



CHAPARRAL RANCH

1,233 ± ACRES | DUVAL COUNTY, FREER, TX

REPUBLIC RANCHES LLC
Our Legacy is in the Land

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A scenic view of a dirt road winding through a green, hilly landscape under a clear blue sky. The road is light-colored and contrasts with the dense green vegetation on the hills. In the distance, a small cluster of buildings is visible on the right side of the road.

CHAPARRAL RANCH

This perfect family sized South Texas ranch has become available just in time for the upcoming hunting season! Chaparral Ranch exemplifies all that South Texas has to offer, from excellent native wildlife and habitat to a top notch trophy deer herd. This ranch has been meticulously managed for years with extreme detail to improvement and enhancement on native species along with producing trophies year after year. This rare find offers both a great place to entertain friends and family combined with a seasonal opportunity for the serious hunter.

Price: \$2,774,250



Location – The ranch is located 15 miles south of Freer off of Highway 16 on Las Lomas Rd. in Duval County. It’s conveniently located 3 1/2 hours from Austin and Houston, 2 hours from San Antonio and only 1 1/2 hour from Corpus Christi. Being only minutes away from Freer... fuel, supplies, groceries and restaurants are an easy access.

Habitat / Wildlife – The ranch consists of native South Texas brush along with mesquite, cactus, sage, hooded windmill, bluestem and an abundance of coverage for a healthy ecosystem benefitting the extensive wildlife. Chaparral is a high fenced, trophy game ranch. Improved deer genetics were introduced to the ranch in 2010 along with an extensive and calculated feeding program. Over the last 8 years the ranch has produced numerous deer in the 190”-200” range. Careful and conscious detail to harvesting along with trail cam pics and surveys verifies the existing trophies living in the brush. There are many other native species living on the ranch along with numerous turkey, dove, both bobwhite and blue quail, hogs, javelina, bobcat and all other predators. All the South Texas hunting seasons can be enjoyed!

Improvements – Centrally located on the ranch is a well thought out gated compound. The 2,000 sf headquarters consist of 3 bedrooms, 2 baths, kitchen, open living area along with a screened in porch with a wet bar and pool table. The house along with the porch are fully tiled and enclosed making it easy to clean and close up after a weekend of entertainment. The yard is perimeter fenced (snake proofed) along with an electric gate, crushed granite and an outdoor patio along with fire pit. There is also an equipment storage barn located along the entry road. The barn contains a game cleaning rack / area and also a walk in cooler. The owners have built and maintained an extensive all weather road system throughout the ranch. The roads allow you to drive the entire perimeter along with the interior of the ranch in all weather conditions. The extensiveness of the roads make this ranch drive much bigger than the average. There is a 5.2 acre soft release pen (over the 5 acre min. for a DNP breeding operation) along with watering system, alleys and interior gates located approx. half a mile from the compound. There is a large 10 ton silo conveniently located to the entrance making it easy access for delivery.

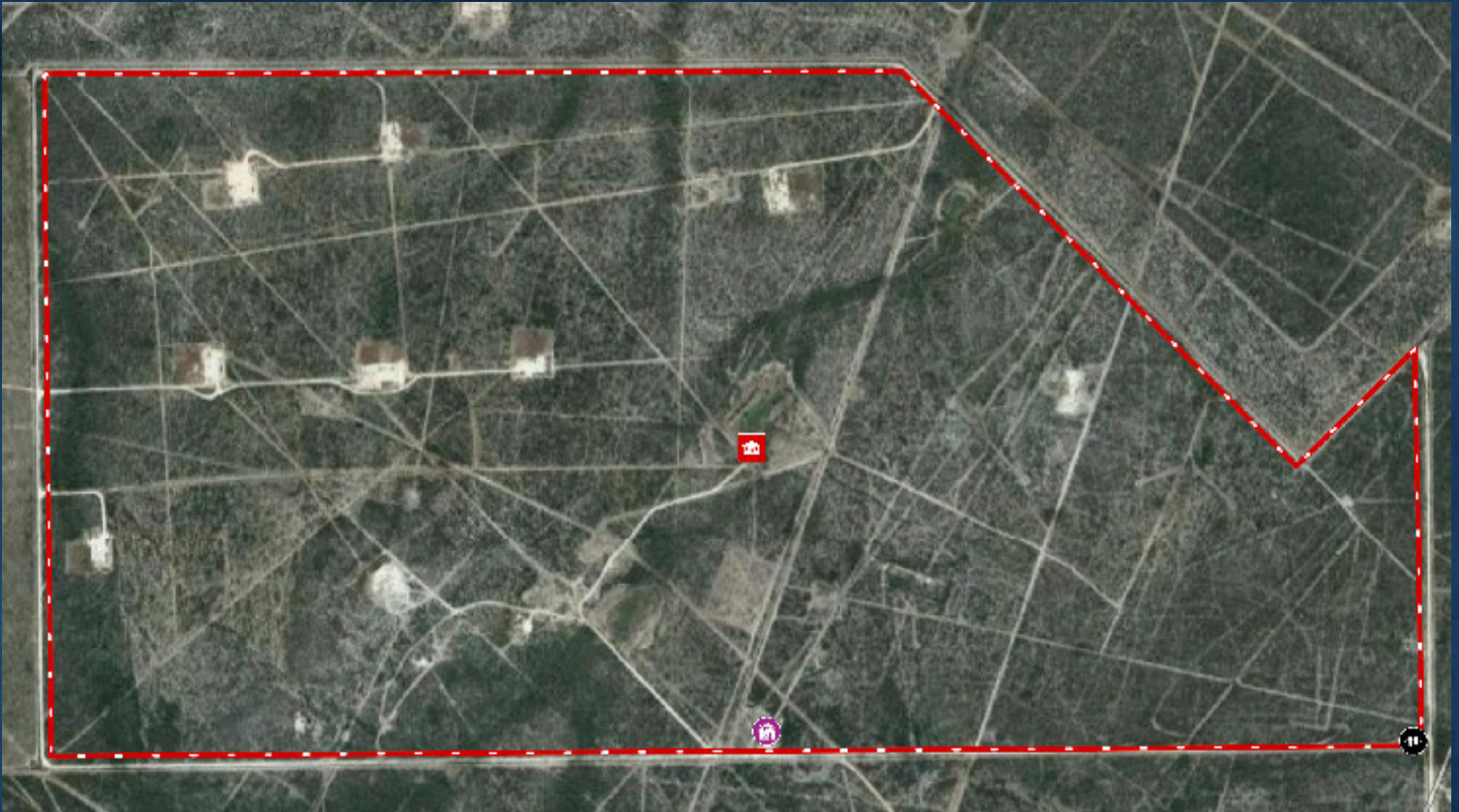


Water – The house has a 2,000 gallon water storage tank that services the whole compound. The ranch has 1 water well. The well feeds the 6 water troughs that are located throughout the ranch. There are 2 nice size ponds on the ranch, one of which is located next to the compound.

Other – Included in the sale of the property are 7 Atascosa blinds along with 7 Texas Hunter products feeders. The large bulk silo and walk in cooler are also included. With the exception of the owners requested items such as deer mounts and several pieces of furniture the contents of the house will also convey. There is a 2011 60hp Kubota tractor along with shredder and attachments that don’t convey but can be purchased separately.

Minerals – There are no owned minerals

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date