



L BAR F RANCH

357 ± ACRES | MASON COUNTY, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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L BAR F RANCH

The L Bar F Ranch is a pure 357+/- acre recreational powerhouse in the coveted 1.5 hr drive envelope of Austin. Featuring approximately 340+/- acres under high fence, improved white-tailed deer genetics producing up to 200+ class trophy's, Little Elm Creek with a dam to impound up to 1+/- acre of water, 5 stock tanks, enormous live and post oak trees, rolling topography, rock outcroppings, a comfortable owners home and fully restored 2-story rock house circa 1877. This is a turnkey ranch ready to go day 1

Price: \$1,775,000 (\$4,972/Acre)



★ Mason County

★ 357 +/- acres

★ Located 1.5 hour drive from Austin

★ 2 story rock house circa 1877

★ White-tailed deer, dove, duck, quail, turkey

★ Over 3,500 ft of Little Elm Creek



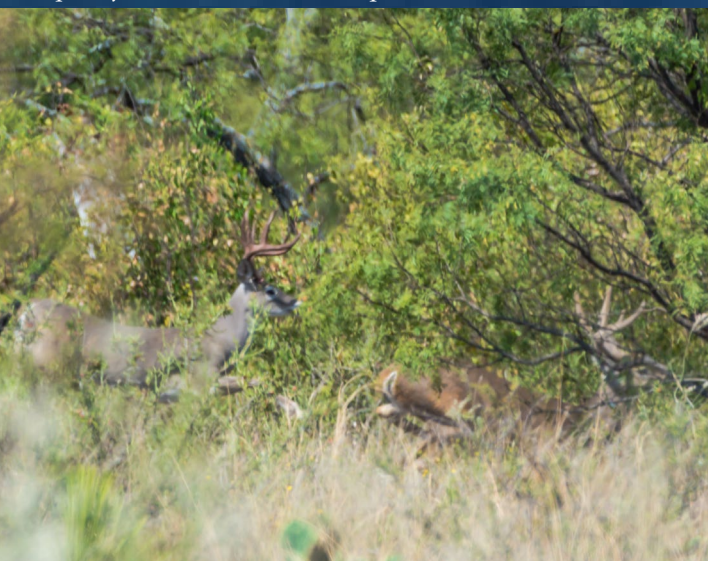
Location: Located between the iconic Hill Country towns of Llano and Mason just over the Mason county line off of the county maintained Hickory Grove Road. A short scenic drive takes you to Castell, located along the Llano River with kayaking, fishing and of course the Castell General Store.

Improvements: There are two homes located on opposite sides of Little Elm Creek: The Historic German Rock, Anderle House, built in 1877 was artfully restored in 1999. The 2-story, 2-bedroom / 1.5 bath home features large sitting porches overlooking Little Elm Creek. Inside, there are beautifully restored hardwood floors, a wood burning fireplace along with all the creature comforts of a modern home. The “cabin” is a comfortable 2-bedroom / 2-bath house with an open floor plan. This home was designed to be fully handicap accessible. Attached to the cabin is a large carport and tool room that could easily be expanded to created additional living space.

Adjacent to the cabin is a beautiful old rock cistern planted with crape myrtle trees and flowers, creating a focal point for the pavilion. The pavilion, overlooking Little Elm Creek is a wonderful place to sit and relax while viewing the variety of wildlife that passes nearby. Many of evening have been passed with family and friends enjoying dinner and tall tales bathed in stars and the clean fresh air of Hill Country nights around this table. A short distance away is the barn with attached equipment shed/carport. Inside the barn is a “rodent proof” feed storeroom. All outbuildings have electricity and water. Though not utilized since 2006 there is a 2+/- acre soft release pen for deer. Being high fenced this would be an excellent spot for a vineyard should the next steward of this property not choose to utilize it for its original purpose.

