

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land



BEAR MAN BLUFF RANCH

Hardin County, Silsbee, TX

251 ± Acres | \$3,520,000 | Shown by Appointment Only



- ★ **Hardin County**
- ★ **Updated lodge and guest house**
- ★ **Neches River frontage**

- ★ **Bear Man Lake**
- ★ **White-tailed deer, duck, shore birds**
- ★ **Skeet range**

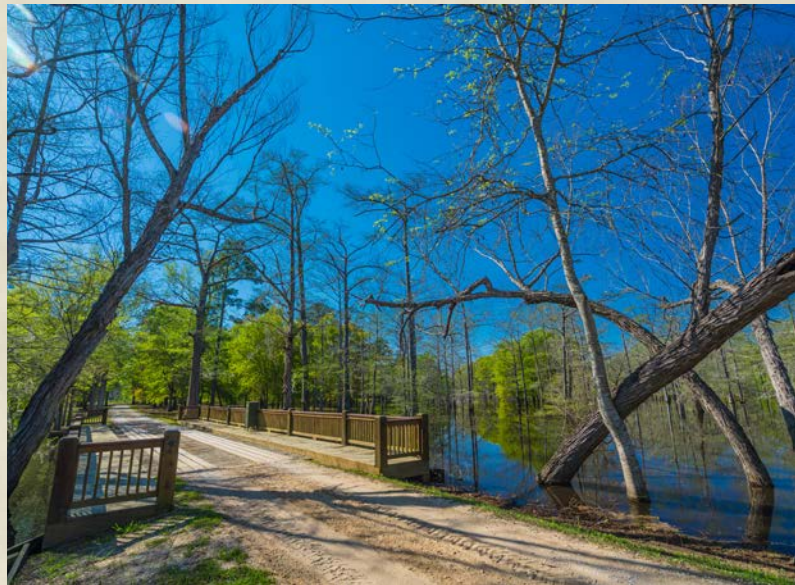
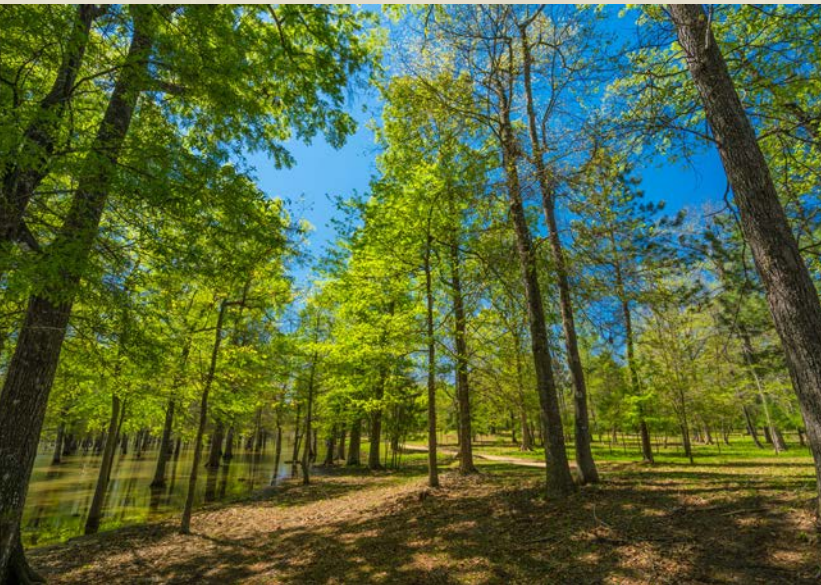
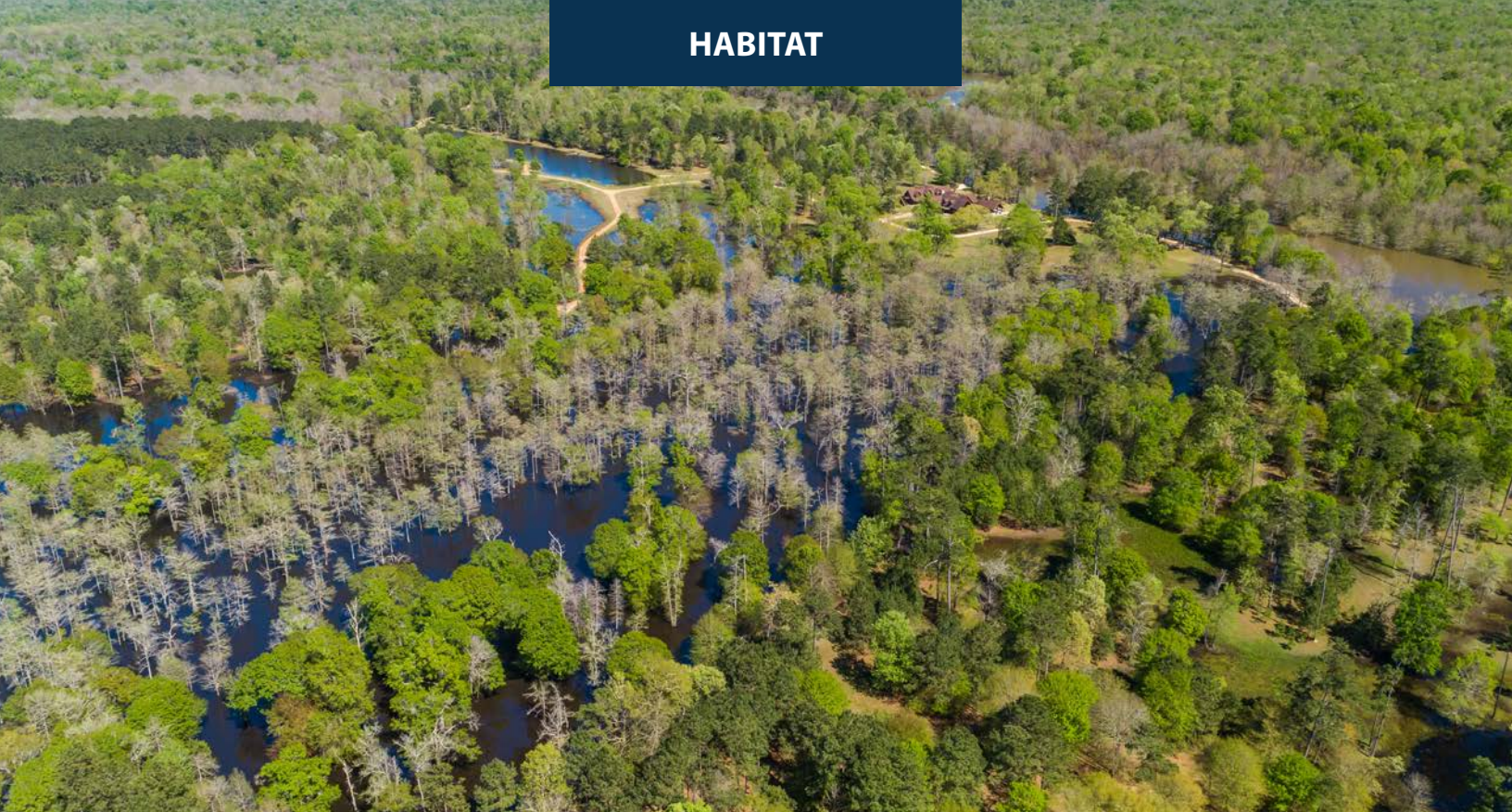
RANCH LOCATION



