

# CLEMENS CREEK RANCH

830 ± ACRES | GONZALES COUNTY, GONZALES, TX



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

888-726-2481

**CHARLES M. DAVIDSON**

Partner/ Broker Associate

210-415-5570

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

**ROSS STUDER**

Sales Agent

210-355-6840

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

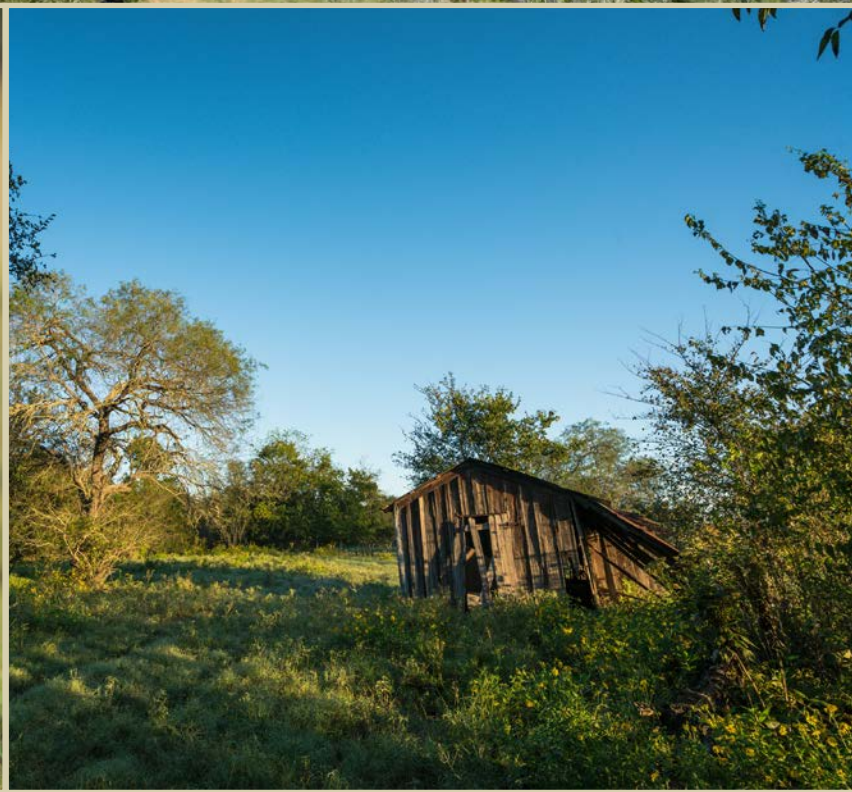
**REPUBLICRANCHES.COM**



# CLEMENS CREEK RANCH

Clemens Creek Ranch is an absolutely stunning agricultural and recreational ranch geared for both the hunter and cowman alike. Loaded with a mixture of larger than life old growth oaks and forage rich pasture, it is sure to take your breath away. The ranch is ready to go with a completely remodeled cabin, a water well and distribution, a fishing lake, multiple fenced pastures and much more.

Price: \$4,108,500



★ Gonzales County

★ 830 +/- Acres

★ 3 bedroom/2 bath cabin/ ranch house

★ Approx. 1 hour & 10 minutes from San Antonio

★ White-tailed deer, turkey, dove

★ 2 acres lake and 5 smaller ponds



**Location:** The ranch is accessed at the end of CR 269 located just 9+/- miles west of the city of Gonzales, TX just north of ALT 90. The ranch is approximately 1 hour & 10 minutes from San Antonio, 1 hour & 20 minutes from Austin, and 2 hours & 30 minutes from Houston.

**Wildlife:** The ranch is home to native species found in the area including white-tailed deer, turkey, dove and various predators. The ranch offers both high & low fenced hunting opportunities.

Approximately 586 acres of the ranch were high fenced in 2002. This portion of the ranch is currently managed for white-tailed deer (genetics were introduced years ago) with year round protein feeding, water supplementation and an active management program. Inside the high fenced area are 4 nice sized fenced supplemental feeding areas with a pair of free choice protein feeders and ample cover in each. One of the areas also doubles as a large food plot (~14 acres).

**Habitat and Range:** The rolling terrain of the ranch features hundreds (maybe more) of large mature trees that tower over the creek bottoms and open pastures. There is a vast diversity of tree species on the ranch including post oak, live oak, bull mesquite, many species of elm, hackberry, and many more.

The pastures are predominantly Coastal bermuda grass. The open pastures produce two cuts a year at approximately 140 – 150 bails per cut!



