

ROCKING HORSE RANCH

871₊ ACRES | SAN SABA COUNTY, TX

WALLACE NICHOLS

Agent

713-253-6021

nichols@republicranches.com

REPUBLICRANCHES.COM

**REPUBLIC RANCHES**

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888-726-2481



ROCKING HORSE RANCH

The Rocking Horse Ranch consists of 871-acres in northern San Saba County on the west bank of the Colorado River. Bordered on the west side by 2 miles of Catclaw Road, the ranch has excellent topo relief; with long-range horizon views to the east across the river valley. The ranch is roughly square shaped, and has both banks of a beautiful seasonal creek for approximately a mile across the southern end of the ranch. On the northeast corner, a sliver of owned land extends to the Colorado River where a fishing/swimming pavilion area could be constructed if desired. A great bass fishing pond is centered on the property, with arterial roads leading out to provide ATV access to all areas of the ranch. The southern boundary and a small portion of the northern boundary are high-fenced, with the remainder of the ranch perimeter enclosed by a low fence.

Excellent views across the river valley to the east overlooking the biggest pecan orchard in the world. San Saba Pecan Company was founded in the 19th century, and has an average annual harvest of over 28 million pounds of pecans. The orchard's thousands of old-growth trees are enormous, and provide a breathtaking vista.

Price: \$2,400,000 (\$2,755 per acre)



★ San Saba County

★ 871 +/- Acres

★ Bass fishing pond

★ Hundreds of mature live oak trees

★ White-tailed deer, rio grande turkey, quail, dove, waterfowl

★ Excellent views across the river valley



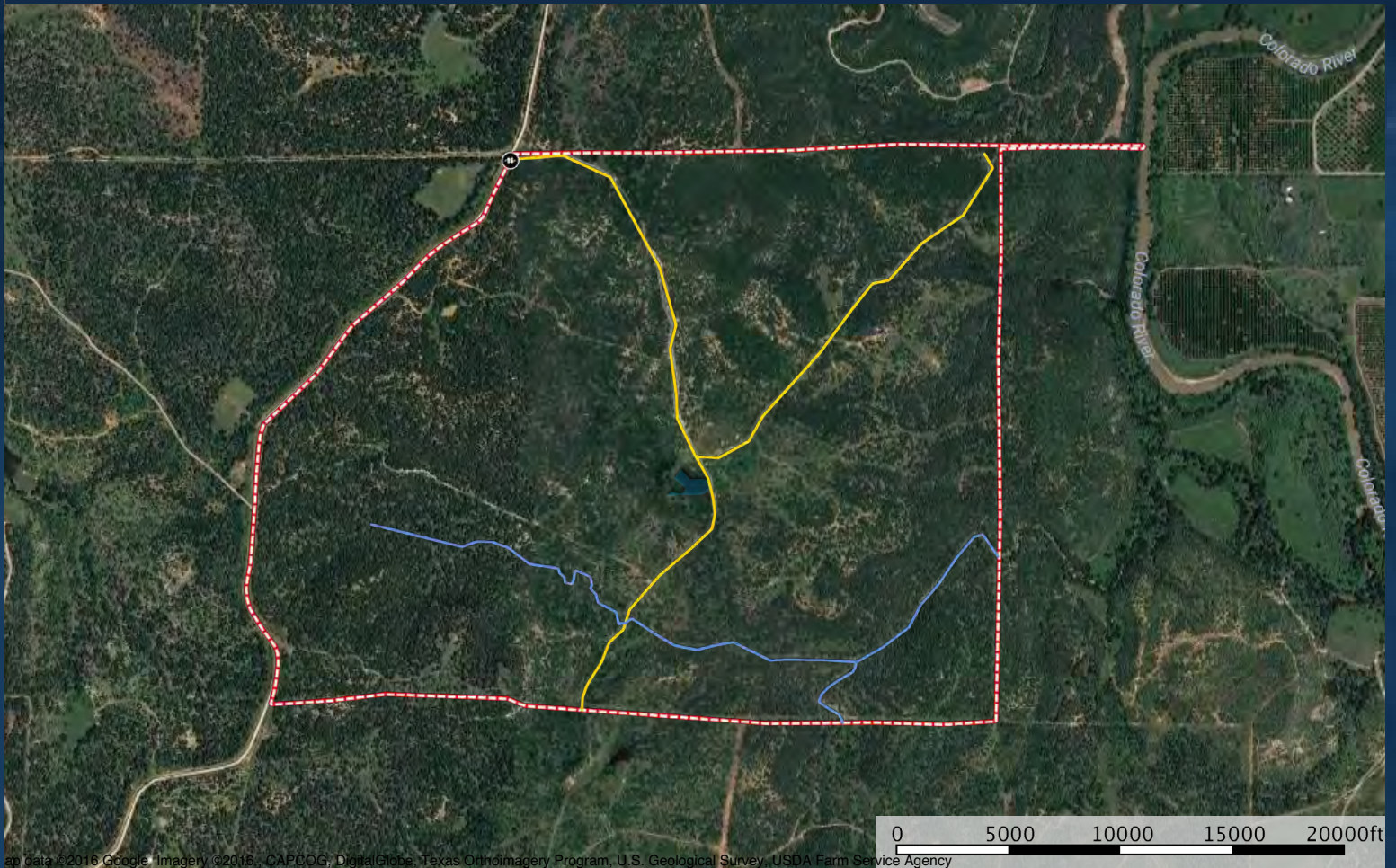
Wildlife and Habitat: Hundreds of mature live oak trees on the ranch are interspersed with juniper and mixed brush species. Prevalent locally-adapted native grasses include side oats grama, little bluestem, hooded windmillgrass, white tridens and a rare stand of pink pappusgrass (this grass is common in southern Texas but not often found this far north). Combined with adequate wildlife surface water availability from the center pond and seasonal creek, the habitat is perfect for sustaining healthy populations of whitetail deer, rio grande turkeys, bobwhite quail, and migratory game bird species like mourning doves and waterfowl. Feral hogs can also be found on the ranch. Hunting opportunities abound for all of these species, as well as excellent bass fishing in the center pond. The Colorado River is known for its huge catfish and alligator gar as well.

Location: Located 112 miles NW of Austin, and 15 minutes north of San Saba – an iconic little Texas town with antique stores, restaurants, coffee shops, grocery store, and other convenient amenities. Llano, Lampasas, Goldthwaite, and many other hill country towns are within easy exploration distance as well.

Minerals: Sale is surface only - Seller does not own any mineral rights, and there is no current or prior production on the property. No known easements exist.

MAP

CLICK BELOW FOR INTERACTIVE MAP



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
Wallace Nichols	579624	nichols@republicranches.com	(713) 253-6021
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date