



# LAZY M RANCH

180  $\pm$  ACRES | KENDALL COUNTY, TX



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

888-726-2481

**CHARLES M. DAVIDSON**

Partner/Agent

210-415-5570

[cmd@republicranches.com](mailto:cmd@republicranches.com)

**REPUBLICRANCHES.COM**





# LAZY M RANCH

Located just outside of Boerne, this southern Kendall County ranch will make an extraordinary home place, not to mention its investment appeal. With two of the high points in the area (both over 1600') located on the property, the ranch commands spectacular views in most all directions including the Spring Creek valley to the southeast and toward the north: the Sabinas Creek valley and the greater Guadalupe River valley. Those views coupled with fantastic trees and great wild-life in an incredible location make the Lazy M Ranch one to take a closer look at.

Price: \$2,970,000





★ Kendall County

★ 180 +/- Acres

★ Located on FM 474 north of Boerne

★ Views overlooking the Spring Creek valley

★ Approx. 171 feet of relief

★ Property is low fenced





**Location:** The ranch is located on FM 474 north of Boerne; only 4 miles from Boerne High School.

**Layout, Topography & Terrain:** This ranch is generally rectangular in shape in a west/east fashion. The central portion of the ranch sits at the higher elevations with lower elevations found along the southern, eastern and portions of the northern borders; no one will be looking down on you. The ranch has approximately 171 feet of relief with a high point at 1621 feet on Smith Hill and a low point at about 1450 feet in the northeast corner. The varied terrain coupled with the live oaks, red oaks, post oaks, junipers, cherries, agarita, native grasses, succulents and other flora typical of the Hill Country make this ranch feel much larger than the listed acreage.

**Wildlife:** Wildlife species that can be found on this ranch include white-tailed deer, feral hogs, other free ranging exotics, songbirds and varmints.

**Improvements:** The entry drive up to Smith Hill is paved and leads to the older ranch house that is still used periodically. The home has a wonderful patio overlooking the Spring Creek valley; also taking advantage of the southerly breezes. The headquarters area atop Smith Hill also has neat dog run style barn and several other outbuildings. The property is low fenced but a portion on the north perimeter is not fenced. There are numerous paths and trails throughout the ranch so much of the ranch is easily accessible.

**Water:** There are a couple of ponds; one on the southwest side of Smith Hill, and another more centrally located, providing water for wildlife and livestock. There is an existing water well that provides water service to the headquarters area as well as wildlife and livestock.

**Electricity:** Available and operational at headquarters location. Available elsewhere on property as well.

**Minerals:** Seller's owned minerals are negotiable.

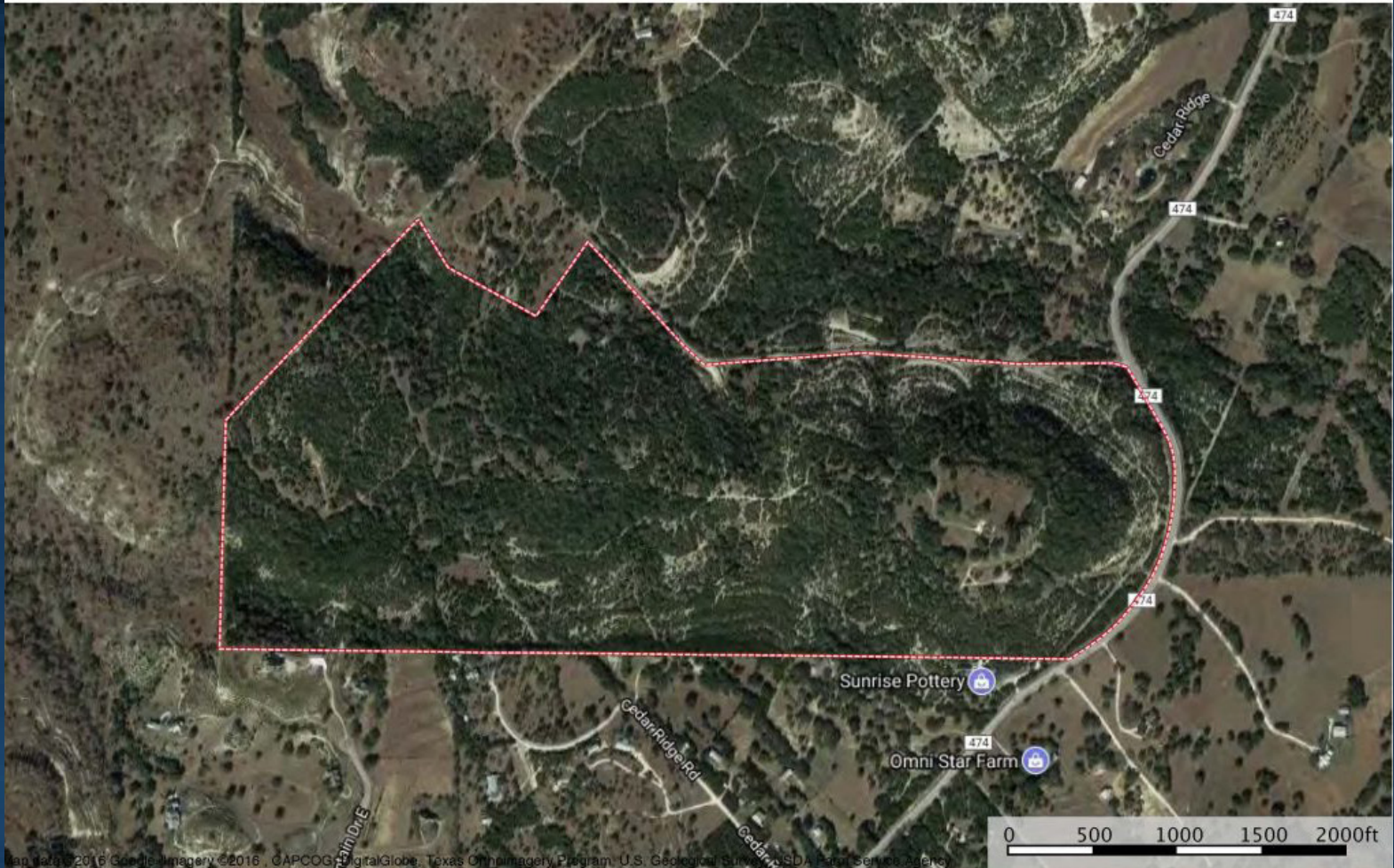
**Taxes:** Currently taxes assessed at Agricultural Value





# MAP

**Lazy M Ranch**  
Kendall, Texas, 180 AC +/-



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.





# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |             |                           |                |
|---|-------------|---------------------------|----------------|
| Republic Ranches, LLC                                   | 9000612     | info@republicranches.com  | (888) 726-2481 |
| Broker's Licensed Name or Primary Assumed Business Name | License No. | Email                     | Phone          |
| Bryan Pickens   | 592462      | bryan@republicranches.com | (214) 552-4417 |
| Designated Broker's Name                                | License No. | Email                     | Phone          |
| Bryan Pickens   | 592462      | bryan@republicranches.com | (214) 552-4417 |
| Agent's Supervisor's Name                               | License No. | Email                     | Phone          |
| Charles M. Davidson                                     | 616679      | cmd@republicranches.com   | 210-415-5570   |
| Sales Agent/Associate's Name                            | License No. | Email                     | Phone          |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date