



# REPUBLIC RANCHES

**Canyon Springs Ranch  
Kimble County, TX  
664 ACRES +/-**











This Kimble County ranch, situated between Harper and Junction, is a ready to go recreational and cattle ranch with springs, distributed water, high fenced perimeter, livestock cross fencing, deer/game management in place, cedar work complete and forever views in just about every direction.

**Location:**

The ranch is located just off of Kimble County Road 410 north of Blue Mountain Road. Blue Mountain Road (KCCR 420) can be accessed from both Ranch Road 385 and Ranch Road 479.

**Layout, Topography & Terrain:**

This high fenced ranch contains a majority of usable country with numerous draws and canyons providing topography and fantastic wildlife cover. The ranch has approximately 270' of relief with a high point at 2,091' and a low point at about 1820'. The varied terrain coupled with the Live Oaks, Red Oaks, Shin Oaks, Lacey Oaks, Junipers, Elms, Texas Kidneywood, Agarita, native grasses, succulents and other flora typical of the Hill Country make this ranch home to a variety of wildlife.

**Wildlife and Hunting:**

Wildlife species that can be found on this ranch include a well managed white tailed deer population, feral hogs, turkey, exotics and songbirds. The ranch is currently managed under a Level III MLDP that includes extended deer hunting seasons. The few exotics on the ranch also provide additional hunting opportunity. As part of the current owner's deer management program, no trophy deer have been taken in the last four seasons. Included in the sale are 4 protein feeders, 6 corn feeders and 6 box blinds.

**Improvements:**

The property is high fenced.

The initial large scale Juniper clearing is complete and the ranch now in the maintenance stage.

Cross fencing for cattle operation, if desired. Not currently being grazed.

**Water:**

There are 3 existing water wells that provide water service to water storage and ranch wide distribution to 6 concrete troughs. One of the storage facilities doubles as a hill country swimming hole!

There are several active springs/seeps in canyons.

**Electricity:**

Available and operational at locations of water wells.

**Minerals:**

Seller will convey all owned by seller, if any; there is no production.

**Easement Information:**

Ingress and Egress to gate is via an approximate 755 yard legal easement to/from KC 410.

Seller will retain an ingress/egress easement alongside northern portion of eastern fence line to access ranch located to the north.

**Taxes:**

Currently taxes assessed at Agricultural Value (1d1-w)

**Price:**

Asking \$1,826,000.00

**Contact:**

Agent: Charles Davidson  
210-415-5570  
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**Disclaimer:** 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 also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.



Canyon Springs Ranch  
Kimble County, TX  
664 acres +/-

T.....Water Trough  
W&S.....Water Well & Storage  
S.....Spring  
B.....Blind  
P.....Protein Feeder  
F.....Feeder  
— Primary Roads



Co Rd 4

Entrance





#### DISCLAIMER AND NOTICE

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Buyer's agent, if any, must be identified on first contact and must be present at initial showing 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

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

