

An aerial photograph of a large estate. In the foreground, there is a large, multi-story house with a white facade and a blue metal roof, surrounded by lush green trees. To the right of the house is a large red barn with a blue metal roof. In the background, a large, calm lake is visible, surrounded by a dense forest of green trees. The sky is clear and bright.

# REPUBLIC RANCHES LLC

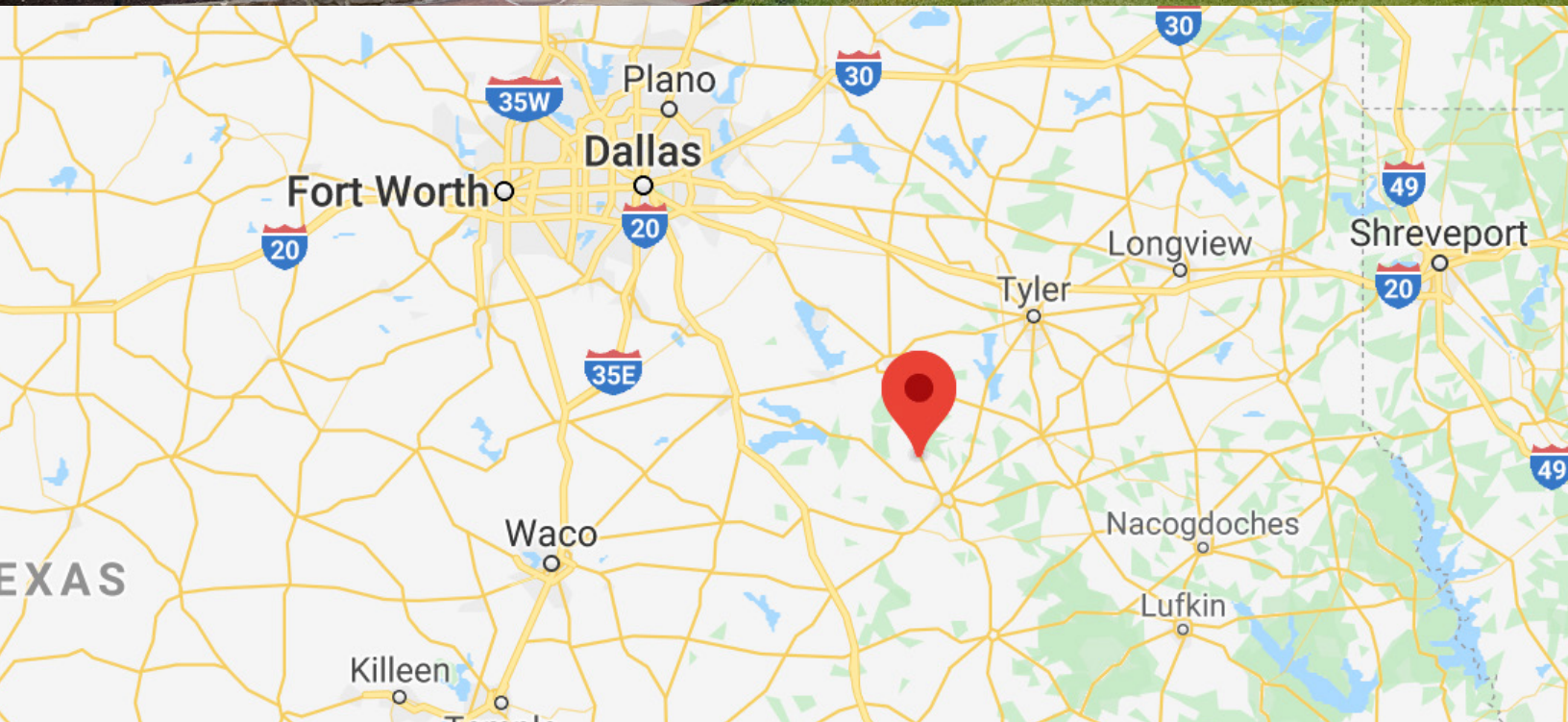
*Our Legacy is in the Land*

## Lake Creek Hideaway

Anderson County, Montalba, TX

460 ± Acres | \$5,500,000 | Shown by Appointment Only

## RANCH LOCATION



Lake Creek Hideaway is an impressive, entertaining-style ranch located in north central Anderson County. The relaxed setting ties quality acreage and custom luxury improvements with the capacity of 45 overnight guests! This ranch has all of the assets needed for events, corporate meetings, endless outdoor activities, and serves as the perfect family compound and retreat to get away from it all.

