

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

ARROWHEAD RANCH

Hidalgo & Starr Counties, McAllen, TX

9,713 ± Acres | \$27,682,050 | Shown by Appointment Only

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Hidalgo & Starr Counties



New Main House



White-winged dove hunting



10,000 +/- acres of wildlife



White-tailed deer, exotics and quail



Hunting lodge





The Arrowhead Ranch is a large South Texas ranch at its best. At almost 10,000 acres the ranch has been groomed to allow the wildlife to thrive. Lots of water, separate high fenced pastures, large deer, exotics and tons of quail and dove. The ranch is located a short distance from Edinburg, Texas in the heart of the Rio Grande Valley. This area has been known for its incredible white-winged dove hunting over the years. However, the fertile soils also make for a unique environment that benefits all of the wildlife.

The ranch has a wide range of plant life, with different pastures being highlighted by different soils and vegetation. The ranch ranges from thick, tall South Texas brush with big bull mesquites, to open grass pastures great for quail hunting or raising cattle. The areas with thick South Texas brush has some of the tallest and largest native brush species we have seen.

HABITAT





As stated earlier, the ranch has been groomed to benefit all of the wildlife. The bird hunting is incredible, with hundreds of acres of open areas to run your traditional bird dog operation, lots of water holes to enjoy the incredible dove hunts and thick native brush in different areas to promote growing huge deer. Rio Grande turkey are everywhere on the ranch and it has your typical number of wild hogs. There are also oryx, axis deer and blackbuck antelope in their own pasture.





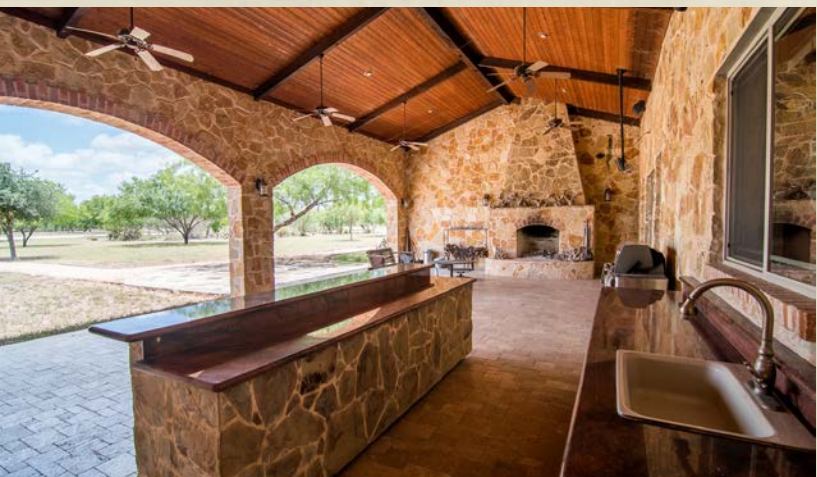
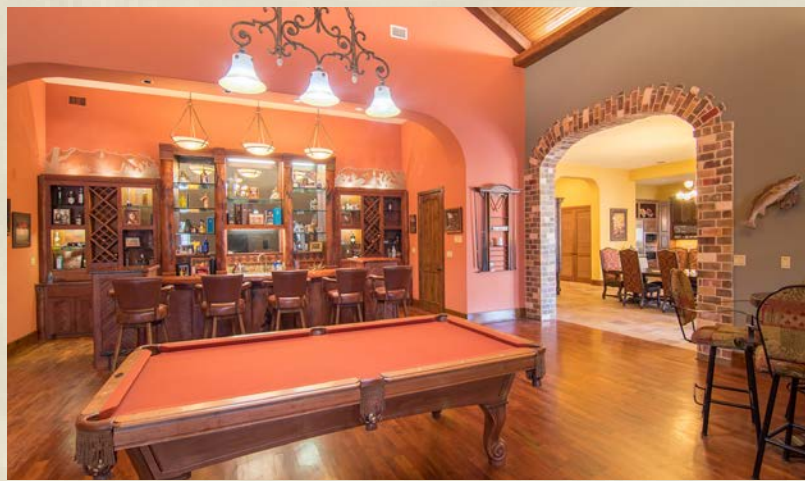
Main House: The main house is approximately 10,000 square feet and features 5 bedrooms, 4 full bathrooms, 2 half baths, workout room, office, large kitchen, and living room with pool table, bar and fireplace. In addition there are approximately 5,000 square feet of outdoor patios, including the back patio set up for entertainment with TV, wet bar, grill and fireplace. This house has extra tall ceilings and the layout is done with entertaining in mind.

Hunting Lodge: The second main house is referred to as the hunting lodge. The lodge is approximately 8,000 square feet and has 4 bedrooms, 4 bathrooms, an office, a commercial grade kitchen, with a large den and dining area. Near the lodge are three additional houses, two of which are 3 bedrooms, 2 bathrooms and the third is 2 bedrooms 1 bathroom house.

