



JAG FARM & RANCH

1,323 ± ACRES | CALHOUN & VICTORIA COUNTIES, PORT LAVACA, TX

REPUBLIC  RANCHES^{LLC}

Our Legacy is in the Land

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The excellent waterfowl hunting, saltwater fishing, hogs, deer, and dove, combined with rich blackland rowcrop ground and good pastures make the JAG Farm & Ranch a fantastic combination recreational property/working farm and ranch with unique diversity and income potential. Unobstructed views of the flats and Lavaca Bay, plus over 3.5 miles of combined bay and creek frontage enhance the value of this property and the long term development prospects.

Price: \$4,392,360



- ★ ±739 acres high quality farmland
- ★ ± 584 acres recreational/ranch land
- ★ Bay frontage & creek frontage

- ★ Excellent waterfowl hunting
- ★ Excellent fishing
- ★ Deer, hogs, & dove



Location: The ranch is located approximately 20 miles southeast of Victoria and approximately 5.5 miles north of Port Lavaca on the northeast end of Lavaca Bay with paved FM road access to the entry. The Calhoun County Airport is minutes away (5,004' asphalt runway), and the nearby Victoria Regional Airport is also very convenient for larger planes.

Habitat: The ±739 acre farmland portion of the property is entirely Laewest Clay designated as prime farmland per the USDA. This is a rich, black soil, generally level with an elevation of 29'-30'. The farm has 723.61 base acres per USDA, and has been planted in corn, cotton, milo, and soybeans through the years. The 10-year average yields for this very productive farm are strong, and are available upon request.

The non-cultivated portion of the ranch consists of an estimated ±327 acres of upland pastures and brush, and ±257 acres of tidal flats. The pastures are a nice mix of clean, open grasslands and areas of dense brush game habitat. Mesquites and huisache are the predominant brush species, but there are also more southerly browse plants such as lime prickly ash present on the ranch. Hackberry and cedar elm are the predominant trees, along with some nice live oaks. The tidal flats are largely grazeable wintertime pasture, and feature two main ponds of ±3.5 and ±2.5 acres, along with numerous smaller potholes that are great duck hunting spots.

Placedo Creek flows along the ranch's border for ±3.5 miles, emptying into Lavaca Bay at the ranch's northeastern corner; with the shoreline of the bay forming part of the ranch's border.

Wildlife: There is a great combination of game on this property (waterfowl, dove, deer, hogs).

Placedo Creek is an area known to local sportsmen as a hotspot for speckled trout and redfish. Much of the creek can be fished from the bank and accessed by pickup or ATV, and there is a public boat ramp just down the shoreline from the ranch.

The ponds and potholes provide excellent duck hunting opportunities. Deer, hogs, and varmints frequent the upland pastures, and dove hunting can be excellent.

