

REPUBLIC RANCHES LLC

Our Legacy is in the Land



BIG SPRIG RANCH

130 +/- Acres | \$1,490,000 | Brazoria County, Danbury, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

The Big Sprig Ranch is an outstanding recreational property just outside of Danbury, Texas and is located only 47 miles from downtown Houston. The ranch includes a modern lodge sitting over two fishing lakes and includes 4 duck hunting lakes and several smaller ponds used for raising stocker fish for the main bass lake, and a long-range shooting facility. This is a beautiful ranch with outstanding fishing and waterfowl hunting that is in a great area, easy to reach for a weekend away from the city or duck hunting trip before work.

ASSOCIATE CONTACT

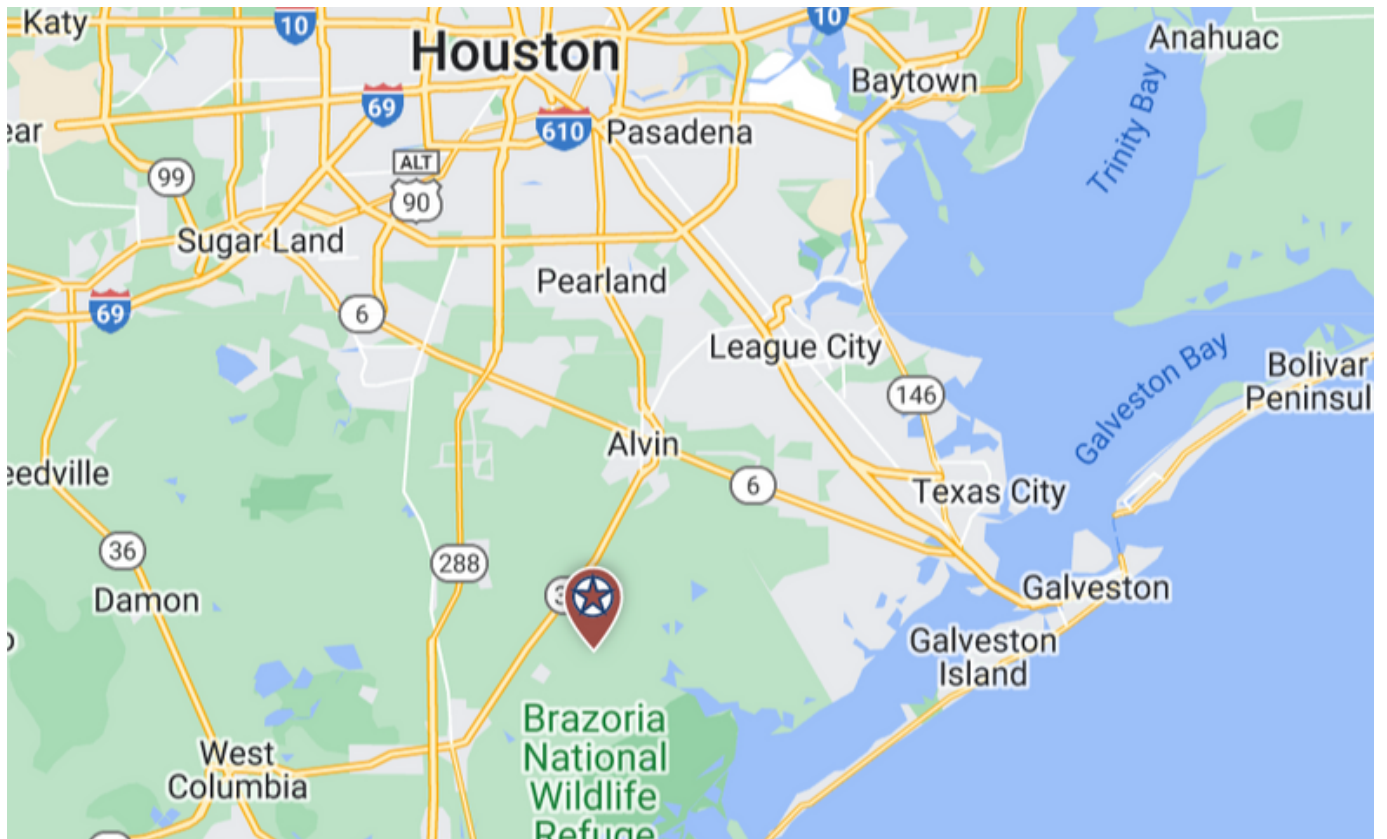
JEFF BOSWELL
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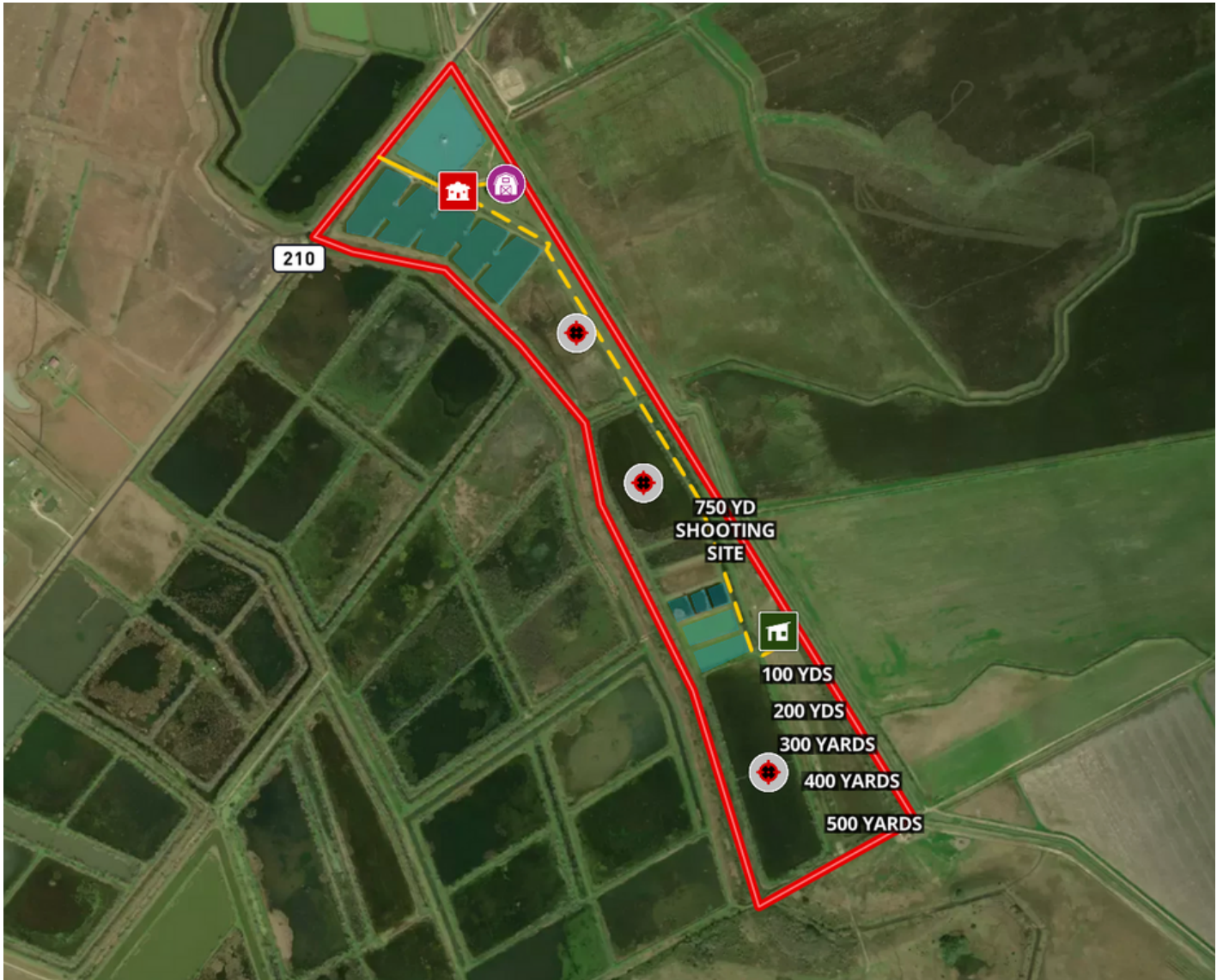
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LOCATION

The property is just 3 miles southeast of Danbury Texas on the paved County Road 210.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property includes a 25 acre home compound with two large fishing lakes, shop/barn and home. There are four duck hunting ponds, eight fish rearing ponds, and a 12-acre shooting range. Kings Creek creates the boundary on the south line. Properties to the north and west are private duck hunting and fishing properties and property to the south and east is farmland.

