



LAZY A RANCH

3,238 ± ACRES | BEE COUNTY, SKIDMORE, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

888-726-2481

JEFF BOSWELL

Partner/Broker

713-3048186

bos@republicranches.com

REPUBLICRANCHES.COM



- ★ 3,238 +/- Acres low fenced, huge neighbors
- ★ Full turn key ranch
- ★ 3 miles of live Aransas River frontage
- ★ 4,000 sq. ft. main house, mutiple guest homes
- ★ Deer, turkey, quail, dove
- ★ 3 miles of both sides of Spring Creek

Fantastic low fenced ranch with huge neighbors less than three hour drive from Houston. The ranch harbors a great herd of managed native White-tailed deer, huge numbers of turkey, ample semi-open country for bountiful quail hunting, and is located in a great dove hunting area. The live water river, Aransas River, runs year round through the property and there are several large creek drainages running through the property as well. In addition this ranch has some of the oldest and largest oak trees to be found anywhere in Texas.

Location: The ranch is located in southern Bee County, 20 minutes south of Beeville. 1 hour to Corpus Christi, 2 hours to San Antonio, and less than 3 hours to Houston. The ranch is accessed off of the dead end of a paved County Road.

Habitat: The Lazy A Ranch has a very diverse habitat across the ranch. Approximately half of the ranch is primarily Live Oak country with a mix of south Texas brush understory and native grasses. This area follows primarily the Aransas River bottom and the Spring Creek bottom that flows through the center of the property. The live oaks on this ranch are not your run of the mill oaks, but many are huge with some certified to be over 900 years old. Further the large oaks are not limited to a few areas but cover the ranch. Approximately 1,000 acres of the ranch is primarily in rolling grasslands with mixed brush and live oaks. This area is mixed with native and improved grasses and makes wonderful areas for running rigs and dogs for quail. Most of the soils in this area are sandy-to-sandy loam, making ideal areas for enhancing the quail hunting through mechanical disturbance and controlled burns. This part of the ranch offers beautiful views of rolling terrain developed by ancient sand dunes and relief created from the river. The remaining acreage (about 800 acres) is unique for the area, being dominated by a forest of post oaks. They form a thick forest that is mostly dominated with native grasses beneath the canopy.

Wildlife: The whitetail deer on the property are abundant. The ranch has been managed to allow for deer to age properly and they have native low fenced deer that are very good and regularly take deer over the 160 class. The deer have lots of varied habitat to allow for them to thrive and the ranch is surrounded by huge ranches that have strict adherence to managing the deer to promote an improved native deer herd. Turkey hunting on this ranch is phenomenal, with multiple roosts along the Aransas River drainage and Spring Creek. During my first visit to the ranch during the middle of the day, we saw hundreds of turkeys. As many people know, southern Bee County has been traditionally considered some of the best quail country in the State. Grasses grow thick with intermittent brush to provide the ideal habitat for bobwhites and it is just open enough to run dogs and rigs around the property. This area is premium quail country and due to higher rain totals (37" average) than much of south Texas, can be generally be a more consistent area for having successful quail hatches. Dove hunting in this area of Bee County is very good with a lot of grain production to be found just a few miles south of the ranch. Plenty of hogs and varmints are of course to be found on the property. Fishing for catfish, bream and bass is excellent along the river. The Lazy A Ranch was built and designed to be managed for wildlife. No cattle have been on the ranch for the past three years, and all of the interior fences have been removed (no gates to drive through on the ranch).