Hidden along the banks of the Neches River on a historic high point is Bear Mans Bluff Ranch. The stewards of this ranch have transformed the land into an idyllic family retreat that features the highest end of authentic Texas ranch lifestyle. The main lodge sits overlooking the river, surrounded by massive oaks and cypress trees. Sitting on the porch carries owners and guests to a simpler time, while offering extensive comfort and convenience.

Miles of trails, a beautiful bass lake, a river fishing dock and multiple other amenities make this ranch one of the finest offerings to be found in Texas. The ranch is located 6 miles north of Silsbee, Texas and is located at the end of the road for the ultimate in privacy.

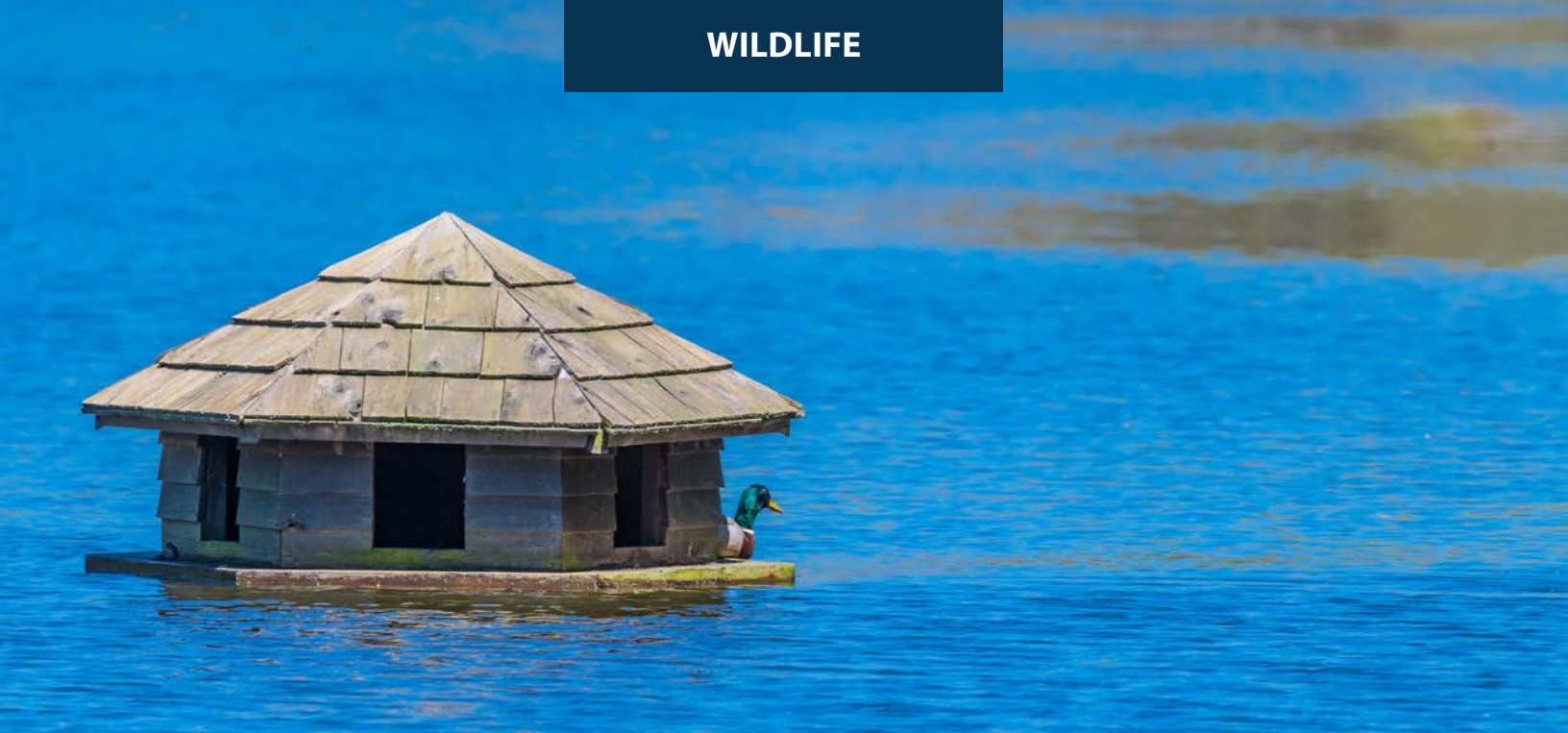
HABITAT



Bear Mans Bluff Ranch is place where multiple habitats converge; from longleaf pine forests, cypress filled bayous, and hardwood bottomlands. The mixture of tree species is incredible, dominated by tremendous cypress and red oaks, but includes other old growth trees on the ranch such as water oaks, elms, dogwoods, magnolias, gum and pine, just to name a few. Years of clearing and planting native trees and grasses and engineering the roads and water supplies around the ranch is truly unique and amazing.

The surrounding properties are primarily large wooded tracts and no other structures are visible off of the property. Across the Neches river, the land is all part of thousands of acres of the Big Thicket National Preserve.