Additional Improvements: There is also a main bunk house built to handle large hunting parties. Near the lodge and bunk house is a covered pavilion that is set up with an outdoor cooking area and gathering area for relaxing after the hunt. There are also two additional homes, one has 3 bedroom and 2 baths with approximately 1,700 square feet and the other has 1 bedroom and 1 bath with approximately 400 square feet. There is also a 6,000 square foot enclosed barn with large rolling doors, a 12,000 square foot three-sided barn and 6,000 square foot three-sided barn. A small area of the ranch has been set up with RV sites that have a community pavilion, kitchen and bathroom. The airstrip on the ranch is approximately one-mile long. Half of the strip in is very good condition, the other half needs some attention.



IMPROVEMENTS

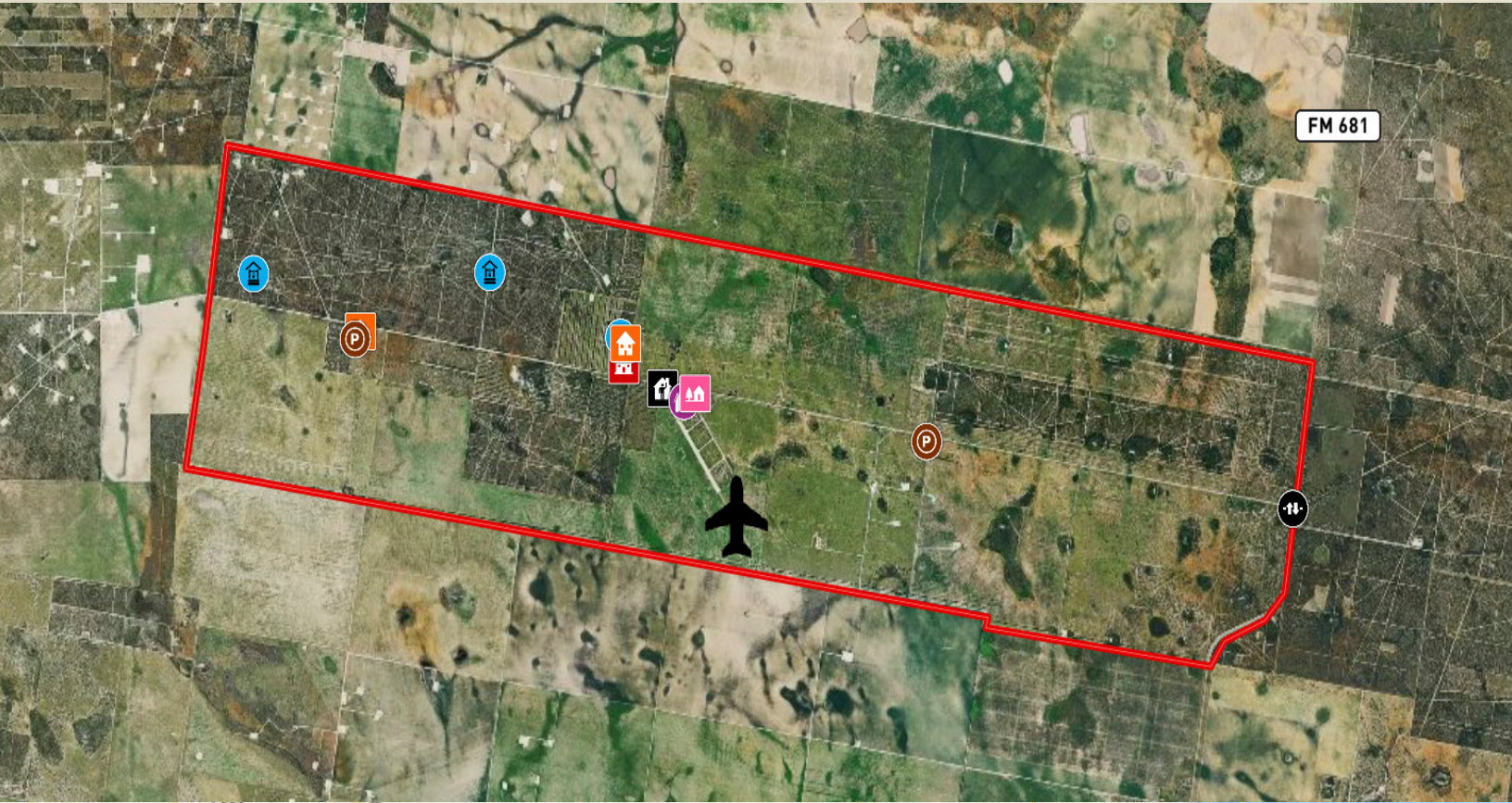


WATER



This ranch is very well watered with two main electrical water wells that feed the ranch, with four additional electrical submersible water wells and a windmill. The wells are well dispersed throughout the ranch with miles of water lines providing water to small ponds and water troughs across the ranch.





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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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