Improvements: The main house is a ranch style home that sits nestled among a live oak forest. The house is 4,000 sf 4-bedroom/4 bath with several porches and surrounds a nice swimming pool for cooling off during those September dove hunts. Includes den, bar, game room, kitchen with eating area, dining room and several fireplaces. Outside of the main house is a basketball court with small outdoor bar, a full first class skeet range with high and low house as well as trap house. There is a Satterwhite log home just outside of main house that is a 3-bedroom/2 bath for more guests housing. Just up the road from the main house is a complex of another 3/2 log home with a 175'x75' barn which includes tack room and set of dog pens. There is also horse stables and riding ring found here. Equipment includes tractor with implements, several trucks and ATV's. Away from the main compound area is the manager's house, another barn and a small antique home over 100 years old with has been updated. There are 11 Atascosa Executive Blinds on 20' towers that are new and are located next to spin feeders and all blinds have extensive lanes developed into food plots. Many of the homes have had extensive updating and improvements recently done on them and are all excellent shape. There are 13 miles of gravel roads on the ranch and the road from entrance to the main home is over 2 miles of paved road.

Water: The Lazy A Ranch has multiple water features. The main attraction is approximately 3 miles of river frontage on the Aransas River. The river is live water in this area and runs year round and is generally clear with good fishing and opportunities for duck hunting. Although the property line is the center of the river, through agreements with the neighbor on the other side of the river, There are two areas that allow private usage of both sides of the river (see map). Spring Creek runs through the middle of the property for almost three miles and generally is running in the winter and holds water most of the year. Several small springs are also located on this creek. The groundwater in this part of Bee County is shallow and of excellent quality. There are 8 active water wells on the property and several more wells that could be made active with proper equipment.

