



# KNOX LAKE RANCH

280 ± ACRES | LIMESTONE COUNTY, TX



**REPUBLIC RANCHES** LLC  
*Our Legacy is in the Land*

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**REPUBLICRANCHES.COM**



# KNOX LAKE RANCH

The Knox Lake Ranch is a 280 Acre, diverse hunting and fishing ranch located in Southern Limestone County. The ranch boasts a 26 acre lake with trophy Florida bass, a 10-acre duck unit loaded with ducks in the fall and introduced South Texas Whitetail which are now in the 170s & 180s. The ranch is located 50 miles north of College Station and 40 miles East of Waco.

Price: \$1,970,000



**Wildlife:** The wildlife species that can be found on the ranch include whitetail deer, dove, ducks, and other vermin. The lake produces 3-6 pound bass regularly and one of the largest caught this year has weighed in at 10 lbs. In the fall the duck unit can be flooded using the lake water. The unit is surrounded by pecan trees and oaks, the acorns and pecans draw in Mallards and Wood ducks. Knox lake attracts teal as well. The Ranch is high fenced and years back South Texas whitetails were introduced, the landowner is seeing 170-180 inch deer this year and the largest shot on the ranch has scored 202. The ranch feeds protein year-round and also plants food plots in the fall. This would make a great place for exotic as well.

**Improvements:** Overlooking the lake sits a 2,538sq. ft. Cedar home with two large bedrooms and private bathrooms. Connected to the home are four smaller bedrooms that have a bathroom per two rooms. The home was built about 14 years ago in very well kept. The cabinets and several of the furniture pieces were custom made with rough-hewn cedar. There is a large deck overlooking the lake with a grill and sitting space. Next door is a 2 bedroom/bathroom pier and beam farmhouse style home which was built a few years ago. It has a kitchen and screened-in porch that overlooks the lake as well. Near the front gate sits the ranch managers home which is 4 bedrooms. A good water well feeds all the homes and barn. The barn has horse stalls, a cleaning room, walk-in cooler, and a large smoker room for hanging your game meats.



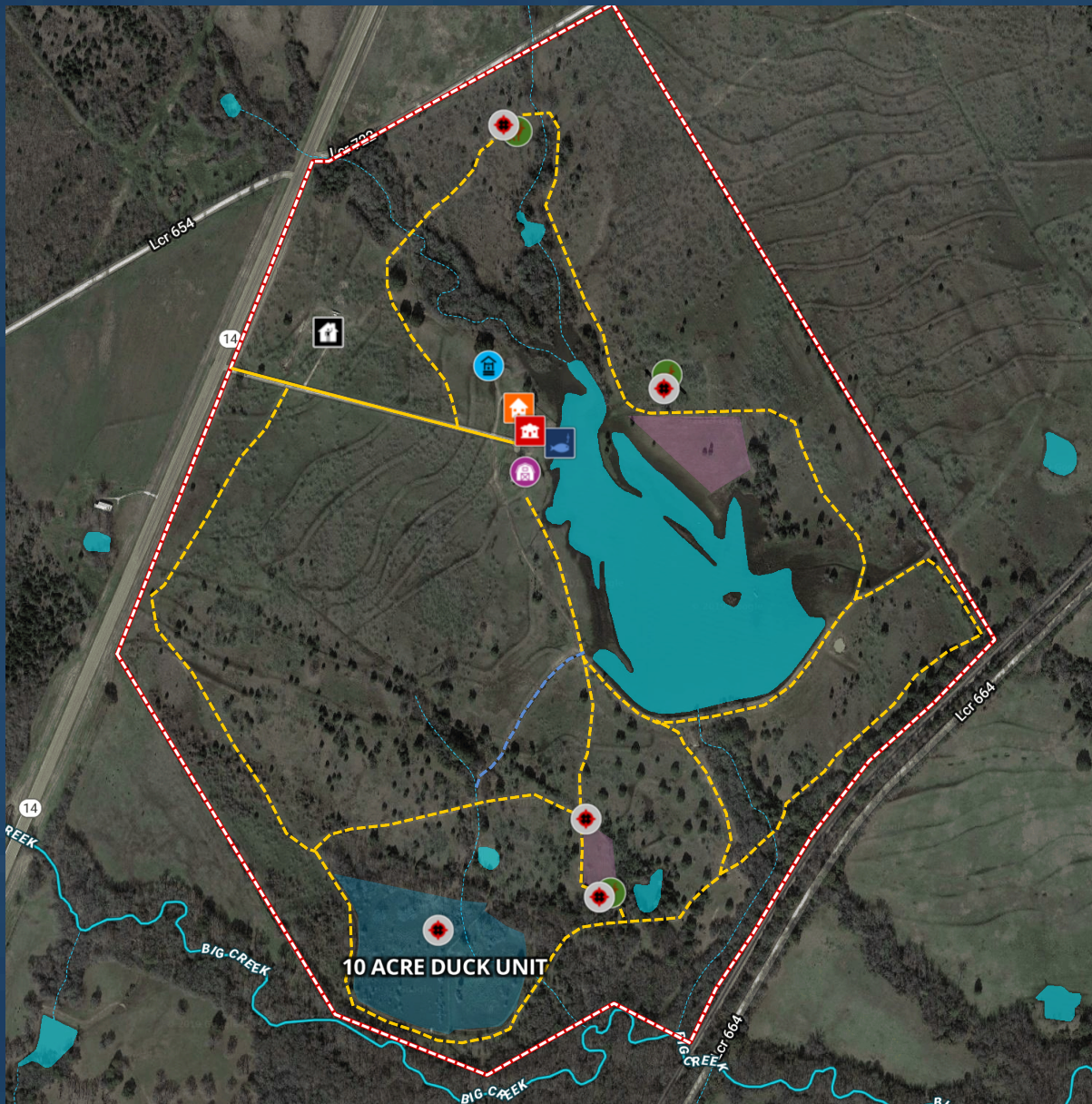
**Water:** The Lake is 26 acres with a depth of around 20' and fed predominately by a tributary of Big Creek. Water can be released with a valve on the Southwest corner of the lake to flood the duck unit in the fall. The duck unit can be drained in the spring to plant millet or other grains for waterfowl. The Lake has large Florida Bass, Bluegill, Crappie, and blue channel catfish. There are also 3 smaller ponds around the ranch for wildlife and livestock, each has fish in them as well.

**Topography:** The ranch is predominately flat with a slight relief toward to Lake, a good bit of the runoff from the place ends up in the lake or duck unit.

**Agriculture:** The property is Ag exempt with Limestone County appraisal district, this exemption is kept by grazing cattle.

Additional Acreage is available, map provided upon request.

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

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Buyer/Tenant/Seller/Landlord Initials

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Date