A unique feature of this ranch is that during the winter, much of the property is surrounded by water among the cypress trees as it winds it way throughout the area. During the summer months, the water recedes and the understory becomes a beautiful grassland which is mowed and maintained. Approximately 180 acres of the ranch has had most of the understory removed to create a park like setting with large trees and good grasses. The northern half of the ranch has remained relatively untouched and is dominated by pines and thicker brush creating a privacy boundary and refuge for wildlife.



White-tailed deer are abundant on the property and during the winter months, it is a haven for migrating ducks finding refuge amongst the flooded timber. Eagles and Ospreys are common in the area and a multitude of shore birds make their home here. Other wildlife includes hogs, predators, and many species of song birds.



IMPROVEMENTS

The housing complex all includes top of the line appliances, custom furniture, high ceilings, AV systems that are the absolute best, flat screens televisions all over the improvements, HVAC system, and immaculate landscaping everywhere. All the attention to detail really has to be seen to be appreciated.

The main lodge at Bear Man Bluff Ranch is a custom Western Heritage style lodge, using large scale elements with expansive decks and cypress beams. The lodge is positioned on the bluff overlooking the river and forest. The great hall in the lodge is a combination of living room and dining room with towering ceilings and exposed beams and ducts creating a dramatic setting. The room includes a large custom dining table, large stone fireplace and unique wooden bar. Next to the great hall is a full kitchen with gas stove and island layout with fine granite table tops. Accessed from the outside are three spacious bedrooms with full baths that all lead out to outdoor porches. All the bedrooms are impeccably furnished and the bathrooms all have decorative sinks with fixtures. Note; the housing on the property did NOT flood during Harvey.

Just next door to the main lodge is the similarly constructed two story Guest House. Upon entry downstairs is a spacious dining and living area connecting four downstairs bedrooms each with their own full bath. A fully equipped kitchen includes all updated appliances and a breakfast bar. Just outside the living space is a covered porch which is the main entrance to the downstairs quarters. Upstairs is accessed by stairs on the outside of the building and includes two spacious bedrooms with full baths and is centered by a living area with a small kitchen.

The grounds surrounding the two main structures is beautifully fenced and includes a 5,000 s.f. outdoor pavilion with a historic large fireplace (This restored fireplace was from an original structure that had been built on the property many years ago), built in grill, television and stereo system. A large dock overlooking the river has classic wooden furniture and a gas fire pit for romantic evenings on the water. There is also a two car garage with upstairs storage located just outside of the compound.