This property is located only 1.5 hrs southeast of Dallas and 2.5 hrs north of Houston. The ranch is north of Palestine and near the small community of Montalba. The main access off of FM 321 is via a secluded, private drive with additional access points on CR 432, CR 2306, and CR 2312. The nearest airport is 9 miles away in Palestine, with a 4,000 feet runway.

## WATER & WILDLIFE



All improvements and irrigated grounds are serviced by 7 water wells. Lake Creek, a semi live water creek, flows from north to south for over 1 mile through the heart of the ranch, and there are 4 lakes all approximately 1 acre in size. 2 have fishing docks.

The wooded creek bottoms and blocks of timber hold a good amount of wildlife. Whitetail deer, hogs, and waterfowl have minimal hunting pressure and can be viewed regularly. This ranch has many fishing options too that include the creek and multiple lakes.



## LAND & IMPROVEMENTS



**Land:** The grounds and acreage are well manicured. The driveway, approach, and all interior roads are rock based, in good shape and very private. Nearly 240 acres of Bermuda pasture include rolling topography with scattered mature oaks. The pasture is mainly used for hay production. The majority of the wooded areas parallel Lake Creek and trace other drainages.

**Improvements:** All improvements on Lake Creek Hideaway have been constructed with an eye towards luxury, comfort, and privacy. There are 9 separate residential buildings with bedrooms, 21 bedrooms in total on the ranch, 31 bathrooms, and various other barns. The headquarters area includes the main home, a living/party barn, pool w/ pool house, cottage house by the lake, and also a ranch home. There is a stone cabin with an adjacent bunk house 1/2 mile south of the main improvements. The final home is on the southern portion of the ranch also with an adjacent bunkhouse and private entrance. Lastly there is a large metal barn used to hay and equipment storage, and it too has utilities.

**Miscellaneous Enhancements:** This luxury property also includes: artificial grass golf greens with 5 stone and turf covered tee boxes at 60 to 235 yards; an extensive network of trails for hiking and ATVs; lakes that are well stocked with fish at a level for easy catching for kids; two fire pits, and mosquito misting systems on the houses.



## IMPROVEMENTS

**Main home:** This 2 story 8,654 sqft lodge has 5 bedrooms and 5 bathrooms upstairs, and was built in 2010. The first story has 1 bedroom, 5 bathrooms, and a large living area w/utility room. There are two fireplaces in this home. The downstairs also includes 2 large kitchens, a large dining room, fitness room, and large areas used for meeting space complete with state of the art A/V systems. The entire rear side of the home is an extended covered deck overlooking one of the lakes.

**Party Barn:** The party barn is also 2 stories with 4 bedrooms, 5 bathrooms, a bar/lounge area upstairs with a fireplace, and 5,200 sqft of space. The south end of the first story is equipped with an indoor/outdoor event and patio dining space. The remainder of the barn is an enclosed shop for equipment, toys, and UTV storage.

**Pool House:** South of the main home is an incredible 1,064 sqft pool house and heated pool. It has 1 bedroom and 1 bathroom inside, and 1 bathroom accessed from the pool area. There is 1 partial kitchen and 1 full kitchen that are separated by a partition wall. Retracting doors can be opened to connect with a large covered patio and onto the pool area. There is a swim-up grotto, stone waterfall and slide, tanning deck, stone card / cocktail table, basketball goal and anchors for the volleyball net. A partial basketball court is also near the pool house.



## IMPROVEMENTS

Farm House: Adjacent to the main improvements is a cozy 925 sqft farm house with 2 bedrooms and 2 bathrooms.

Cottage: Only a short walk from the headquarters is the cottage that includes 3 bedrooms , 3 bathrooms, and is 1,305 sqft. This would make a great wedding suite and also has a lot of appeal.

