



HONDO CREEK RANCH

2,234 ± ACRES | BANDERA COUNTY, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

888-726-2481

MARK MATTHEWS

Broker Associate/Partner

210-416-2737

matthews@republicranches.com

CHARLES M. DAVIDSON

Broker Associate/Partner

210-415-5570

cmd@republicranches.com

REPUBLICRANCHES.COM



HONDO CREEK RANCH

The Hondo Creek Ranch, in south central Bandera County, offers prolific live water, developed water features, productive valleys, exceptional topography, forever views and fantastic historical improvements. The stunning O'Neil Ford remodeled historical custom home overlooks valleys encompassing the 1.65 miles of Hondo Creek and 1.1 miles of Spring Creek that are found on the ranch. The extensive water features, rich native grasses, abundant wildlife, stately oaks plus inviting canyons and ridges make this ranch the personification of the the Texas Hill Country.

Price: \$16,755,000



★ Bandera County

★ 68 Miles from San Antonio International Airport

★ O'Neil Ford Remodeled Home ★ White-tailed deer, quail, dove, turkey, and exotics

★ 4 developed water features

★ 1.65 miles of Hondo Creek, 1.1 miles of Spring Creek



Location: The entrance is approximately 4.3 driving miles west of Tarpley on paved highway FM 470. The property is approximately 68 miles from the San Antonio International Airport.

Water: Live water Hondo Creek passes through the ranch for 1.65 miles and Spring Creek (portions live) drains into Hondo Creek after crossing 1.1 miles of the ranch. There are 4 developed water features on the creeks: two on Hondo Creek and two on Spring Creek with the largest lake being about 5 acres! In addition, there is a substantial group of year round springs that emerge in the central part of the ranch and flow for about 9/10 of a mile (depending on weather conditions) across the ranch before leaving the property. Also, there are 7 plus stock tanks that are supplied by runoff across ranch with a couple being spring fed as well. The ranch has 4 operating water wells with two servicing the headquarters and surrounding areas, a third serves the creek house area and the fourth serves the hunter's camp and nearby livestock facilities. Water distribution is in place to some 15 troughs.

Topography, Rangeland and Habitat: This scenic hill country ranch has nearly 600' of topographical relief with a high point some 1960 feet above sea level. Approximately half the ranch is is fertile valley bottomland with majestic trees and deep rooted grasses bounded on the northwestern and southern ends by extensive ridges, hills and canyons. This diversity along with the riparian areas along the Hondo Creek and Spring Creek offer extraordinarily productive habitat. Typical of this part of the Hill Country, the habitat includes oak juniper woodlands with incredible tree diversity including live oak, spanish oak, shin oak, lacey oak, Texas Madrone, cherry, redbud, walnut and ash juniper. Additionally, diverse brush species, succulents and native grasses also provide excellent habitat for wildlife.



Agriculture: The ranch has grazed as many as 90 mother cows but was de-stocked during the drought of 2011. Currently they are grazing about 32 cows and recently brought in 13 heifers. The ranch utilizes 10 pastures for rotating livestock. Currently they are grazing about 32 cows and recently brought in 13 heifers. The ranch utilizes 10 pastures for rotating livestock. There are two pivots that can irrigate a couple of small pastures to improve grazing forage to meet operational objectives. In addition, two portable hose reels will convey allowing irrigation throughout many areas of the ranch by way of attaching to an underground water distribution system on ranch.

Wildlife and Hunting: The ranch is home to thriving populations of white-tailed deer, turkey, dove, quail and varmints plus exotics including Pere David Deer, red deer, axis deer, fallow deer, water buck, aoudad and feral hogs. In addition, this area of Texas is a known destination for birdwatchers! 4 hunting blinds and 3 feeders will convey.



