



REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

LEWCO RANCH

Lavaca County, Edna, TX

2,467 ± Acres | \$10,361,400 | Shown by Appointment Only



Lavaca County



Oak forest and native grasses



3 electric water wells



Classic southern style ranch



White-tailed deer, turkey and quail



Perfect for dove hunting

RANCH LOCATION



Classic southern Lavaca County ranch with a mix of large live oaks, brush, and open grassland savannas. The ranch fronts Hwy 111 between Edna and Yoakum and is about an hour and forty minutes from downtown Houston. A great combination hunting and cattle ranch that would be a very easy ranch to high fence. The ranch is located in southern Lavaca County 22 miles north of Hwy 59 out of Edna on Hwy 111. The property has almost one mile of frontage on the paved State Highway.



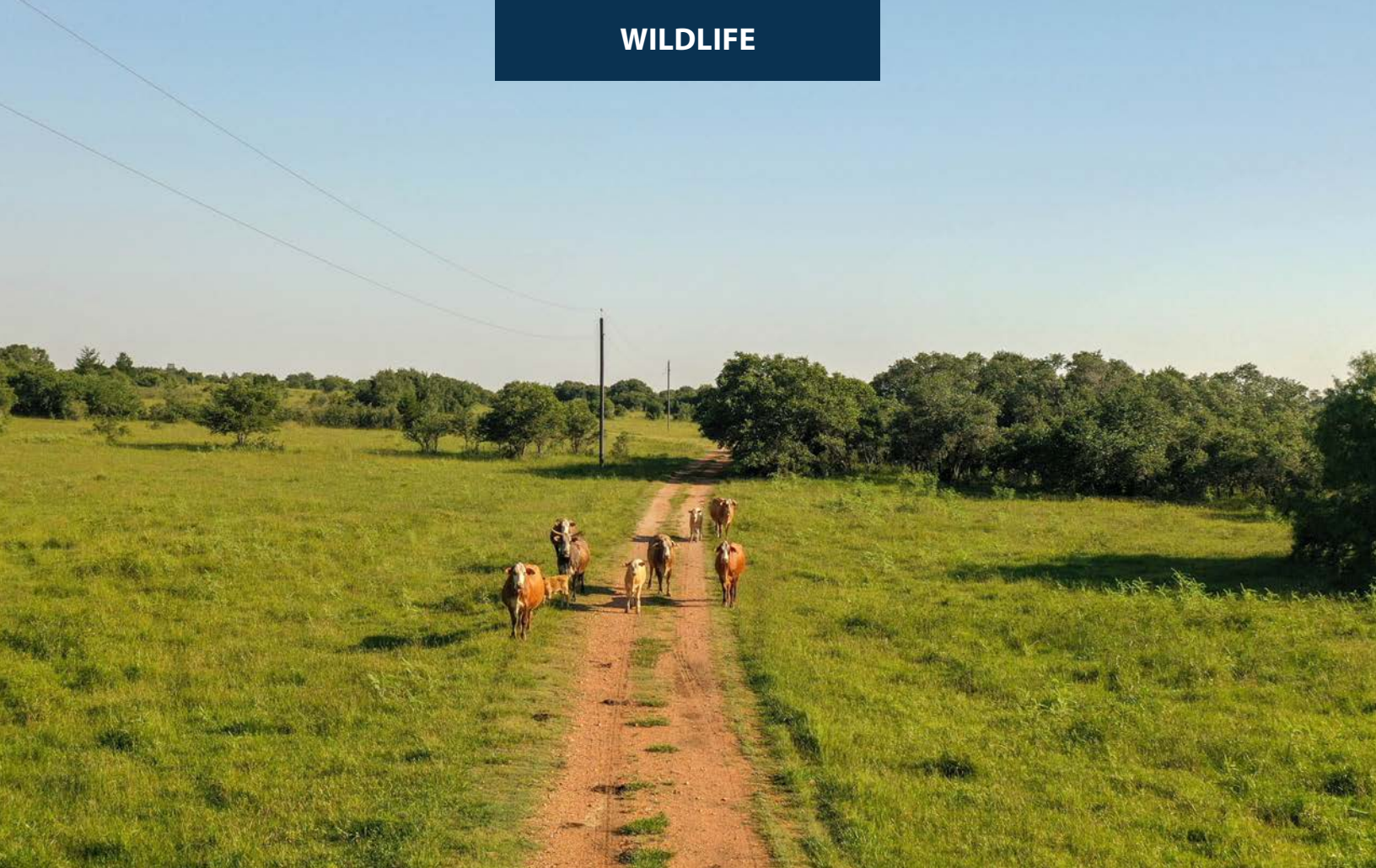
HABITAT & SOIL



The ranch is about half oak forest (primarily live oaks with some post oaks) and more open native grasses. The topography is rolling to flat and has mixed areas of heavy brush under some of the forest canopy.

Soils are primarily sandy or sandy loam with good clay underneath for the ability to create great lakes and ponds. There is about 75 feet of topography on the ranch and there is no floodplain on the property.





White-tailed Deer, turkey, quail, dove, hogs and varmints are abundant on the ranch. There are plenty of huge oaks to provide food and cover for both the deer and turkey. Vast areas of native grasslands with mixed brush create good habitat and cover for bobwhite quail. Plenty of doves are in this area and with multiple small ponds available to hunt over the hunting can be excellent.

While the ranch is very unimproved, with the groundwater and proper soils, it would be a great place to put in duck units or larger lakes for fishing and waterfowl hunting.

