

VALDINA RANCH

2,905 ± ACRES | MEDINA COUNTY, TX

MARK MATTHEWS

Broker Associate/Partner

210-416-2737

matthews@republicranches.com

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888-726-2481



VALDINA RANCH

The Valdina Ranch is the house pasture of the historic Valdina Farms, located in the sought after transition country, where the hill country meets south Texas. Valdina Farms was an 18,000-acre ranch established in the early 1900's by Mr. E.F. Woodward. The ranch has a rich and colorful past full of interesting stories. Some even include lost mines and hidden treasure. The Valdina Ranch being offered includes rich bottomlands surrounding parts of the Seco and Parker Creeks. The ranch has an abundance of majestic oaks and expansive vistas. The main house, built in the late 1950's, is located on a high point looking with spectacular views.

Price: \$7,335,125 (\$2,525/acre)



★ Medina County

★ 2,905 +/- Acres

★ Approx. 18 miles north of D'Hanis

★ Elevation changes of over 200 feet

★ White-tailed deer, hogs, aoudad, dove, quail

★ Five water wells



Location: The ranch is located in Medina County approximately 18 miles north of D’Hanis Texas. It is accessed off of CR 111 from Hwy. 1796.

The Land: The ecoregion is what locals call “The Transition Area,” land situated between the Texas Hill Country and the south Texas Plains. The habitat is a mix of south Texas brush, persimmon, granjeno, cenizo, kidneywood, mesquite, cedar elm, hog plum, juniper, and oaks. The ranch offers unique topography with elevation changes of over 200 feet. Deeper soils in the bottom country allows for food plots while the hill tops offer scenic views. The Seco Creek is a locally famous seasonal creek that has unique rock outcrops and spectacular flash floods. Overall, the land offers a beautiful setting for those who enjoy the outdoors.

Wildlife: The ranch is home to a variety of wildlife. It has native species like white-tailed deer, dove, and quail. It also has exotics like Auodad, and Feral Hogs. An abundance of songbirds, hawks, and owls call this area home as well.

Improvements: The main house of the ranch built in the late 1950s is located on one of the highest hills on the ranch. The home is reported to be in excess of 15,000 sq. feet. It has many unique features describe in a summary of the history of the ranch. The scenic location of the house offers a new owner the opportunity to remodel, update, or rebuild at the site.