Wildlife: While the real draw to the L Bar F Ranch is its comfort, location and attractive year-round recreational opportunities the wildlife and especially the white-tailed deer herd is exceptional! Beginning in the early 2000s the ranch was strategically groomed and prepared for a minimal input high fence operation. Unlike some high fence properties the deer herd on this ranch does not require a high volume of supplemental feeding. With abundant acorns, mesquite beans and other browse the deer have many natural sources for protein. South Texas typical genetics were introduced and have been carefully managed for the past 12 years to produce several 160-180 B&C trophy’s annually along with at least one mature 180-200+ class trophy annually. Meticulous records have been kept chronically 3, 210+ trophy’s along with every other deer taken during the last 12 years. Helicopter surveys are done annually, as mentioned harvest records are meticulous to keep a healthy balance of number, age and doe-to-buck ratio. All management practices have been implemented through the thoughtful oversight of Texas Parks and Wildlife biologists. Since no new genetics have been introduced post-2006, CWD is of minimal concern and no special requirements are necessary under current TP&W rules. And the other wildlife on the ranch include dove, duck, quail, turkey and typical varmints. Outside the high fence on the 11+/- acres one can find free ranging deer and hogs.

Water: Water is plentiful on the L Bar F Ranch with over 3500+ ft. of both sides of Little Elm Creek and 5 stock tanks. So much so that near the cabin is a hand dug well that still holds water. There is a water well at the cabin that services the headquarters as well as a windmill in the north pasture. 2 septic systems service the headquarters.