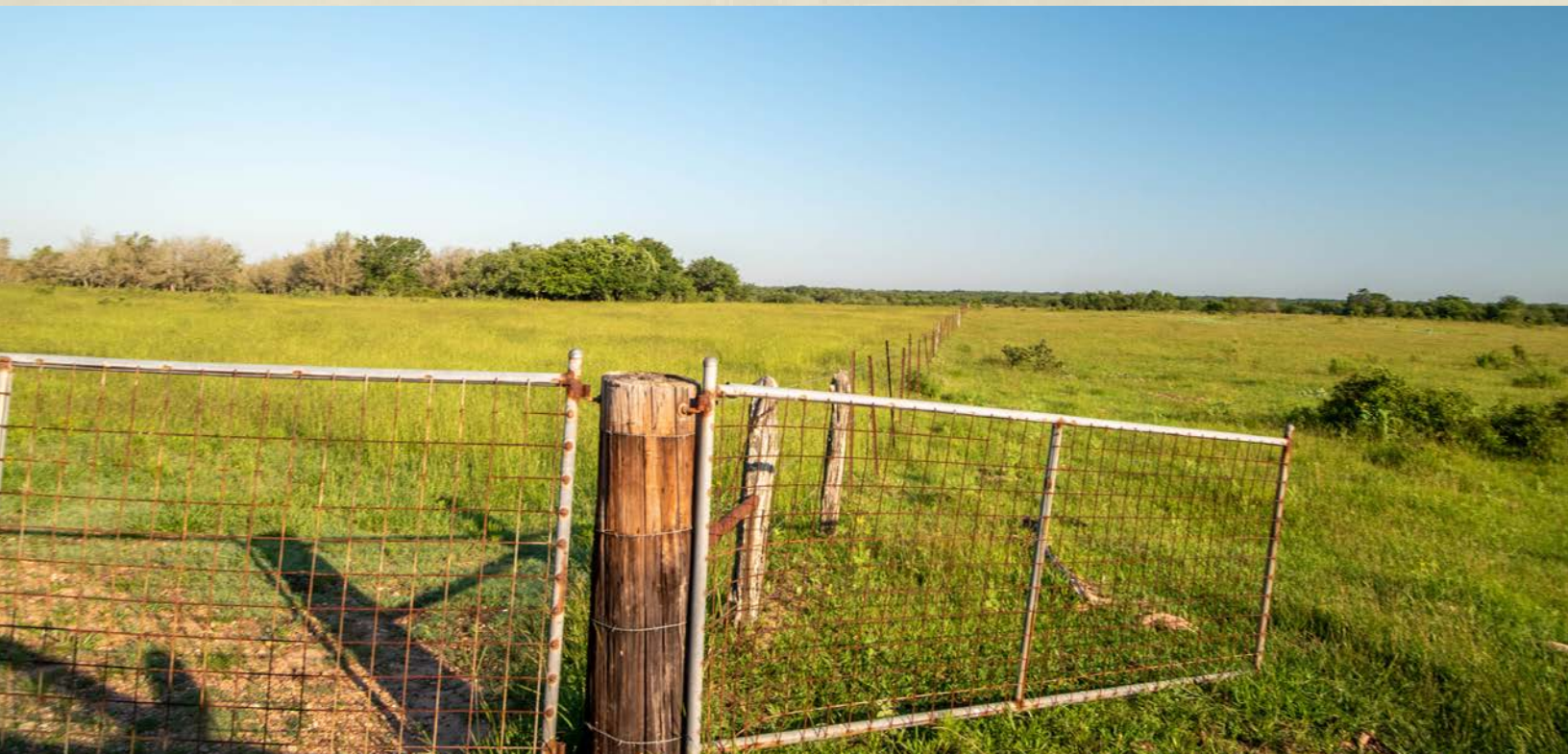


IMPROVEMENTS



Both exterior fences and interior fences are in good to fair shape. There are excellent roads on the ranch from previous oil & gas