily wooded with sloping terrain. Predominant trees include Post Oaks, Blackjack Oaks, Hickory and some Hackberry.

Wildlife:

Wildlife species that can be found on this ranch include white tailed deer, dove, rabbits, varmints and songbirds.

Improvements:

- The ranch is perimeter high fenced.
- 1200 SF enclosed Barn includes a finished 400 SF Apartment
- Satellite broadband internet and TV in place
- Pens: 3 low fenced exotic pens and 10 high fenced deer pens and associated alleys.

Water:

- Water well (approx. depth 240') with pressure and storage tanks and well house (pumps ~12GPM),
- Water distribution throughout pens,
- Stocked lake in SW corner with supplemental water line

Ranch Equipment:

A Massey Ferguson 36 HP Tractor and Implements, 2006 F-250 Pickup, utility trailer, 5 protein feeders, numerous troughs, pen gates, feed silos (20k lbs capacity total) are not included in asking price; however, they are negotiable.

Taxes:

1-D-1 Ag Valuation

Minerals:

Asking price includes 50% of Seller's owned minerals associated with property.

Other:

Access from Hwy 123 via a short recorded easement.

Property is traversed by a transmission line.

Price:

Asking ~~\$600,000.00~~ **REDUCED TO \$540,000 ON 2/4/15!**
REDUCED FURTHER TO \$485,000 on 5/11/15!
REDUCED FURTHER AGAIN TO \$460,000 ON 7/21/15!

Contact:

Agent: Charles Davidson
210-415-5570
cmd@republicranches.com

Disclaimer: The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors,

omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

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.

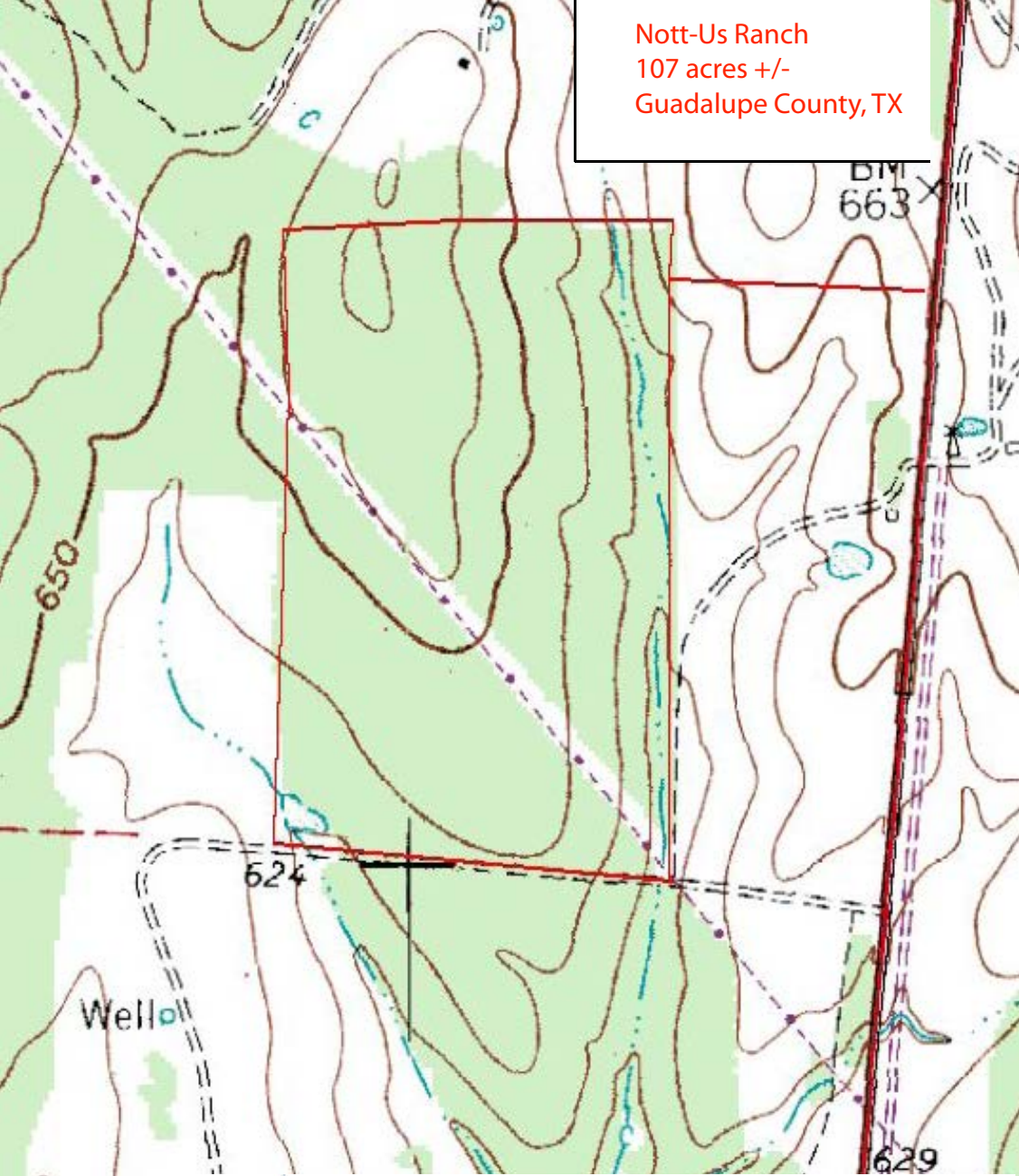
When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation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

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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>)

TREC No. OP-K