IMPROVEMENTS



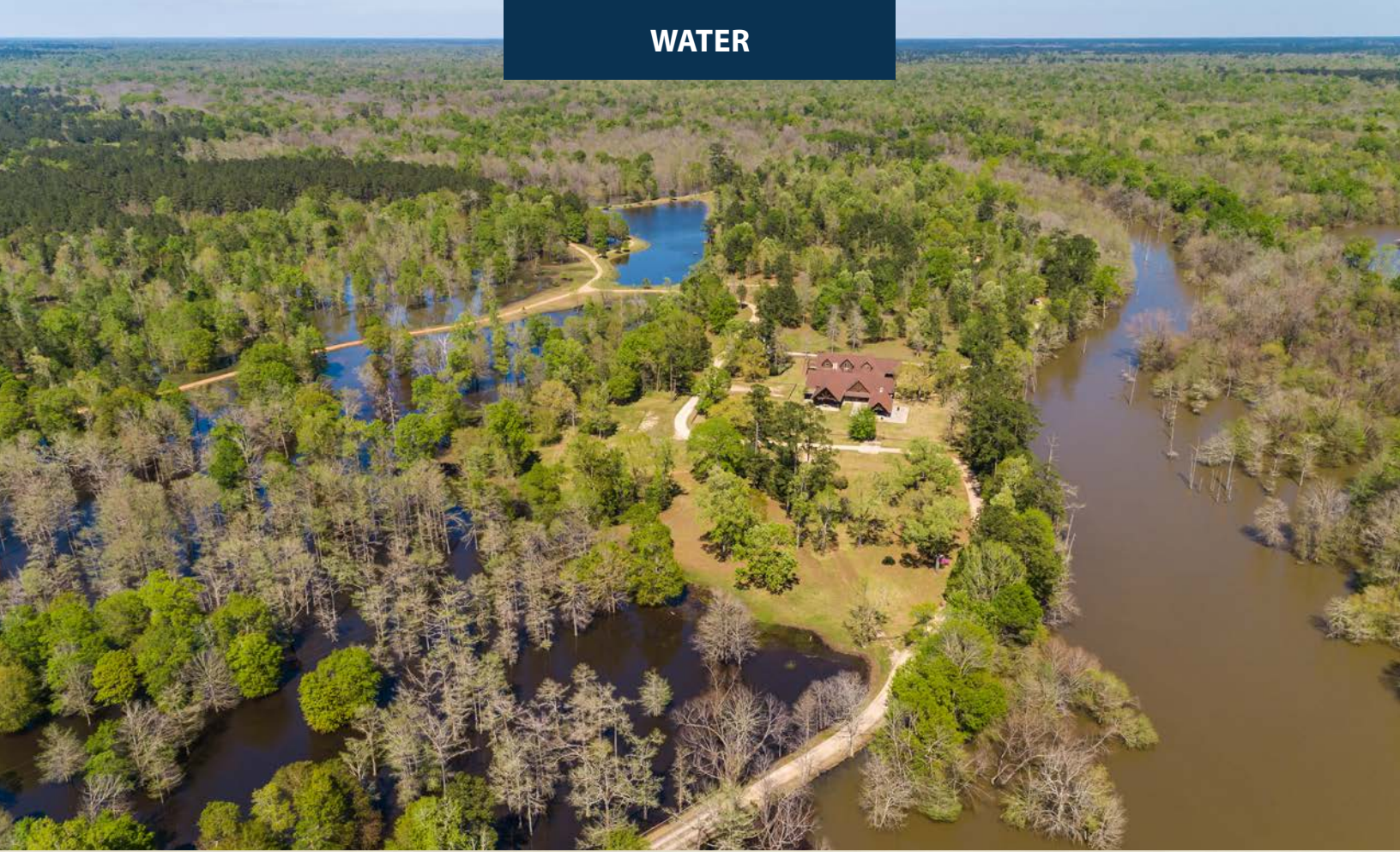
Other improvements include:

- Guest house/managers house separated from the main compound.
- Full barn and shop with 200 amp service.
- Skeet range with two Lincoln throwers on a tower.
- Fenced in orchard with irrigation.
- Three bay cedar constructed boat house.
- Concrete boat ramp to the river and outdoor picnic pavilion overlooking the river.
- Immaculate granite roads throughout the property.

The equipment to operate the property includes, bulldozers, tractors w/ implements, an excavator, dump truck, tree spade and dozens of smaller implements and tools. The property also includes the requisite ranch toys such as golf carts, canoes, boats and other equipment to keep the entire family enjoying the great outdoors.



