



BLUE RANCH

1,150 \pm ACRES | LEE COUNTY, BLUE, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

888-726-2481

SAM SHACKELFORD

Sales Associate

512-801-8139

shack@republicranches.com

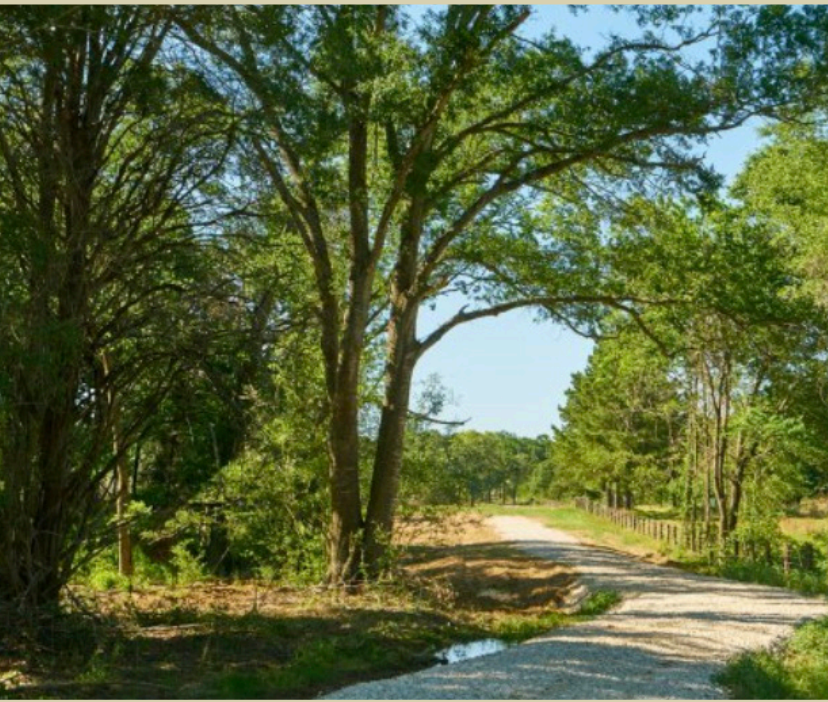
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BLUE RANCH

Blue Ranch is a breathtaking property ideal for a family hunting / grazing ranch and/or investment as a potential future development 45 minutes from Austin. This amazing 1,150 acre ranch consists of rolling coastal fields, fertile alluvial bottoms with exceptional hardwood forests along with superior elevation perfect for viewing central Texas sunsets. There are 2 creeks running through the ranch, one of which is the live Middle Yegua Creek. This creek runs through the ranch for two miles. There are large grassy meadows consisting of native grasses such as little bluestem, hooded windmill and many others along with spectacular seasonal wildflowers. The perimeters of the meadows are surrounded with hardwood forests that are loaded with massive oak, elm and hundreds of mature pecans. It is the forests and water of East Texas, the bucolic rolling hills of Central Texas and the vistas of the Hill Country all in one water rich ranch.

Price: \$6,900,000



Lee County



1,150 +/- Acres



Located 45 minutes from Austin



Two creeks running through the ranch



White tail deer, feral hogs, dove, ducks



Superior elevation perfect for viewing sunsets



Location: The ranch is located on FM 696E approximately 15 miles east of Hwy 290 east between Blue and Lexington. From central Austin the ranch is 49 miles, College Station 60 miles and Houston 134 miles. Elgin is 16 miles and consists of many restaurants, grocery stores and major retailers which includes the fabled Southside Market and BBQ and Myers Smokehouse. Even closer is Snow's BBQ in Lexington (Texas Monthly's top rated BBQ restaurant several years running).

Habitat: This large central Texas ranch has a wonderful diversity of terrain. Portions of the property are classic bottomland along Yegua Creek including huge oaks and pecans towering over rich alluvial soils with mixed pasture and heavier brush. The other portion of the ranch has significant relief as the property climbs above the creek bottom. Oaks, cedars and elms dominate this portion of the ranch which has sandy soils and beautiful vistas overlooking the countryside. Whitetail deer, hogs, turkey, dove and duck along with the local predators can be seen throughout this ranch. The Blue Ranch is an ideal property for the avid hunter, outdoorsman or conservationist looking for an outdoor paradise!

Improvements: The ranch is completely fenced with a beautiful new cedar post six wire perimeter fence and a new front cedar on CR 696. The landowners have brought in material and built an excellent road system throughout the ranch. There are complete perimeter roads along with numerous interior roads throughout the wooded areas and meadows. Selective clearing has been done throughout the ranch to create a great mix of open prairie and forests.