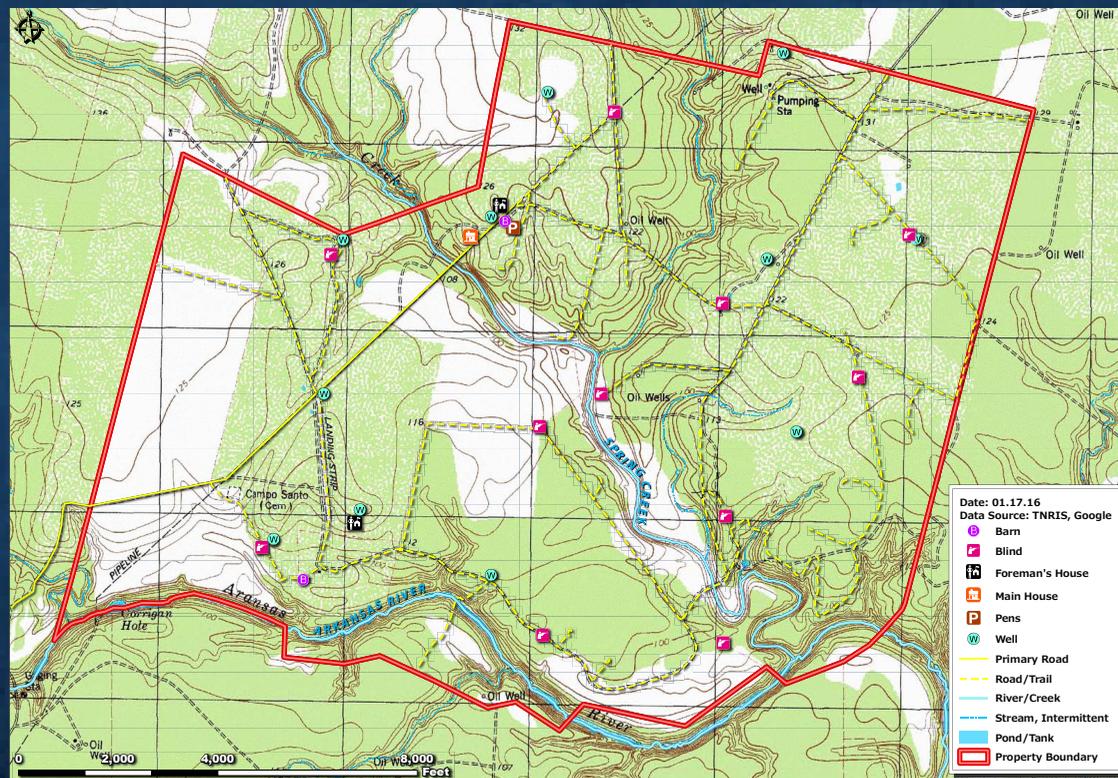
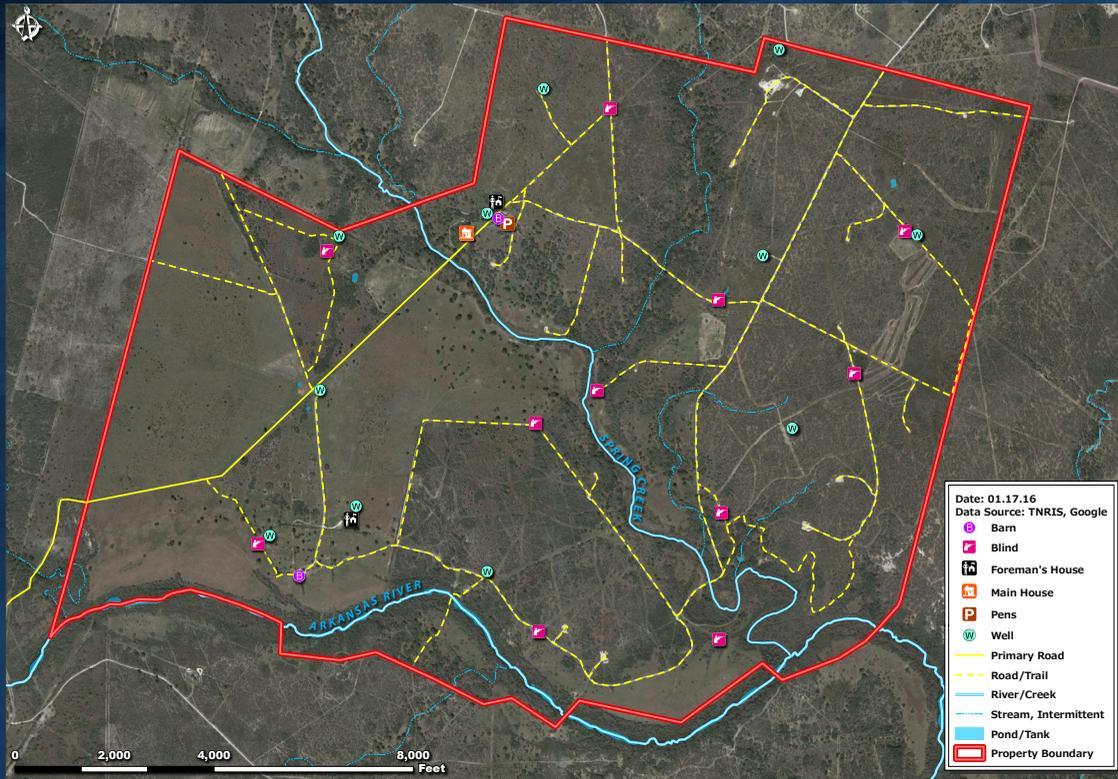
Electricity: Electric lines run to the managers house area and then up to the main compound area.

Minerals: Surface only. There are multiple older gas wells on the property, but maintenance of these are limited and the gauger does not drive by the main compound. Because they are not intrusive and provide miles of maintained gravel roads, I see the production as having a positive effect of the ranch.

History: The Campo Santo burial grounds are located on the ranch (not accessible to the public). At one time the old San Patricio-La Bahia Road went through the ranch, and the area was settled by Jeremiah Toole from NY. Local Indians and raiding Mexican armies and bandits constantly harassed the settlers here. This is the oldest cemetery in Bee County and Ann Burke Carroll is buried here (the woman who donated the land for the township of Beeville). Corrigan's Hole is a feature on the river on the ranch that has had many stories about it relayed through the years. Popular swimming hole in the past for the first settlers through the navy pilots in WW2, many believe there is no bottom to the hole and it has an underground cave system hidden below the surface.

Price: Asking \$3,650 per acre (\$11,818,700).

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
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date