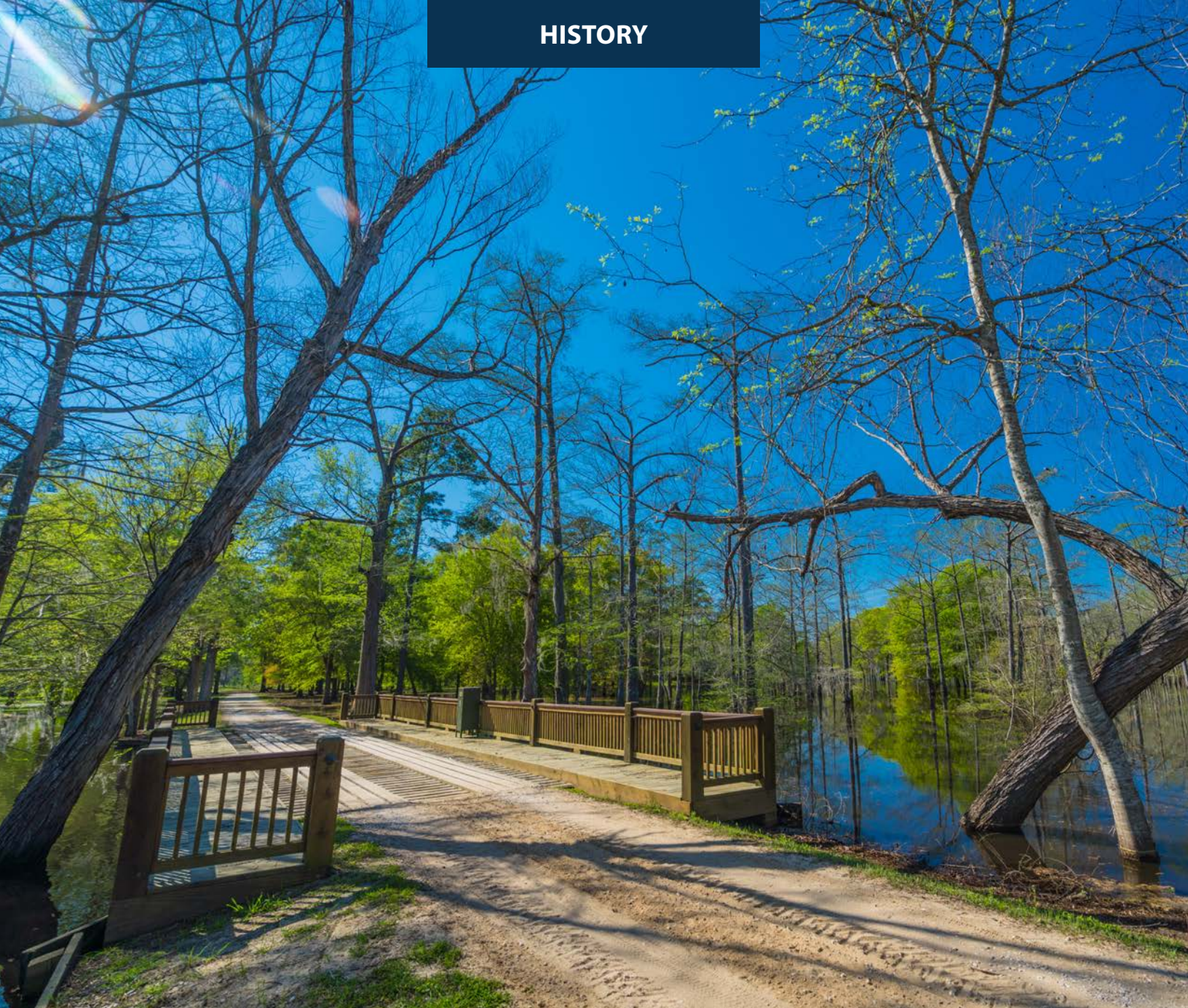
WATER



The property lies on the bank of the Neches River and a tributary known as Bear Man Lake. Running through the middle of the property is Little Black Creek forming the environment for the hundreds of large cypress trees on the property. The bridge running over the creek to access the lodge was engineered to create another lovely lake that contains catfish and crappie.

A four acre trophy bass lake on the property includes a fishing dock, boat ramp and has been stocked with Coppernose Bluegill, Redear Sunfish and a mixture of pure strain Florida bass and F-1 hybrids. A 250' deep water well provides all of the water for the irrigation and keeping the bass lake full. A smaller well is utilized for the homes.