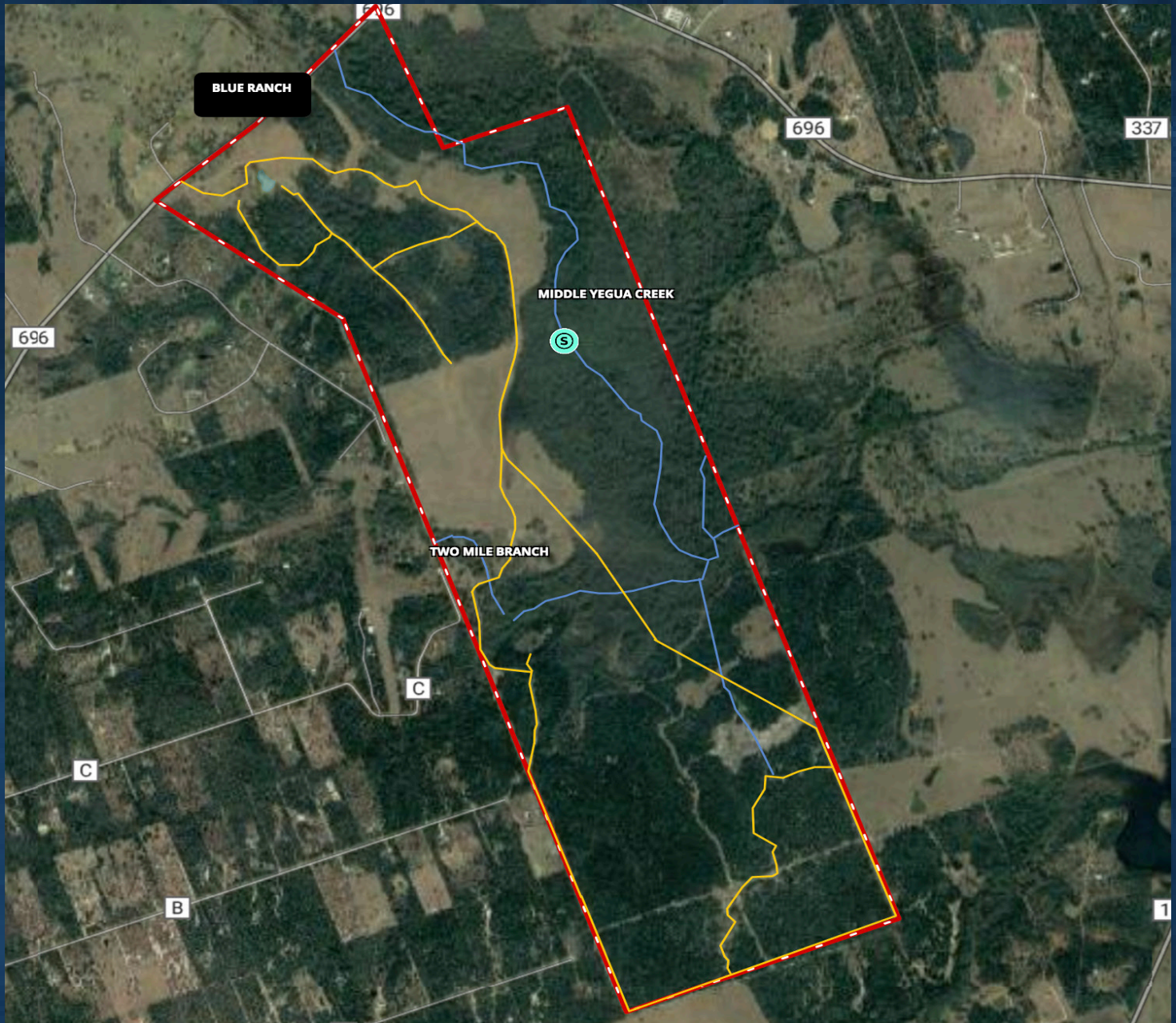
Water: According to experts in the field, this is the ultimate water property. The Middle Yegua and Two Mile Branch creeks run through the property. The Middle Yegua is a perennial creek with catfish, perch and bass and hosts plenty of ducks. There is one nice small pond on the property and several areas that would be excellent locations to put in huge lakes. There are two artesian wells on the property and several traditional water wells towards the front of the property. This property lies over the Carrizo-Wilcox complex of aquifers, including the massively prolific and rechargeable Simsboro Aquifer. The groundwater on this ranch is inexhaustible and from a variety of aquifers. Whether it be for export, commercial use, agriculture, a golf course, or just wildlife and keeping large lakes full, it is uniquely valuable.



Investment Opportunity: This property has good road frontage on hwy 696 and several access points to county roads. Next door is a development of over 2,000 acres of mostly 15 to 30 acre home tracts with very nice homes on it. With the completion of the toll road, the drive from the front gate to the State Capitol can be legally made in 45 minutes. There is certainly no property this size within an hour of Austin with the incredible variety of terrain and assets.

Minerals: The owners will convey executive rights and some of the minerals with the sale.

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
Sam Shackelford	637359	shack@republicranches.com	(512) 801-8139
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date