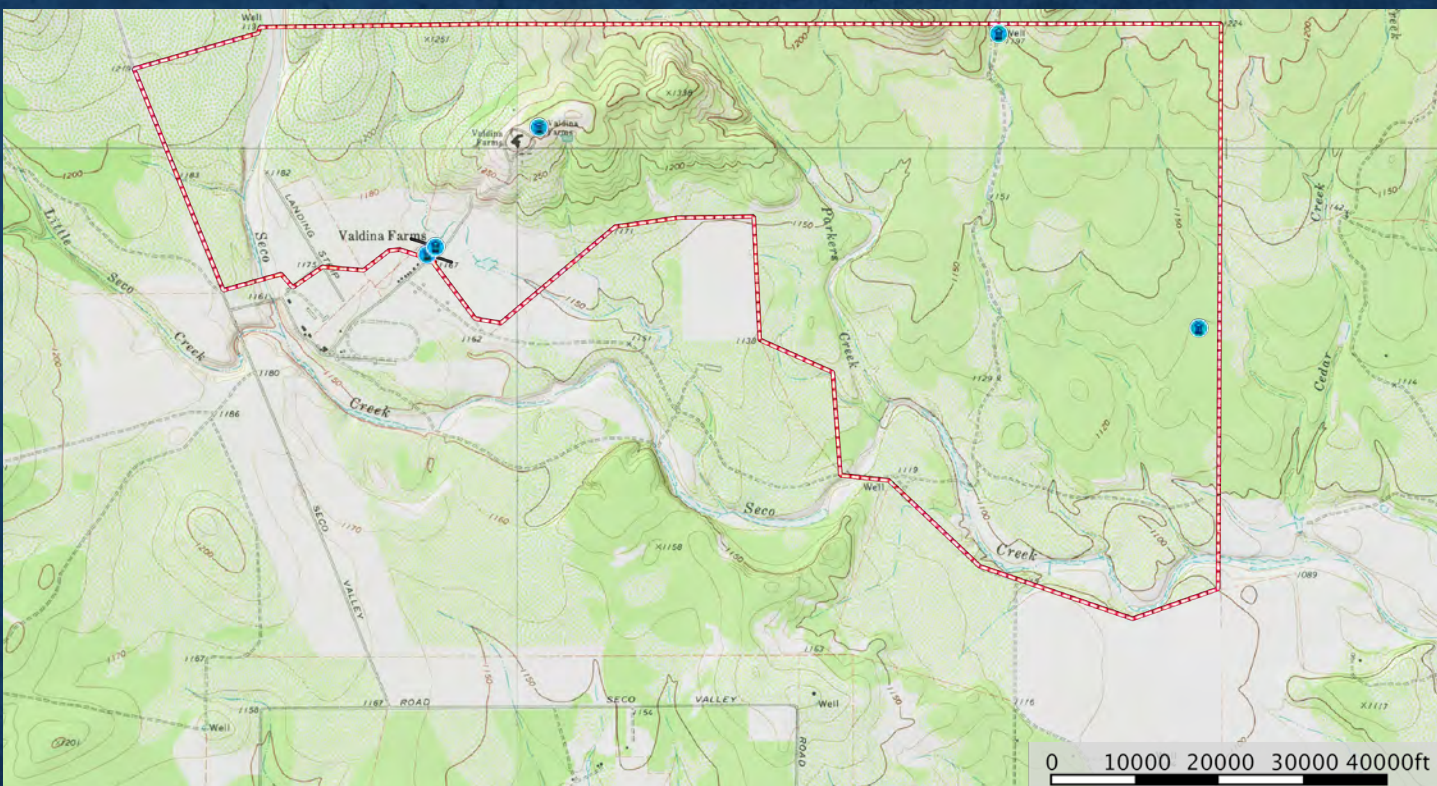
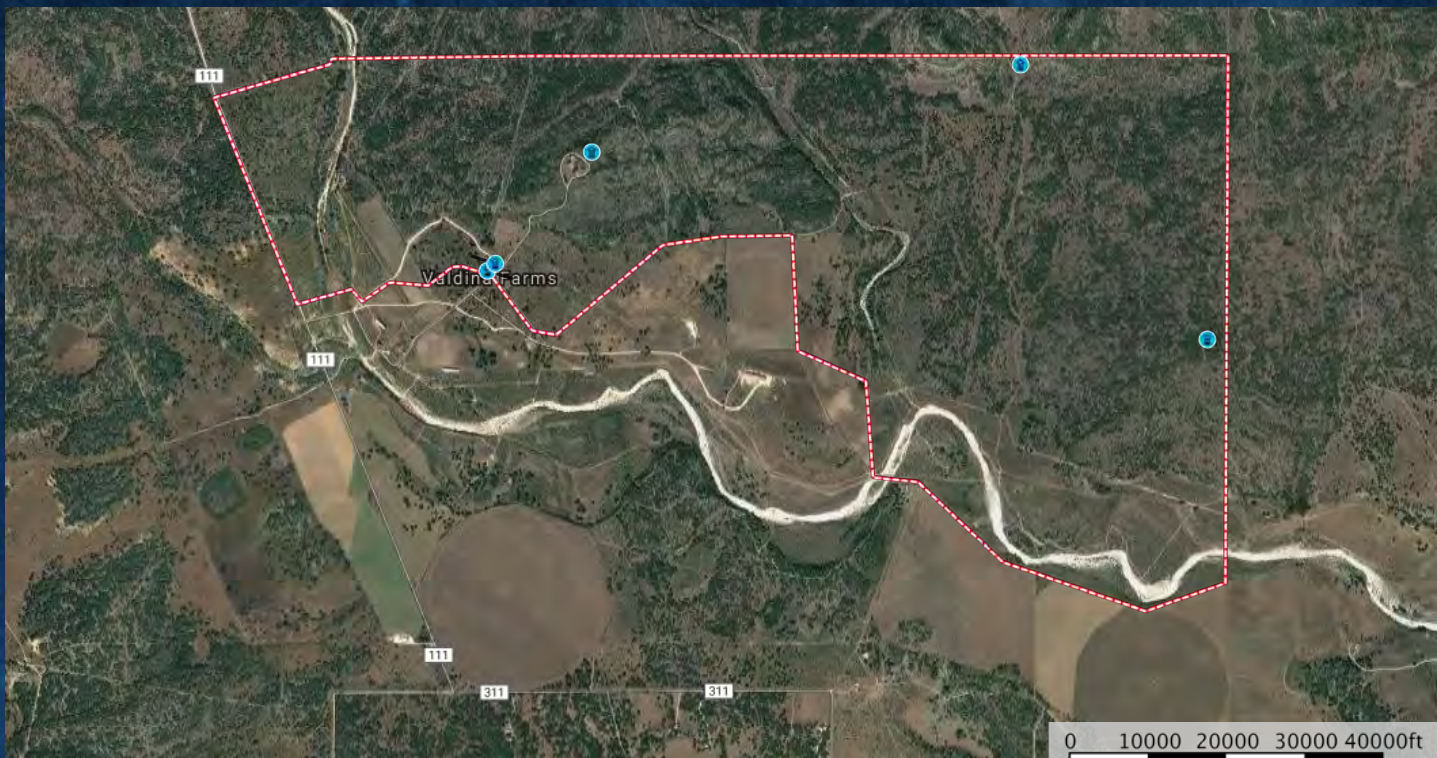


Water: The ranch currently has 5 water wells allowed by the conservation easement. The major water formation is believed to be the Edwards Aquifer. One well in the northern portion of the ranch is believed to be in the glen rose formation. The Edwards wells are believed to be drilled to a depth of approximately 500’.

History: The Valdina Ranch is rich in history. Mr. Woodward established the ranch after finding wealth in the Texas oil industry. His son took over the ranch after his death and continued to develop the ranch. The property was originally part of a Spanish land grant in the Castro Colonies. Two brothers supposedly lived on the ranch and operated a mine. Local stories had them hiding treasures, but the location was lost forever because they were killed by Indians.

Additional Information: The ranch has a City of San Antonio conservation easement in place to help protect the Edwards Aquifer Recharge Zone. The ranch has 2 permitted building sites, 5 permitted water wells, and the property can be divided once. The easement specifics are available on request. Further, the property is located in a Texas Parks and Wildlife CWD zone.

MAPS



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
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Mark Matthews	585902	matthews@republicranches.com	(210) 416-2737
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date