



DIAMOND B RANCH
6,710 ± ACRES | DUVAL COUNTY, FREER, TX



REPUBLIC RANCHES_{LLC}
Our Legacy is in the Land

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DIAMOND B RANCH

The Diamond B Ranch is part of the Historic Welder-Rancho Esperanza that was founded in 1920. There have only been two owners since then. It is approximately 6,500 acres in one high fenced pasture, with a 50 acre entrance parcel and 160 acres on the northwest side that are transferred by a deed without warranty. The main ranch is an incredible mixture of native brush species perfect for growing large deer. A branch of San Diego Creek bisects the ranch from west to east. This is a deep creek with large trees and a very large water erosion control dam. Reportedly, this dam was built to slow down the water flow in the creek to avoid flooding downstream (San Diego, Texas).

Price: \$12,044,450



Location: The ranch is located in Duval County, Texas, along the east side of County Road 330 and at the north terminus of County Road 333. It is also located approximately 9 miles east of Freer and 12 miles northwest of San Diego, Texas. The ranch is located, approximately 4 miles north of State Highway 44.

Habitat and Wildlife: The Diamond B Ranch has the ideal environment for deer, dove, quail, and hog hunting. The ranch is a perfect example of a South Texas brush country ranch. It has all the native brush species for growing large white-tailed deer. This area is also known for its incredible dove hunting. The ranch is under a MLDP permit issued by Texas Parks and Wildlife, with a management plan and protein feeding program that has been in place for several years.

Improvements: The improvements consists of a main road that is a wide, well built all weather caliche road that extends from the main gate approximately 1.2 miles to the compound. The compound consists of an older home that has been added onto. The original structure is reported to be part of a Stage Coach stop dating back into the mid 1800's. There are also guest cabins that are part of a long narrow building that has 4 adjoining rooms, each with their own entrance. The ranch equipment is stored in large metal quonset hut barn. There is also a walk in cooler and animal cleaning area attached to the barn.

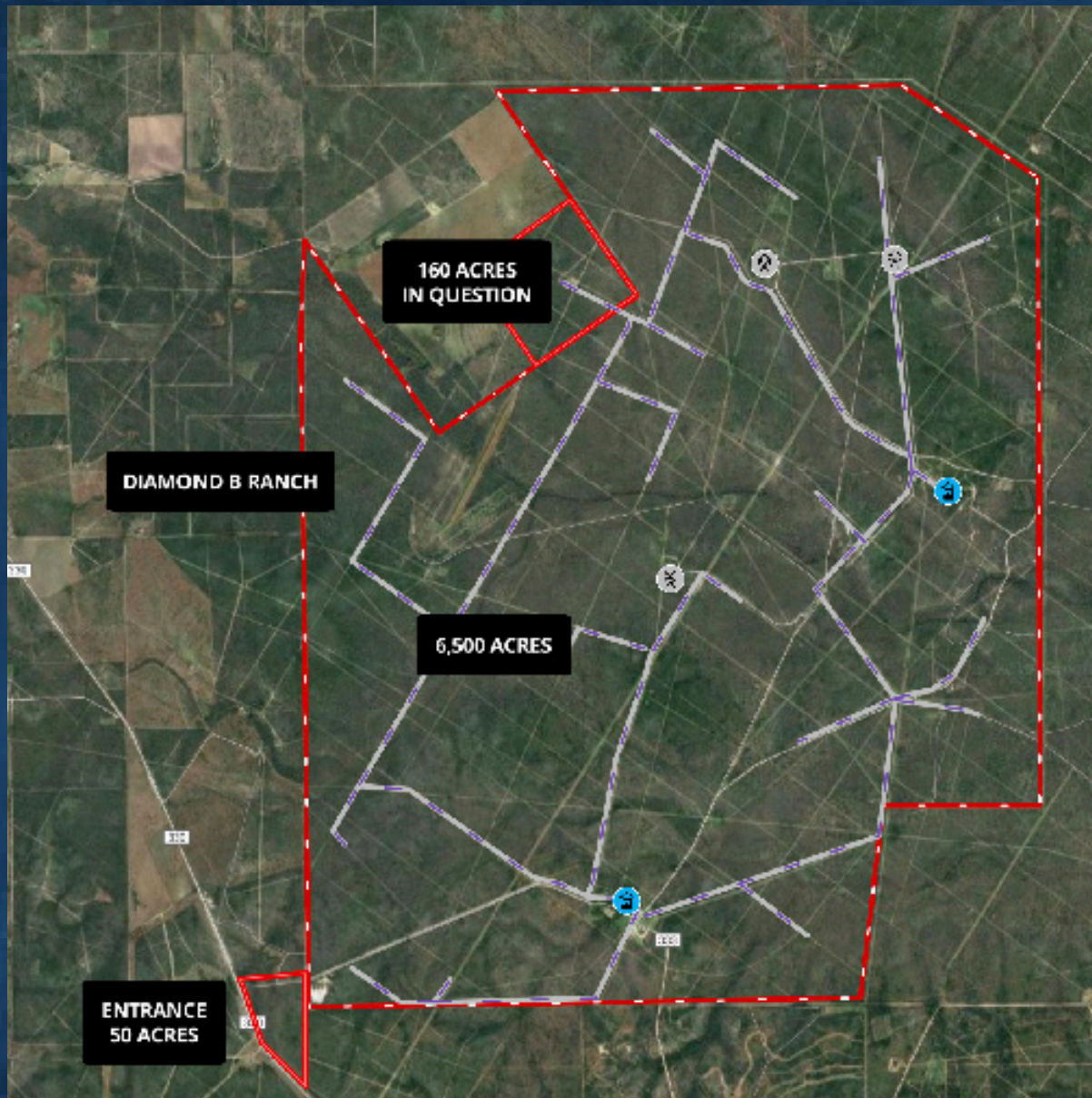


Water: There are 3 electrical water wells that fill 56 waterers, a solar powered well, and three windmills scattered throughout the ranch. No animal has to go more than 750 yards to get water. Subsurface or ground water is typically not an issue in the part of the county. Water wells are typically 300' to 350' deep.

Minerals: Surface only, no minerals.

Other: There is a large set of cattle working pens at the compound. The roads on the ranch are exceptionally well maintain including an all-weather caliche "loop".

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

