



# LOMA RANCH'S KOCH PASTURE

400 ± ACRES | BLANCO COUNTY, SPRING BRANCH, TX



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

888-726-2481

**CHARLES M. DAVIDSON**

Partner/ Sales Agent

210-415-5570

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

[REPUBLICRANCHES.COM](http://REPUBLICRANCHES.COM)



# LOMA RANCH'S KOCH PASTURE

The westernmost pasture of the Loma Ranch is called the Koch Pasture and is situated adjacent to Highway 281. It features beautiful topography, majestic trees, diverse habitat, great wildlife and native grasses. As close and accessible as the property is, it still offers substantial privacy. This ranch will either make a fantastic close in Hill Country ranch for the new owner or simply a very high quality investment with significant development potential.

Price: \$4,600,000 (\$11,500/ acre)



★ Blanco County

★ 400 +/- Acres

★ Texas Hill Country

★ White-tailed deer, dove, turkey, feral hogs

★ Located 32 miles from San Antonio

★ Large pond holding water holding water year-round



**Location:** The ranch is located between Spring Branch and Blanco in southernmost Blanco County on Hwy. 281, about 1.4 miles north of Hwy. 306. The ranch is located only 32.4 driving miles from the San Antonio International Airport and just a few miles from Canyon Lake. Great shopping, golf courses, boating, Guadalupe River or Canyon Lake recreation and dining are all close by.

**Habitat:** The ranch is in the famed Texas Hill Country and is dominated by beautifully rolling terrain with native bunch grasses such as little bluestem and blue grama. It has ample tree cover including live oaks, Spanish oaks, shin oaks, cherry, hackberry, soapberry, gum bumelia, redbud and juniper. In addition, there are numerous diverse brush species including algerita, evergreen sumac, mountain laurel and Texas Kidneywood providing both wildlife cover and nutrition. Most of the land was part of an extensive juniper management program during the last approximate ten years; although some areas were left intact for sanctuary wildlife cover. The majority of the property is very usable, with gently rolling hills that are easily accessible. There is one approximately 6 acre field that can be used for grazing, hay production or as a food plot. There are three significant drainages, with associated habitat, in the southern portion of the ranch that eventually flow into Rebecca Creek.

**Wildlife:** The ranch has a good population of white-tailed deer, turkey, dove and occasional feral hogs. Although not high-fenced, this pasture has participated along with the rest of the Loma Ranch in the TPWD Managed Lands Program for nearly two decades and has a healthy and high-quality white-tailed deer population.

**Improvements:** There are no material permanent structures on the ranch. There is a substantial caliche main entry road and a caliche loop road, plus some UTV trails. The perimeter fencing is in good condition; although the northern boundary of the listed tract is unfenced, as it is part of the larger Loma Ranch. The non-fixed improvements at the hunter's camp, as well as hunting blinds and feeders on the ranch, are the property of the hunting lessee and are not included, though a caliche pad with septic field, water and electrical service will remain.

**Water:** This ranch is located over the Trinity Aquifer. Groundwater is regulated by the Blanco – Pedernales Groundwater Conservation District. Currently there is one water well with electric pump, concrete cistern and water trough adjacent to the hunter's camp. There is one large excellent water pond on the property, holding water year-round, along with a smaller stock tank adjacent to the hay field.



**Electricity:** Electricity is found along 281 along the western border of the property and service has been run partially into property on northern boundary and to the existing hunter's camp in the central portion of the ranch.

**Property Taxes:** The property is currently taxed at 1-d-1 (Open Space) Agricultural Use valuation.

**Minerals:** The sellers are willing to negotiate the conveyance of a portion of Sellers' owned mineral estate.

# 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
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