Improvements: The centerpiece is the the hacienda style O'Neil Ford remodeled 7,700 SF home with its inviting front porch, tile floors, plaster walls and tile roof. The home has 5 bedrooms, 6 baths, a wood beamed living room with formal dining, billiard room, breakfast room, 8 fireplaces and 2 office spaces. One of the bedrooms is accessed by way of a porch and is known as the "LBJ" room. The home has a history of entertaining celebrities and diplomats over the years...if only these walls could talk! The main home area is comfortably landscaped and irrigated; it also includes a swimming pool with fountain, a tennis/basketball court and hen house. In the headquarters area are also located the foreman's home, several barns, stables and turnouts, a set of working pens and arena. Elsewhere on the ranch are a hunter's cabin and the creek house. The main entry road is paved from the main gate to the main home compound and the entire ranch is high fenced with the exception of one small 150+/- acre portion in the northwest that was acquired later. There is a separately high fenced 200 plus acre pasture just south of the headquarters.

Electricity: Electricity is available with existing service to several areas of the ranch.

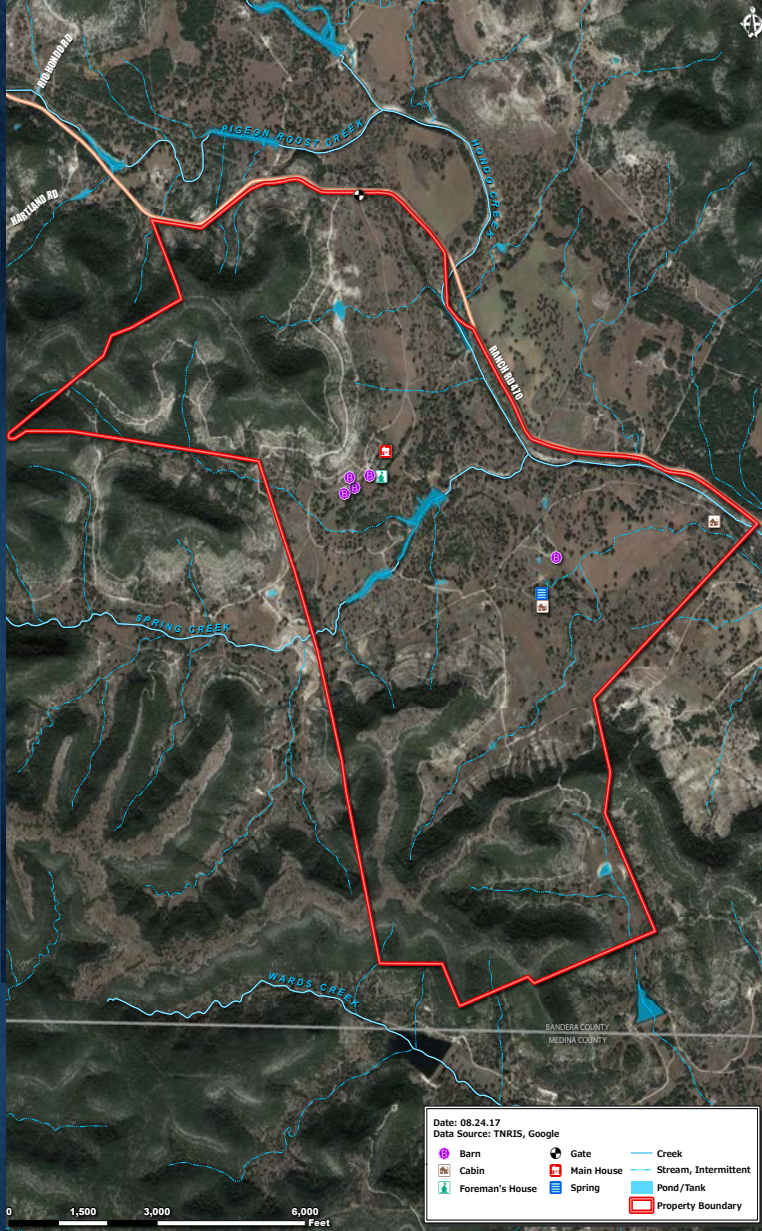
Area Attractions: Less than 5 miles to the east is the quaint community of Tarpley with a music venue and "Mac and Ernie's", known across Texas and beyond for serving up some of the finest gourmet cuisine to be found...on paper plates! Another 10 minutes east is Bandera, Texas, known as the "Cowboy Capital of the World" and for its year round events for the whole family. It is also home to numerous shops, restaurants and a few well known watering holes!