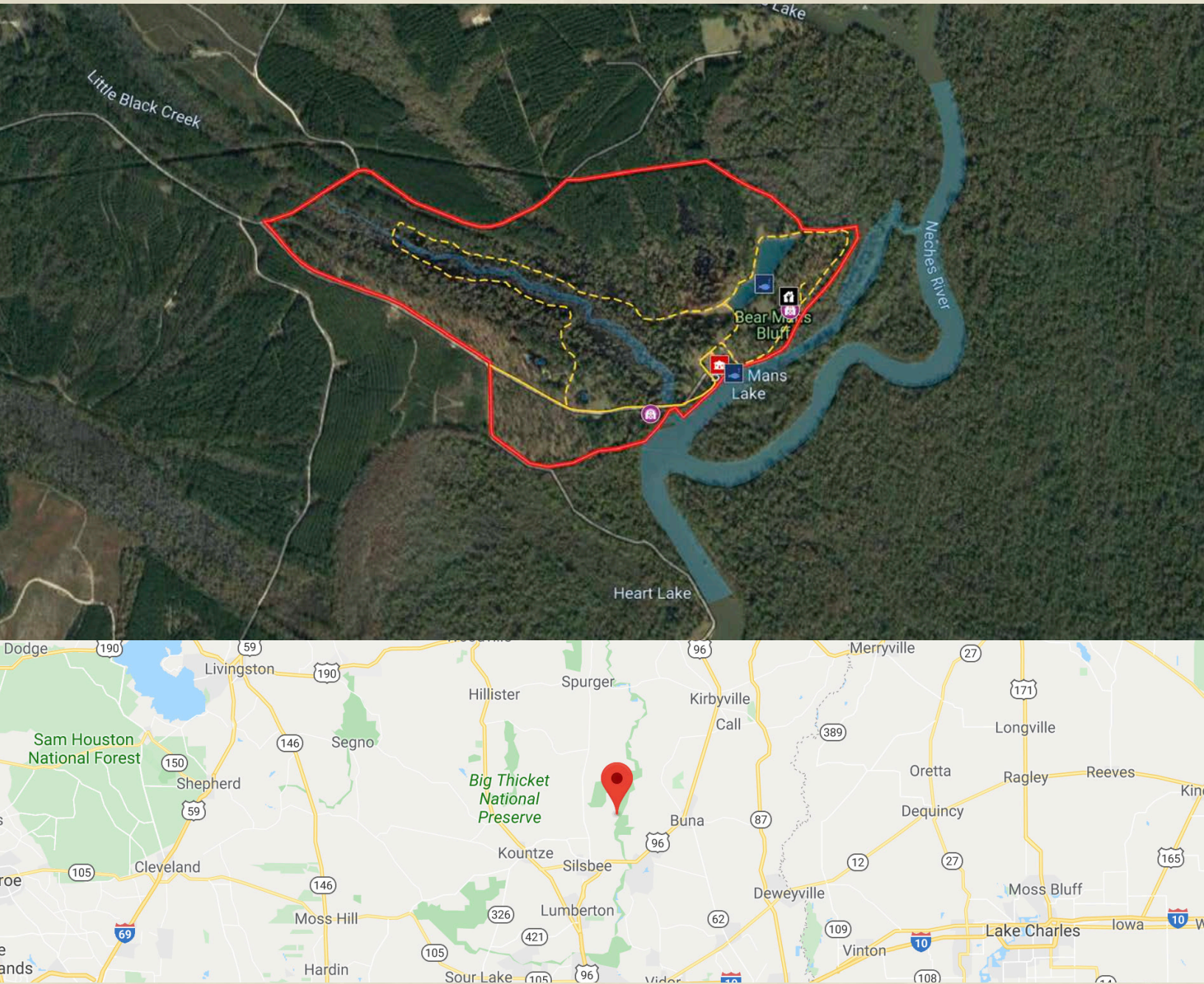




Bear Mans Bluff is a known high point along the Neches River that was originally settled before the Civil War and was utilized as a harbor for trade with boats moving up and down the river. Steamboats would dock at the bluff to exchange fuel wood for various sundries and goods from traders who travelled the Old Spanish trail which crossed the river nearby.

During the Civil War, the property was known to harbor mystery men who kept hidden but commonly left out bear meat for the steamboat captains who would leave bread, bacon and other staples. These men became known as the “bear men” and ultimately the area became Bear Mans Bluff. In the early 20th century, the property was used as a ferry point to cross the river and was a busy port until it was later moved further downstream. Afterwards it became a recreational property known for its high point off of the river and several old lodges were built for entertaining many guests.

Bear Mans Bluff is a known high point along the Neches River that was originally settled before the Civil War and was utilized as a harbor for trade with boats moving up and down the river. Steamboats would dock at the bluff to exchange fuel wood for various sundries and goods from traders who travelled the Old Spanish trail which crossed the river nearby.



JEFF BOSWELL
 Partner/ Broker Associate
 Republic Ranches, LLC - Broker
 (713) 304-8186
 bos@republicranches.com

CO-LISTED WITH:
VIVIAN TODD
 SRS, RE/MAX ONE REALTOR
 (409) 659-0343
 viviantodd@gmail.com

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.



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
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
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
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