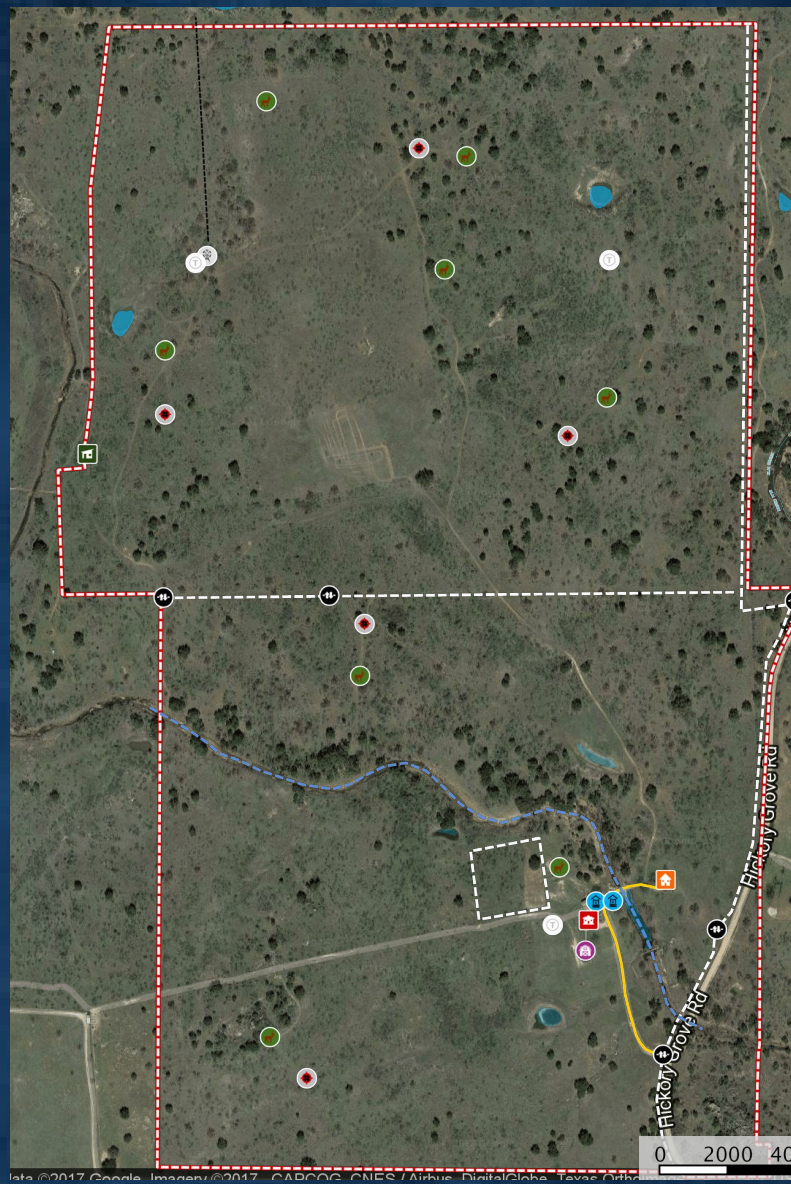
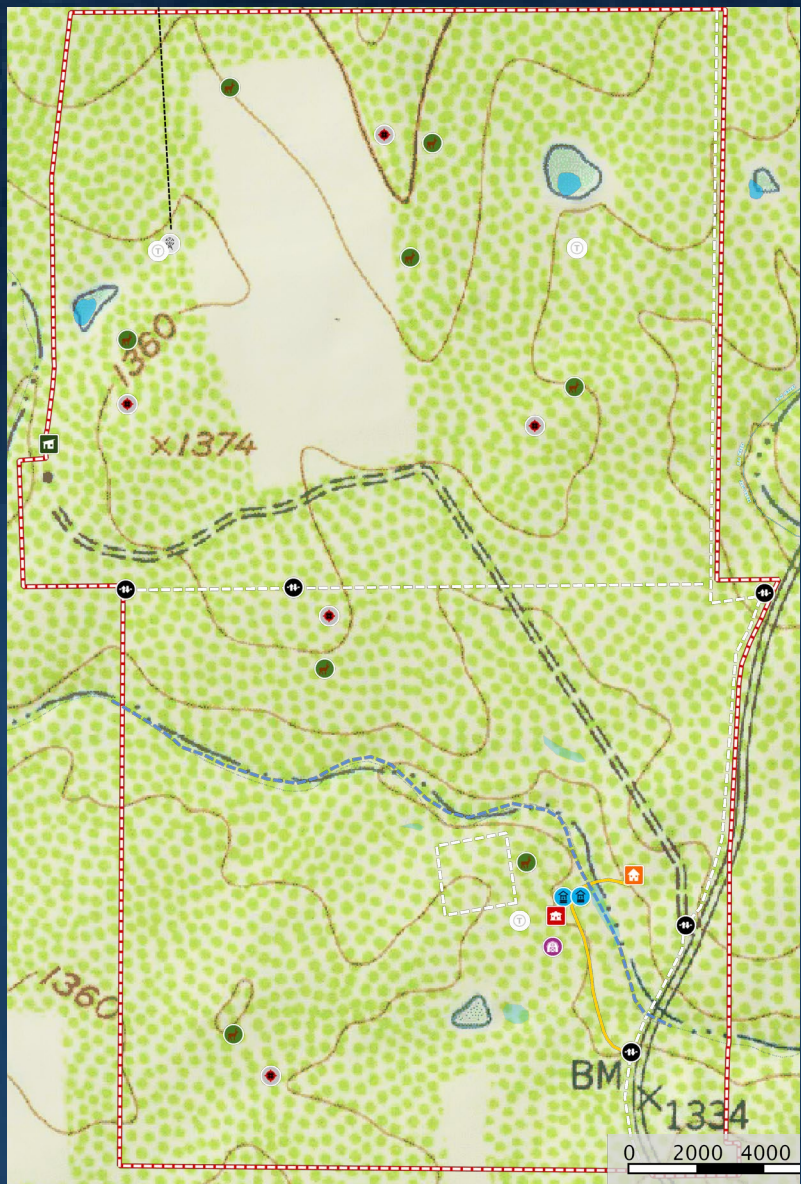


Layout, Typography, & Terrain: The layout of the L Bar F are two regular rectangles each comprising of approximately 170+/- acres each. These rectangles are encompassed by the high fence and divided by one low fence. Being in the northern area of the Hill Country and Llano Uplift the topography is gently rolling with interesting outcroppings of granite and sandstone. The mixture of the two rocks provide for a rich soil basis where live oak, post oak and mesquite trees intermingle.

Investment Opportunity: Ample investment opportunity exists by dividing the acreage basically in half. An easement runs along the west side of the property from Hickory Grove Road giving unencumbered access to the north pasture.

Minerals: Owners believe to own 50% of the Mineral Estate. Minerals are negotiable upon receipt of a acceptable contract.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date