

REPUBLIC RANCHES LLC

Our Legacy is in the Land



CHERRY SPRINGS RANCH

Kerr County, Hunt, TX

170 ± Acres | \$2,695,000 | Shown by Appointment Only



Kerr County



Guadalupe River



Custom built main home



White-tailed deer, turkey, doves



Cave for exploring



Barndominium



Located in one of the most endeared areas of the Texas Hill Country, Cherry Springs Ranch, a short drive from Hunt, Texas, offers a spectacular custom home with forever views, private access to the North Fork of the Guadalupe River, high quality high fencing, springs, a cave and paved road frontage. This ranch has the right mix of oak/juniper managed rangelands and more dense cover for wildlife shelter.

The ranch is located at 370 Fallow Run Road (a paved road that ranch fronts for over 1/2 mile) and is about 10.7 driving miles out of Hunt, TX. Driving distance to Kerrville is a little over 20 miles; to San Antonio is a quick 89 miles and to Austin is only 127 miles. The ranch's native rangelands are typical of this part of the Hill Country with rolling topography (over 160' of relief), juniper oak woodlands, and lush grass meadows. Tree species found on the ranch include live oak, shin oak, Spanish Oak, cherry, hackberry, juniper and others.



The ranch has private access to the North Fork of the Guadalupe River at two locations, both a short drive by UTV from the ranch gate. These access points are included with portions of the ranch that are part of the Guadalupe Ranches Estates. The ranch has 2 water wells, 3 troughs for livestock/wildlife, one supplemented wildlife pond and numerous seeps and springs along the headwaters of an unnamed tributary of the Guadalupe River that traverses the ranch.

There are native white-tailed deer, turkey, dove, some exotics, varmints and songbirds on the property. There is a small herd of Texas Longhorn Cattle that will convey with the sale.

IMPROVEMENTS

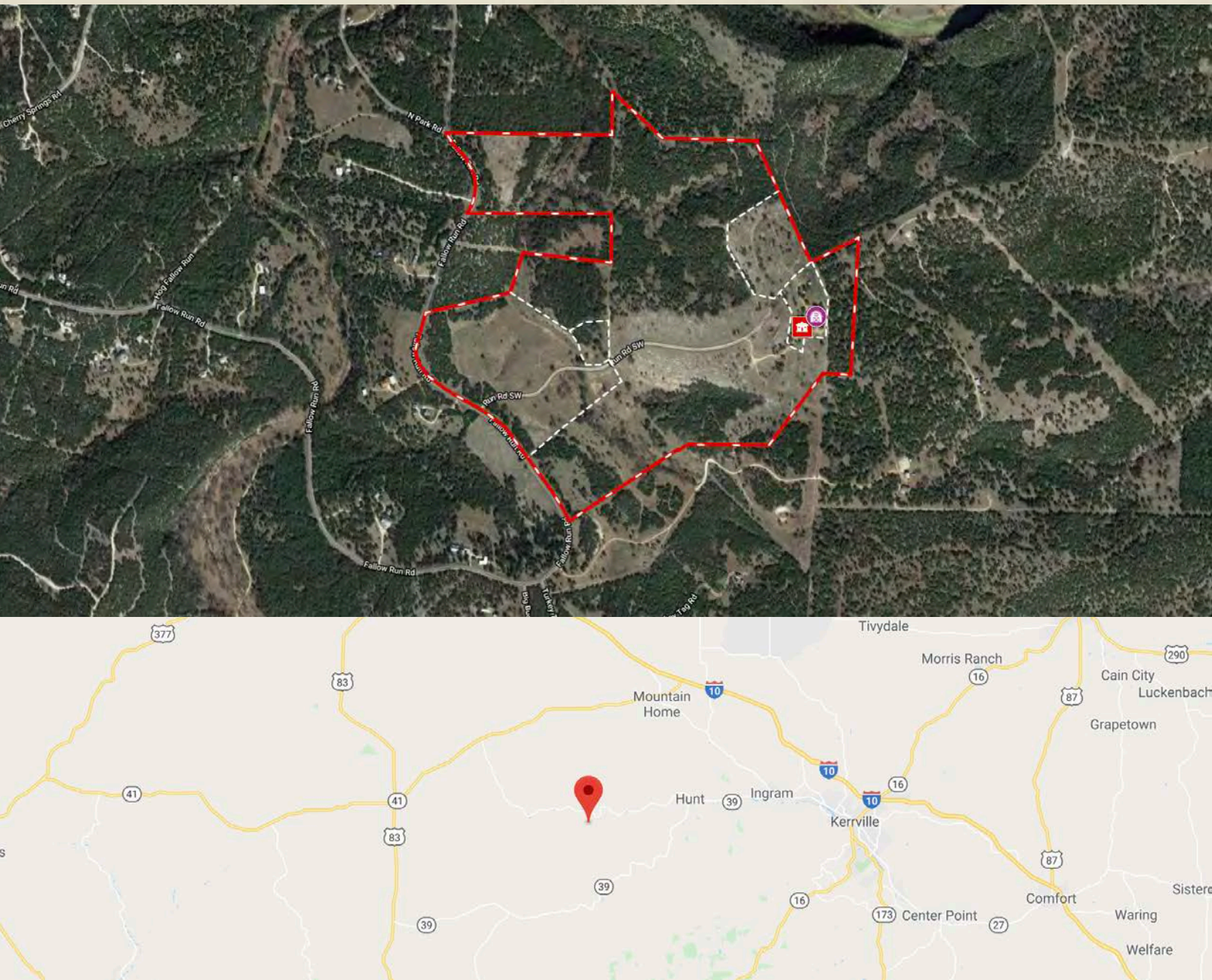


After entering the ranch and following the well maintained main road for approximately 1/2 mile you will arrive at the main home area located on top of a hill with commanding views of the Guadalupe River Valley and surrounding hill country.

The custom built main home is an approximately 3,500 SF custom home with 2 bedrooms and 2 baths, numerous fireplaces, an incredible back porch, an inviting kitchen (with gas stove), dining and living areas. Nearby is an approximately 2,800 SF "Barndominium". A portion of the barn is used for clean storage of feed and vehicles and a portion is finished out and includes 2 bedrooms, a bathroom, a full kitchen, living area with fireplace and several utility rooms.

Between the main home and the "barndominium" is an incredible outdoor cooking and entertaining area with fireplace. The residential compound is surrounded by a high fence allowing for maintaining landscaping as well as a small orchard and annual garden. There is also a small shed for the ranch tractor.





CHARLES M. DAVIDSON

Partner/ Broker Associate

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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; 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:
 - 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

