



FRENCH INGRAM RANCH

14,035 ± ACRES | VAL VERDE COUNTY, TX

REPUBLIC  **RANCHES**_{LLC}
Our Legacy is in the Land

CHARLES M. DAVIDSON

Broker Associate/Partner

210-415-5570

cmd@republicranches.com

REPUBLICRANCHES.COM



FRENCH INGRAM RANCH

The historic French Ingram Ranch in Val Verde County, Texas has over 7 miles of crystal clear flowing Pecos River frontage. This very private ranch has been in the same family since the 1920s and includes a spectacular cut limestone home, custom built in the 1930s. The headquarters area is nestled in a beautiful valley with live oaks, conjuring up images of famed Texas Ranger Capt. Jack Hays stepping out to greet a visitor on the screened porch. This is an incredible year-round recreational ranch paradise that offers both hunting and fishing, not to mention exploring for Native American artifacts or pictographs and enjoying the stars at night or the daytime views of the Sierra Madre Oriental Mountains.

\$7,929,775



★ Val Verde County

★ 7 miles of Pecos River frontage

★ Main house built in 1930's

★ River provides fishing for largemouth bass & catfish

★ Year-round recreational paradise

★ White-tailed deer, mule deer, blue quail, turkey, dove



Location: The ranch is located about 8.5 miles north of Langtry, Texas, accessed off of Pandale Rd. on the west side of the Pecos.

Layout, Topography & Terrain: This ranch features numerous access points to over 7 miles of the clear flowing Pecos River. It also has incredible topography for safari style as well as spot and stalk hunting throughout the ranch! The varied terrain features numerous canyons with many draws holding live oaks amongst other native fauna. Saddles and gentle slopes are covered with common desert species of brush, native grasses and succulents. Most parts of the ranch are easily accessible with the existing road system.

Wildlife, Hunting, & Fishing: Wildlife species that can be found on this ranch include white-tailed deer, mule deer, blue quail, turkey, dove, javelina, varmints and songbirds. The river provides fishing for largemouth bass and catfish.

Improvements: The Main House, located in the Headquarters area, was built in the 1930's and has been maintained in great condition. It is a spectacular example of a two-story classic Texas cut limestone ranch house with high ceilings and custom crown molding; three bedrooms, two full baths, hardwood floors, French doors and an incredible screened porch! Also in the headquarters area are two bunkhouses, a detached carport/quarters/storage building, a fully furnished enhanced mobile home, a shop and several barns. The ranch is fenced into 15 pastures for livestock management.



Water: Over 7 miles of Pecos River frontage, with access at numerous places, including one with a campsite. Not only does the river provide fishing opportunity (and habitat for wildlife), it also is great for canoeing, kayaking and tubing in a truly private and pristine setting. The ranch also has 5 water wells, 4 storage tanks/pilas and about 9 miles of associated piped distribution. The various wells, storage and distribution provide water to the headquarters facilities and some 25 plus troughs, providing water for wildlife and livestock alike.

Minerals: 3,200 acres have state classified minerals and the rights associated with such classification will convey to Buyer. Seller's owned minerals are negotiable; there is no production.

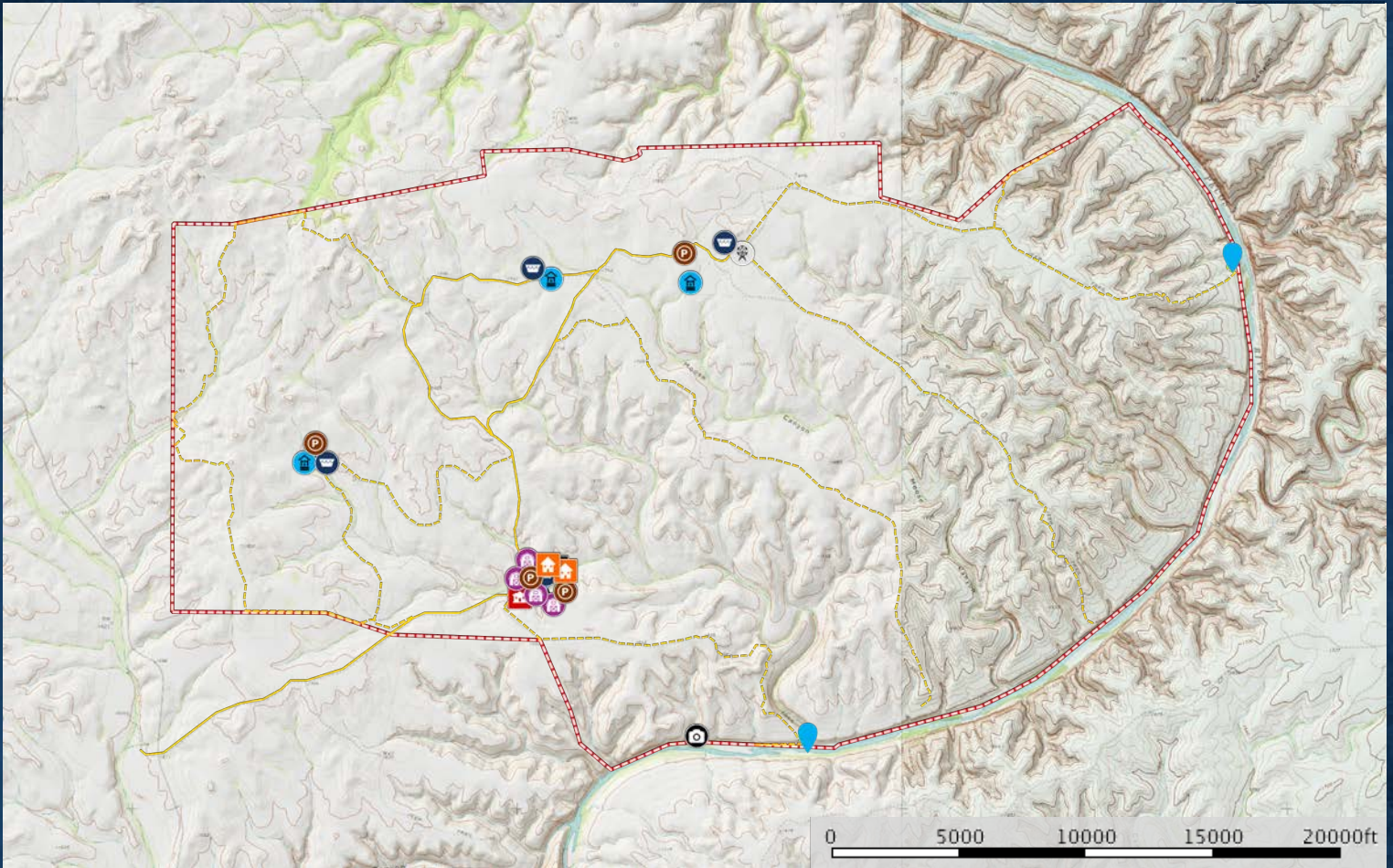


History and Points of Interest: The ranch has at least six known sites containing Native American Pictographs (Rock Art). The road leading out of the river in the ranch's Live Oak Pasture (named for the large live oak just above the river that has managed to grow and thrive seemingly out of solid rock) is also known as the "Encino Solo Trail". In the early days of ranching in this part of Texas, the area ranchers used the "Encino Solo Trail" to cross the river and move their stock from pastures east of the Pecos to shipping points located west of the Pecos.

Other: Furnishings to convey except select pieces and some window coverings in main house.

Taxes: Currently taxes assessed at Agricultural Value, where applicable.

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
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date