



JF2 RANCH

668 ± ACRES | FRIO COUNTY, PEARSALL, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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JF2 RANCH

The JF2 Ranch is an exceptional high fenced recreational ranch in the highly productive area of northwest Frio County, Texas. This offering features an incredible trophy deer herd benefitting from years of quality management, fantastic brush and habitat diversity, a 5 acre lake for year round enjoyment and nice improvements.

Price: \$3,239,800 (\$4,850/Acre)



- ★ Frio County
- ★ 668 +/- Acres
- ★ 2,200 sq. ft. barn

- ★ One hour drive from downtown San Antonio
- ★ White-tailed deer, turkey, dove, quail, javelina, waterfowl
- ★ 5 acre fishing and waterfowl lake



Location: The ranch is located in northwestern Frio County on the north side of Hwy. 57 approximately 5 miles west of the intersection with Hwy. 140. It is a one hour drive from downtown San Antonio and only a 14 minute drive to Pearsall.

Range and Habitat: High quality brush and native grasses dominate the landscape providing great cover for deer and fantastic nesting cover for quail and turkey. The majority of the ranch is highly diverse South Texas brush with abundant grasses growing in the highly productive soils this part of south Texas is known for. The ranch also has approximately 1.6 miles of a wet weather tributary of Elm Creek. The riparian habitat associated with this drainage provides further diversity including live oaks and cedar elms. Untold numbers of trophy bull mesquite can be found across the landscape. The ranch has 3 large food plot areas that are typically planted in winter forage, moisture permitting. In addition, some quail strips were cut in one areas years. Portions of the ranch are grazed periodically under current management practices.

Wildlife Management & Hunting: The ranch has abundant white-tailed deer, lots of wild turkey, dove, quail, javelina, migratory waterfowl, songbirds, varmints and other species. The ranch has successfully managed to keep feral hog numbers During the 2016-2017 deer season a hunter on the ranch took a gross scoring 214" deer; the result of many years of quality deer management. Years ago, the ranch's deer herd was enhanced using some more intensive manage management tools to improve genetics; today, the herd is managed with supplemental nutrition, supplemental water and population control by rifle. The ranch participates in Texas Parks & Wildlife's MLDP program (conservation option) providing for extended seasons and more hunter opportunity. The ranch also has 6 blinds, 7 protein feeders and 7 corn feeders that are included in asking price.

Improvements: The ranch has a 3-1/2 bedroom/2 bathroom modular home in very good shape with covered parking and porch plus a patio with a fire pit. Much of the furniture will convey. In addition, in the headquarters compound, there is a ~2,200 SF Shop/Barn; a game cleaning area with a walk-in cooler and a mobile home occupied by the ranch foreman.

There are a set of deer breeding pens near the headquarters and one DMP pen on north end of the ranch. The DMP has not been used in years. The breeding pens are currently occupied by the foreman's TC1 permitted deer breeding operation. The foreman sells deer from that herd off premises. The ranch has not received released deer from that herd during current owner's tenure and the ranch population is not subject to any specific testing regimens.

