



REPUBLIC RANCHES

Boerne, TX Area Ranch Kendall County 102.941 ACRES +/-

This southern Kendall County ranch, situated just west of Boerne, is the perfect quick getaway ranch or rural home place, not to mention its investment appeal. The ranch commands views in most all directions including the Ranger Creek valley and the hilltops surrounding nearby Tapatio Springs.

Location:

The ranch is located off of Johns Rd. west of Boerne. It is 2.6 miles west of I-10 and 1.7 miles east of the Tapatio Springs Clubhouse. It is accessed from Johns Rd (a paved road).

Layout, Topography & Terrain:

This ranch is more or less rectangular in shape with several draws and canyons. The ranch has approximately 200' of relief with a high point at 1854' and a low point at about 1650'. The varied terrain coupled with the Live Oaks, Red Oaks, Junipers, Cherries, Agarita, native grasses, succulents and other flora typical of the Hill Country make this ranch feel much larger than the listed acreage.

Wildlife:

Wildlife species that can be found on this ranch include white tailed deer, feral hogs, exotics and songbirds.

Improvements:

There is an old cabin/camp located near entrance to property.

The property is high fenced on the north perimeter, west perimeter and 1/3 of south perimeter. The remainder of the south boundary is not fenced at present. The east fence is typical livestock fence.

There are numerous trails throughout the ranch so all parts of the ranch are easily accessible.

A limited amount of juniper clearing/mulching has been performed recently creating an abundance of additional "edge" preferred by wildlife and allowing native grasses to reinvigorate. The same limited clearing has opened up new view corridors as well.

Water:

There is an existing water well that provided water service to cabin.

Near the NE corner there is a small stock tank that currently has water in it. There is another tank just north of cabin location that has an active seep.

Electricity:

Available and previously operational at location of old cabin.

Minerals:

None being offered; there is no production.

Easement Information:

Overhead Electric Line crosses property.

Ingress and Egress to property from/to Johns Road is via a 30' x ~7/10 of a mile deeded easement.

Taxes:

Currently taxes assessed at Agricultural Value

Price:

Asking \$810,000.00

Contact:

Agent: Charles Davidson

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Disclaimer: This write-up may contain errors and omissions and is for information purposes only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdrawal of the property from the market with no prior notice.

Kendall County, TX Ranch

102.941 Acres

High Fence

Tank

High Fence

Low Fence

Tank

* Well

Old Cabin

Overhead Electric Line

High Fence for thrd

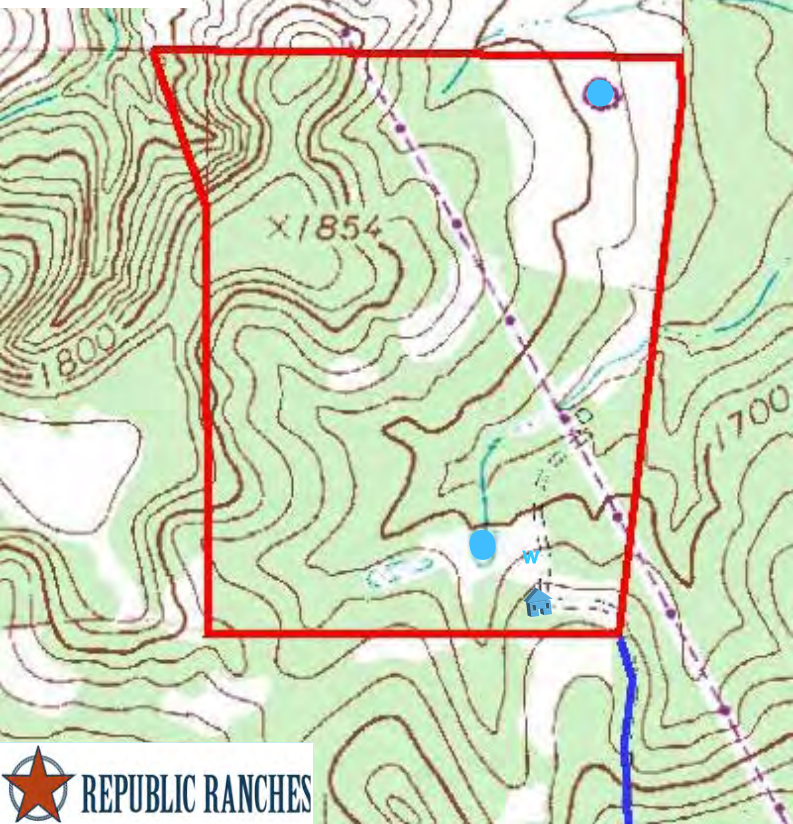
Low Fence removed for two thirds

30' Ingress & Egress Easement from/to Johns Rd.



Kendall County, TX Ranch

102.941 Acres





Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