Other:

- A monopole electric transmission line easement impacts a very small portion of property near front gate.
- Two neighbors access their ranches via an easement along the hills in the northwest portion of the property.
- The ranch is located just inside the northern edge of a TPWD CWD monitoring zone. The ranch submitted hunter harvest tests during the 2016-2017 and 2017-2018 seasons and the test results did not detect any disease.
- The ranch is appraised under 1D1 Ag, except for three two acre parcels with improvements and one 50.177 acre parcel purchased in 2014 that the owner is in the process of getting back on 1D1 Ag;

MAPS

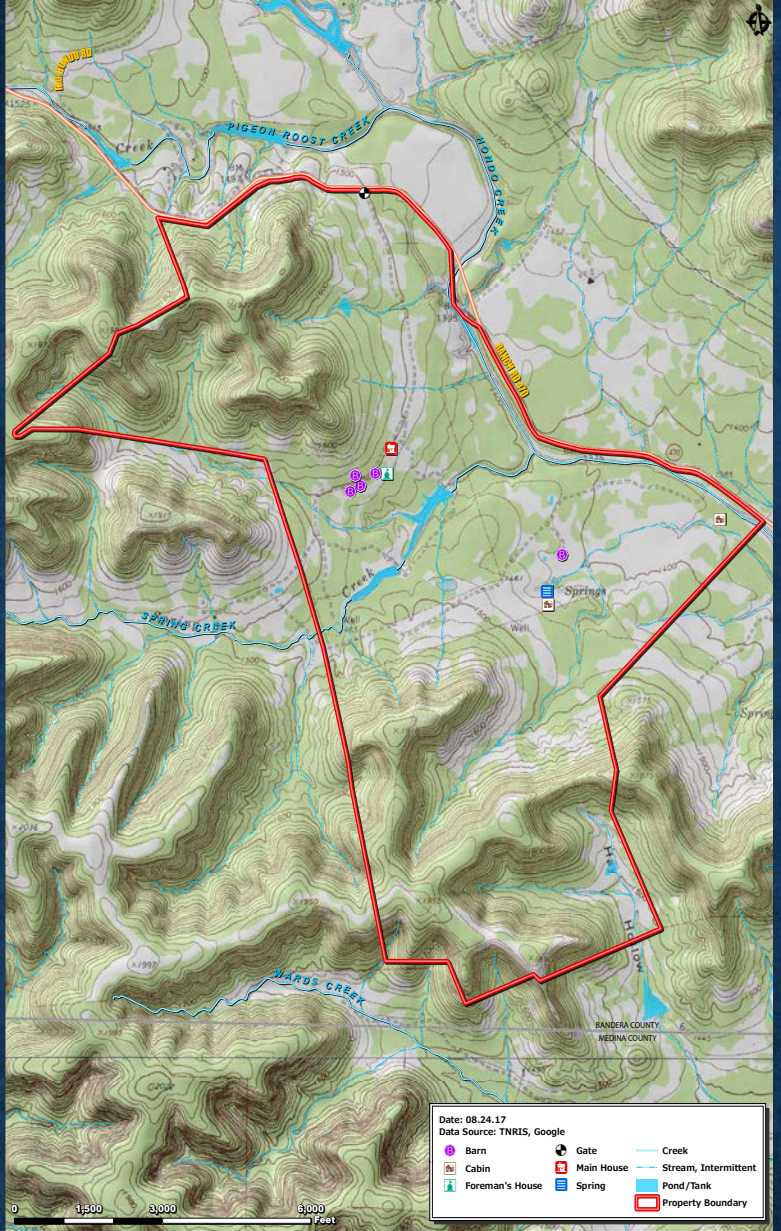
HONDO CREEK RANCH - 2,234 AC +/-
BANDERA COUNTY, TEXAS



Charles M. Davidson
100 W. Olmos Drive, Suite 101 San Antonio, TX 78212 P: (210) 415-5570 cmd@republicranches.com

The information contained herein was obtained from sources deemed reliable. Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information.

HONDO CREEK RANCH - 2,234 AC +/-
BANDERA COUNTY, TEXAS



Charles M. Davidson
100 W. Olmos Drive, Suite 101 San Antonio, TX 78212 P: (210) 415-5570 cmd@republicranches.com

The information contained herein was obtained from sources deemed reliable. Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information.

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

Buyer/Tenant/Seller/Landlord Initials

Date