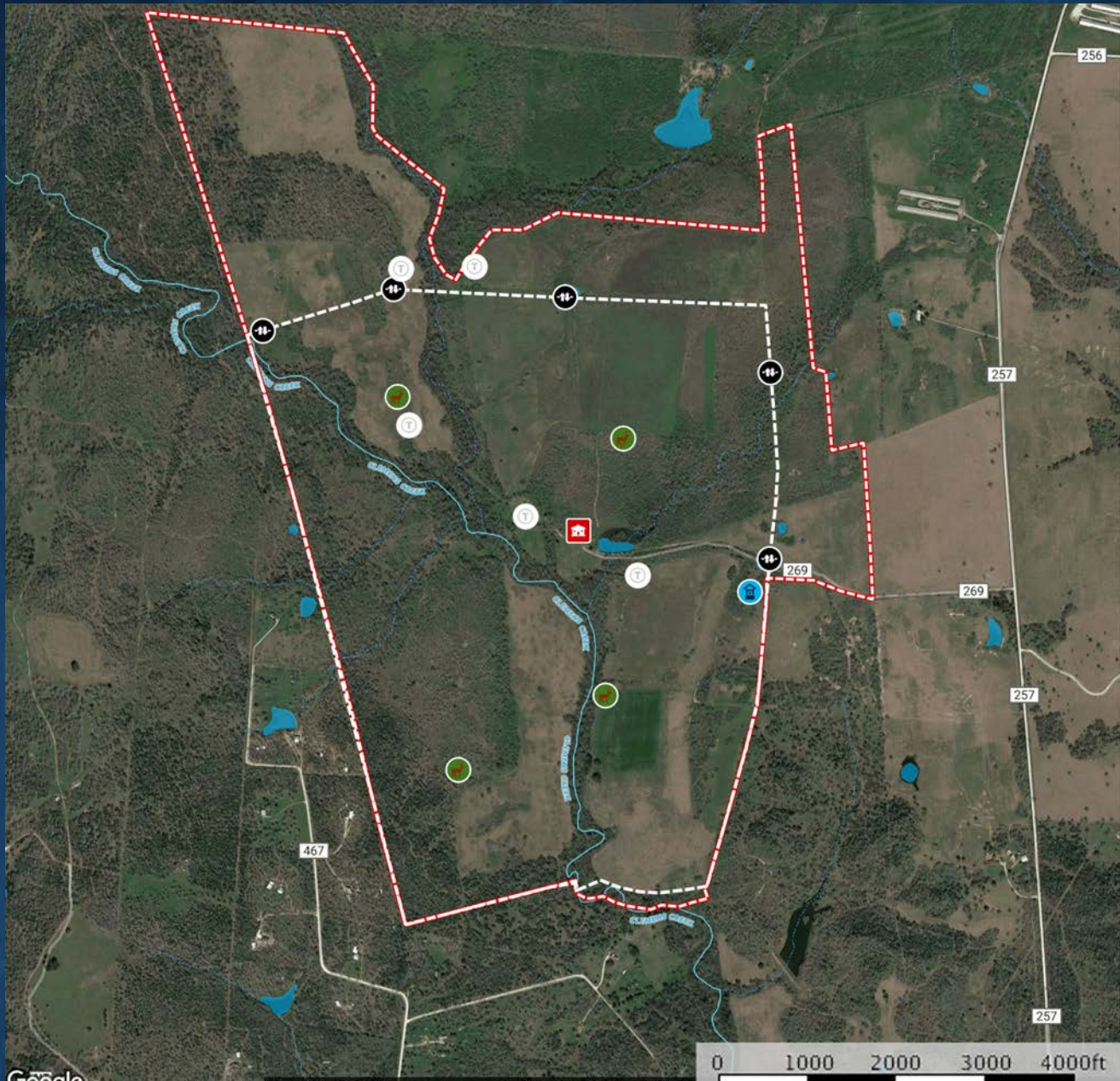
**Improvements:** The improvements consist of a charming, completely remodeled, 3 bedroom/2 bath ranch house/cabin geared to entertain family and friends. Nearby, there is a game/fish cleaning area. The ranch is cross-fenced into 9 pastures for livestock rotation and approximately 586 acres are high fenced for enhanced wildlife management as well.

**Water:** Clemens Creek traverses the property for 1-3/4 miles. Although a wet weather creek, it contains some water pockets during most of the the year. Several other drainages meander their way through the property to Clemens Creek and feed it during wet weather. The ranch is exceptionally well watered and is equipped with 1 water well that supplements all surface water features and 6 water troughs used by livestock and wildlife alike. There is one 2 acre lake near the house that is ready to fish. There are 5 smaller ponds as well.

**Minerals:** 22.5% undivided interest of the mineral estate associated with the ranch will convey with the sale, at an acceptable price.

**Other:** Furnishings in the house, except 3 pieces of framed art that the Seller is reserving, is available to be conveyed, if desired.

# 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
Ross Studer	674827	studer@republicranches.com	(210) 355-6840
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date