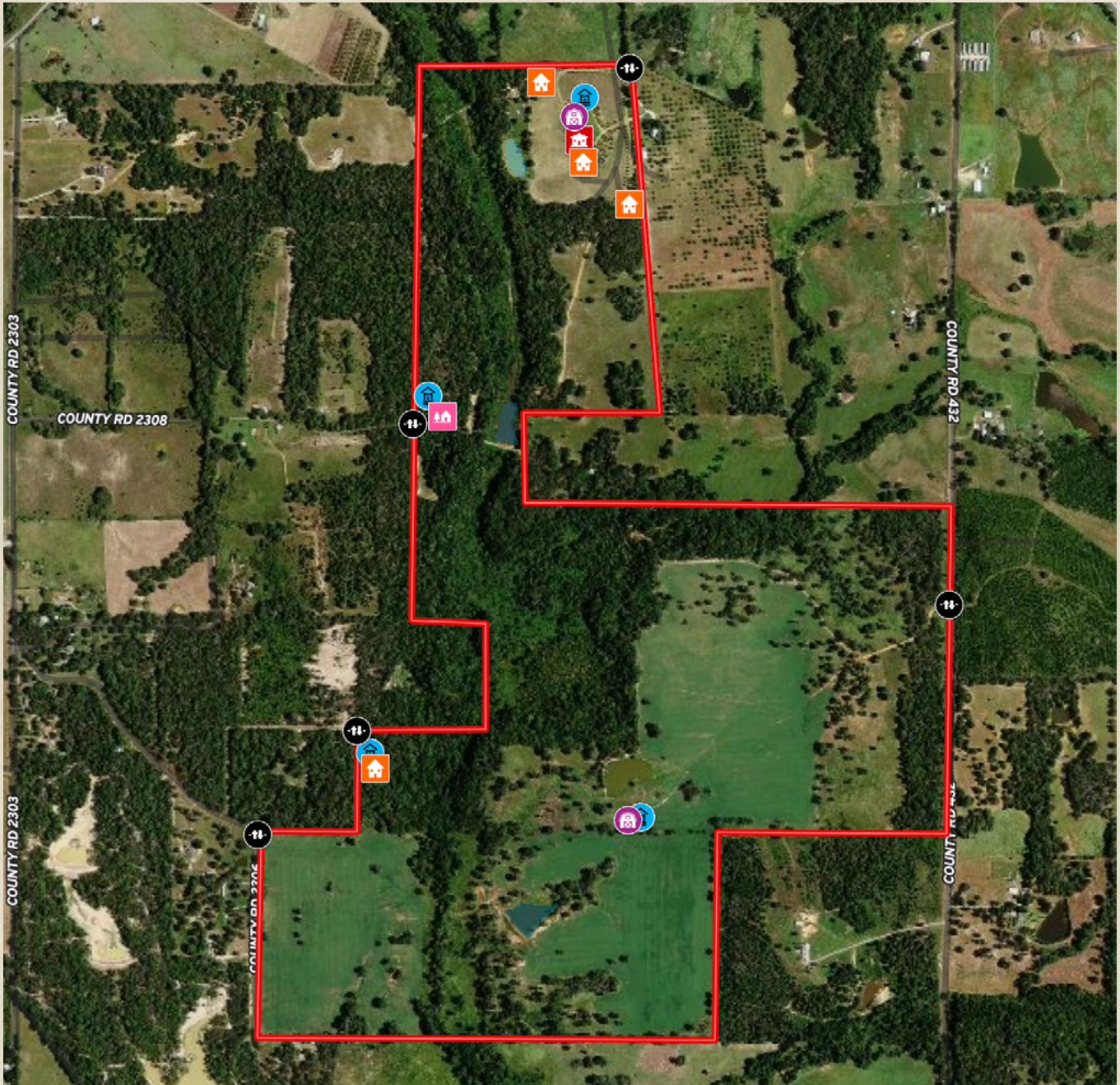
Cabin: One of the more secluded homes is the 1,134 sqft cabin that is 1/2 mile into the ranch, constructed in 2010. The cabin has a stone exterior and 1 bedroom, 1 bunk room, a fireplace, and 2 bathrooms. This location also has a separate bunkhouse with 1 bathroom.

South House: The most southern home has a private entrance and is very comfortable. The home is 1,099 sqft, has 1 bedroom, 1 bathroom and built in 2006. A spacious 512 sqft bunk house is here as well with 1 bedroom, 1 bathroom, and 1 bunk/living room.

Barn: The metal barn is located on the southern ag portion of the property and is approximately 7,000 sqft. The barn is currently used for hay and equipment storage, with covered open storage on one side, and an enclosed shop with 1 full bathroom on the other side.



# MAP



## **BRYAN PICKENS**

Partner/ Broker Associate  
Republic Ranches, LLC - Broker  
(214) 552-4417  
bryan@republicranches.com

## **SPENCER REED**

Agent  
Republic Ranches, LLC - Broker  
(918) 607-9859  
reed@republicranches.com

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; Colorado; Louisiana; Arkansas; 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches,



# 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
Spencer Reed	643344	reed@republicranches.com	(918) 607 – 9859
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





[republicranches.com](http://republicranches.com) | [info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481