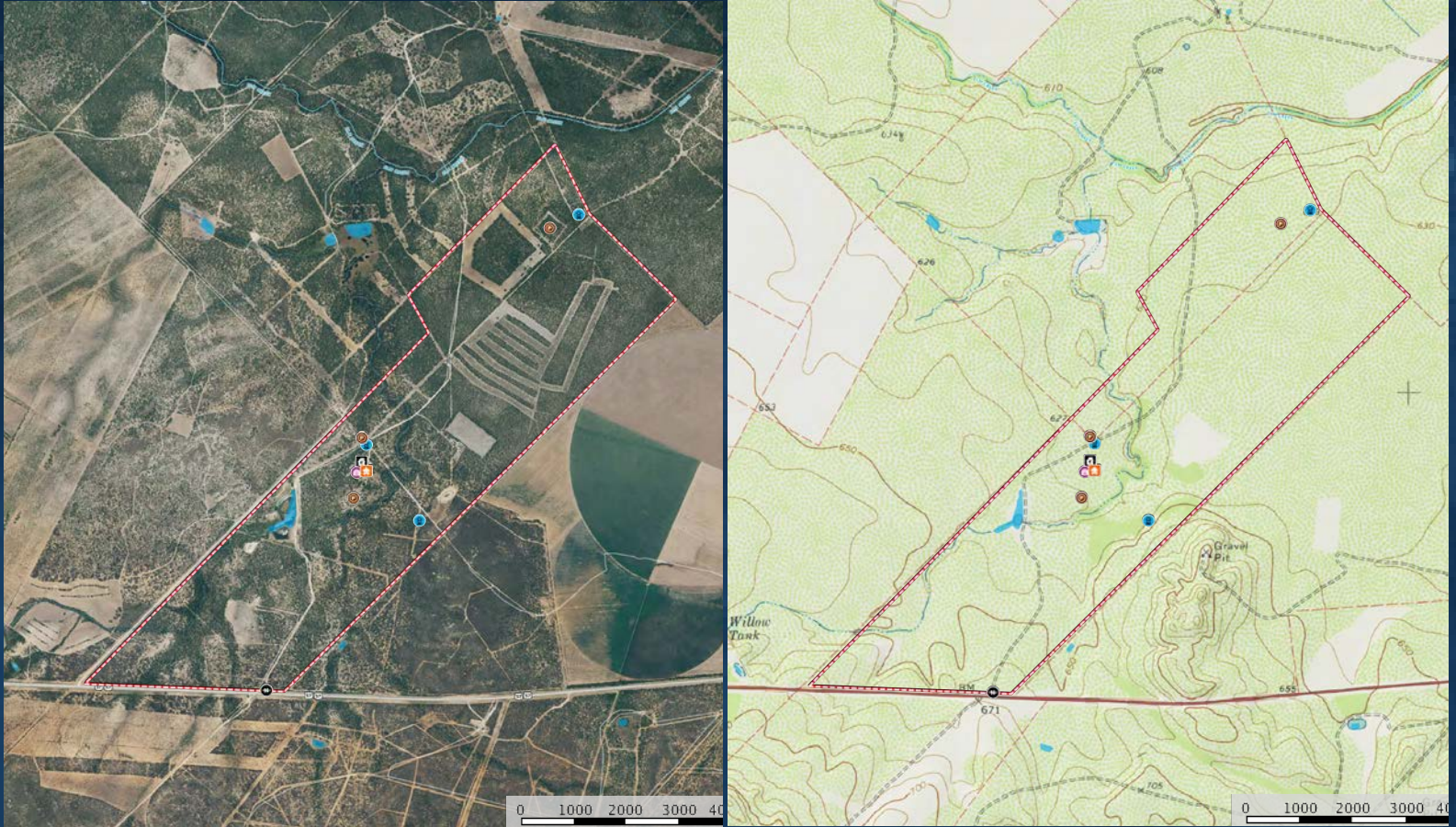
Water: The ranch has a quality water supply, distribution and livestock/wildlife use system including:

- 1 Carrizo water well with a single phase 10HP submersible and associated storage facility that supplements the lakes and is a back up for the headquarters.
- A second well supplies the headquarters compound.
- A third well with a windmill is located on the north end of the ranch.
- The ranch has an approximately 5 acre fishing and waterfowl lake and a small tank that provides great dove hunting opportunity.
- Distribution piping to supply water to the lake, a small tank, HQ and multiple water troughs.

Other: Certain household furnishings, rolling stock, other mobile ranch equipment and tools will not convey. Foreman's personal property do not convey.

Minerals: Seller believes he owns a small portion of the mineral estate and will convey one half of mineral estate, associated with the ranch, that Seller owns.

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.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date