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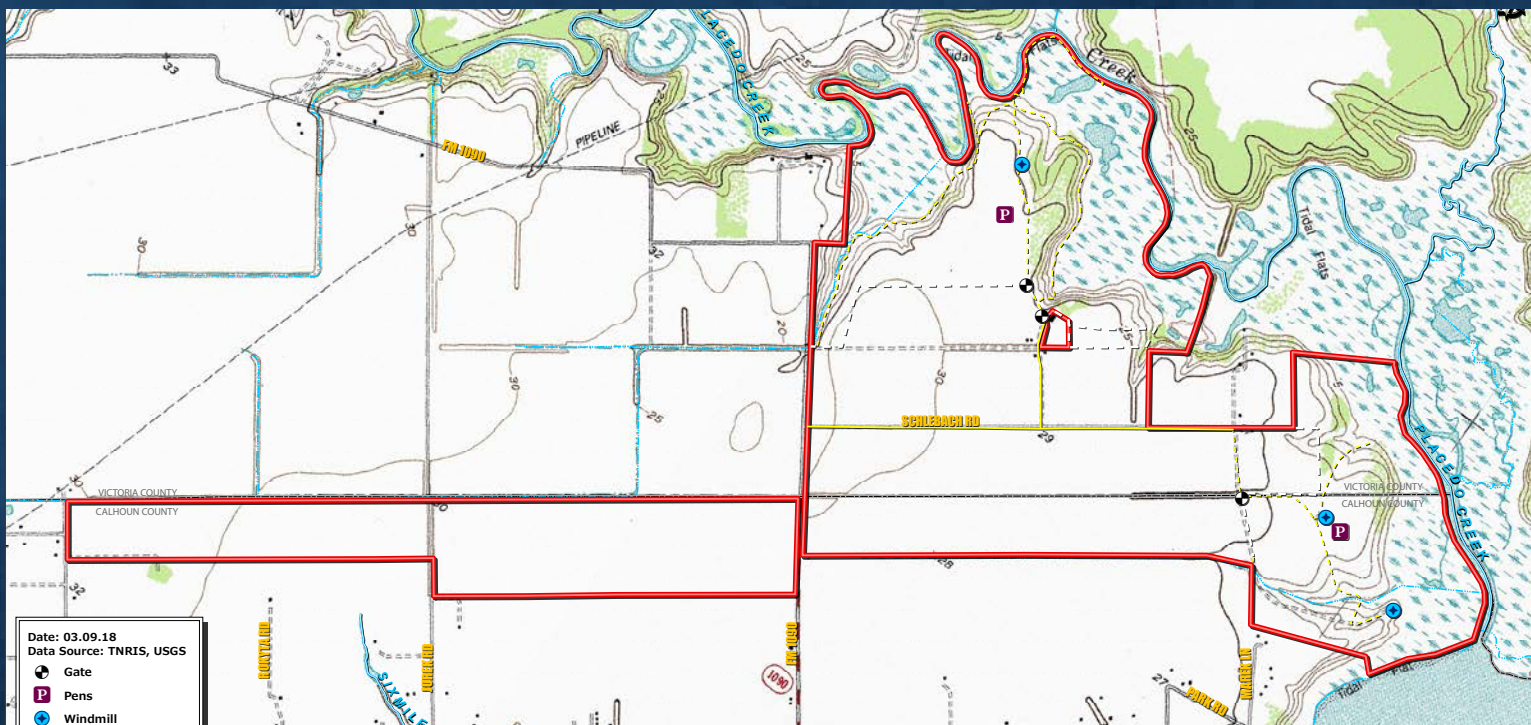
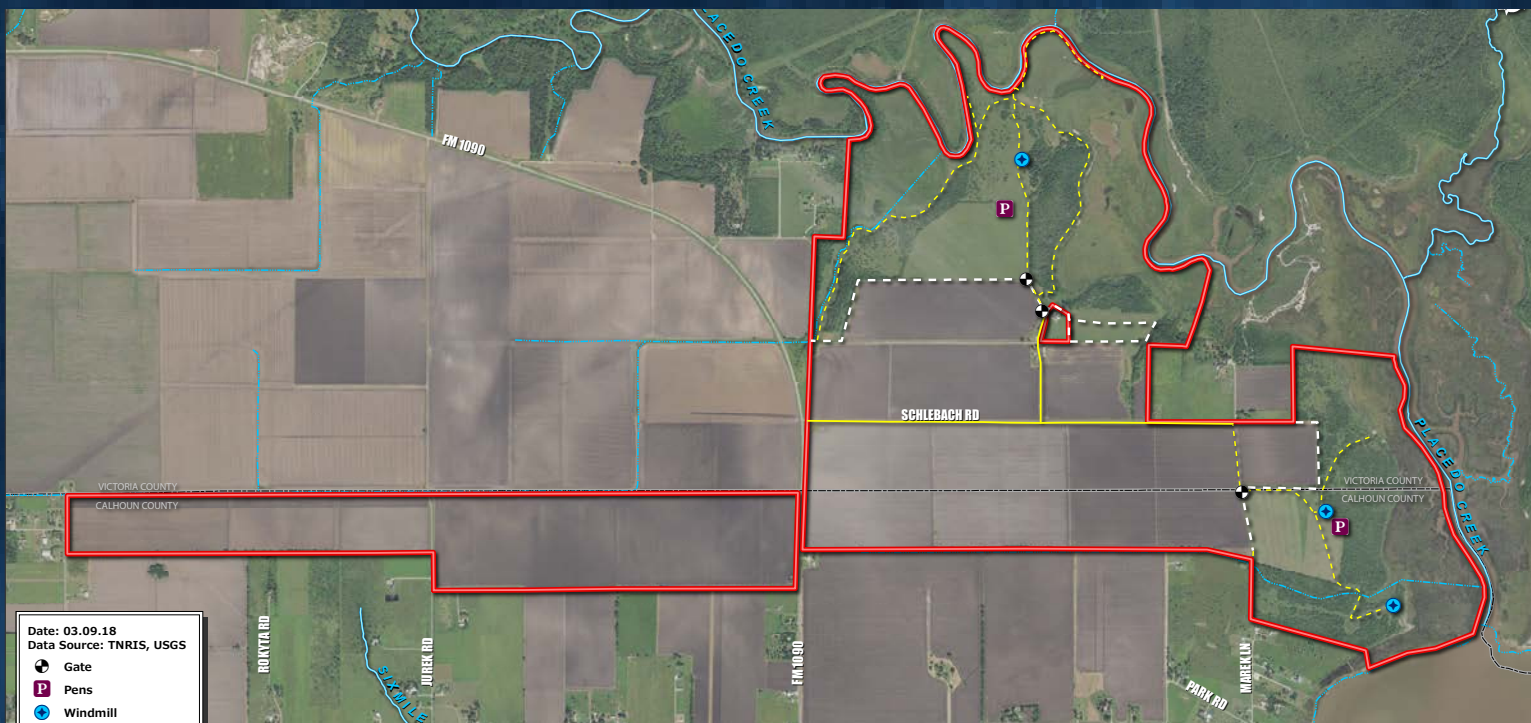
Water: Three windmills provide water for livestock & game in the pastures, and there is an electric well located at the implement barns.

Improvements: The farm portion of the property includes implement barns and a pair of old farm houses used for storage and a farm office.

Minerals: Surface only is being conveyed in this sale.

History: Owned by the same family for over 100 years, this farm and ranch was originally purchased by early 1900's Calhoun County Judge Willett Wilson.

MAPS



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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Buyer/Tenant/Seller/Landlord Initials

Date