ELECTRICITY

Electric lines are run underground from the county road.

WATER

This property is watered through a canal system that extends water throughout the property. The canal is fed through a deep irrigation water well that is operated on a diesel pump. There is also a separate electric water well for the home. As a backup, water is available for purchase through the farmers water canal system.



IMPROVEMENTS

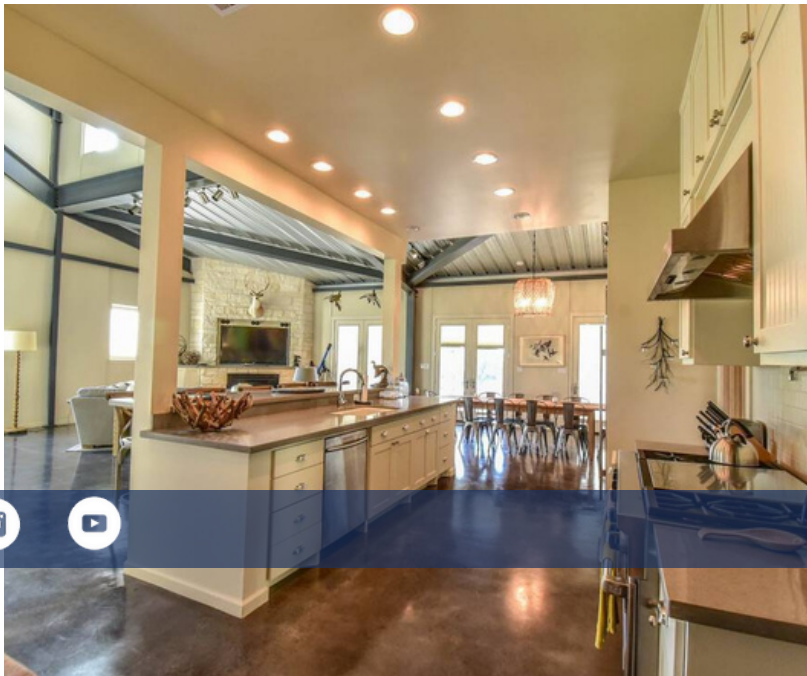
A two-story 4,800 sq. ft. Austin Chalk lodge overlooks the fishing lakes. The lodge has 5 bedrooms and 3.5 baths and is finished out for the most discriminating tastes with large living room, kitchen and fireplace as well as screened in back porch and comes fully furnished. The main room has a towering ceiling and incorporates the den, kitchen and dining room into one large great room. There are three bedrooms downstairs and two kids bedroom upstairs with a game room on second floor overlooking the main great room. The home also has a large enclosed garage and mudroom.

There is a new 30×30 gazebo located on an island in the front lake with a 200' bridge to access from the lodge with its own television and dish setup and a fireplace. The approximate 25 acre home compound is entirely hog fenced and includes a new steel pole barn for storing equipment and an enclosed insulated work shop. Around the compound there are multiple other amenities such as a unique swimming pool (which is filled by well upon arrival and drained when you leave; no chemicals or filters!), horseshoe pits, bocce court and an in-ground trampoline. The house area is well manicured and includes lots of live oaks, cypress and irrigated garden.

All of the duck hunting ponds have water canals to add water and drainage systems to allow for keeping the ideal depth of water for waterfowl hunting. There are also multiple duck blinds throughout the property. The big water well can service the entire ranch via canal system. The fishing lakes are stocked with bluegill, redear, hybrid blue/channel catfish and largemouth bass. The lakes have multiple fish feeders and planted large cypress and live oaks along the banks. The fishing is absolutely terrific. The smaller lake has catfish and bass. The larger lake is bass, redear, bluegill and threadfin shad.

There are seven small lakes that are currently used to raise bass, bluegill and tilapia to maintain the main fishing lakes and sell baitfish that are not used by the owner. They include fish feeders and are currently stocked. There is also a system to overwinter broodstock tilapia in the shop. There is a 500-yard rifle range with an air-conditioned shooting house, handgun range and five-stand skeet area that has been built for firearm enthusiasts. There is another shooting stand to make the range 750 yds.

The property also conveys lots of equipment including riding mower, pontoon boat, portable skeet throwers, Polaris, lots of duck decoys and various other tools. The property has a manager that takes care of the ranch.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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, Colorado, Louisiana, Arkansas, 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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