activity (which is currently only found near the highway).

There is a hunters camp with a water well and electricity near the center of the property.

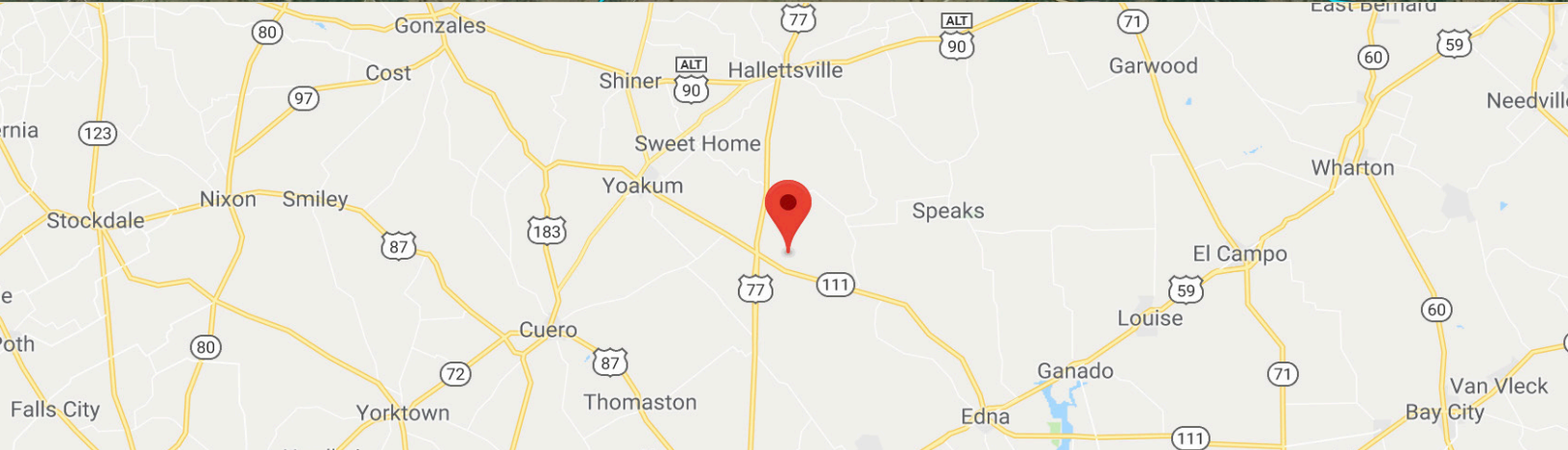
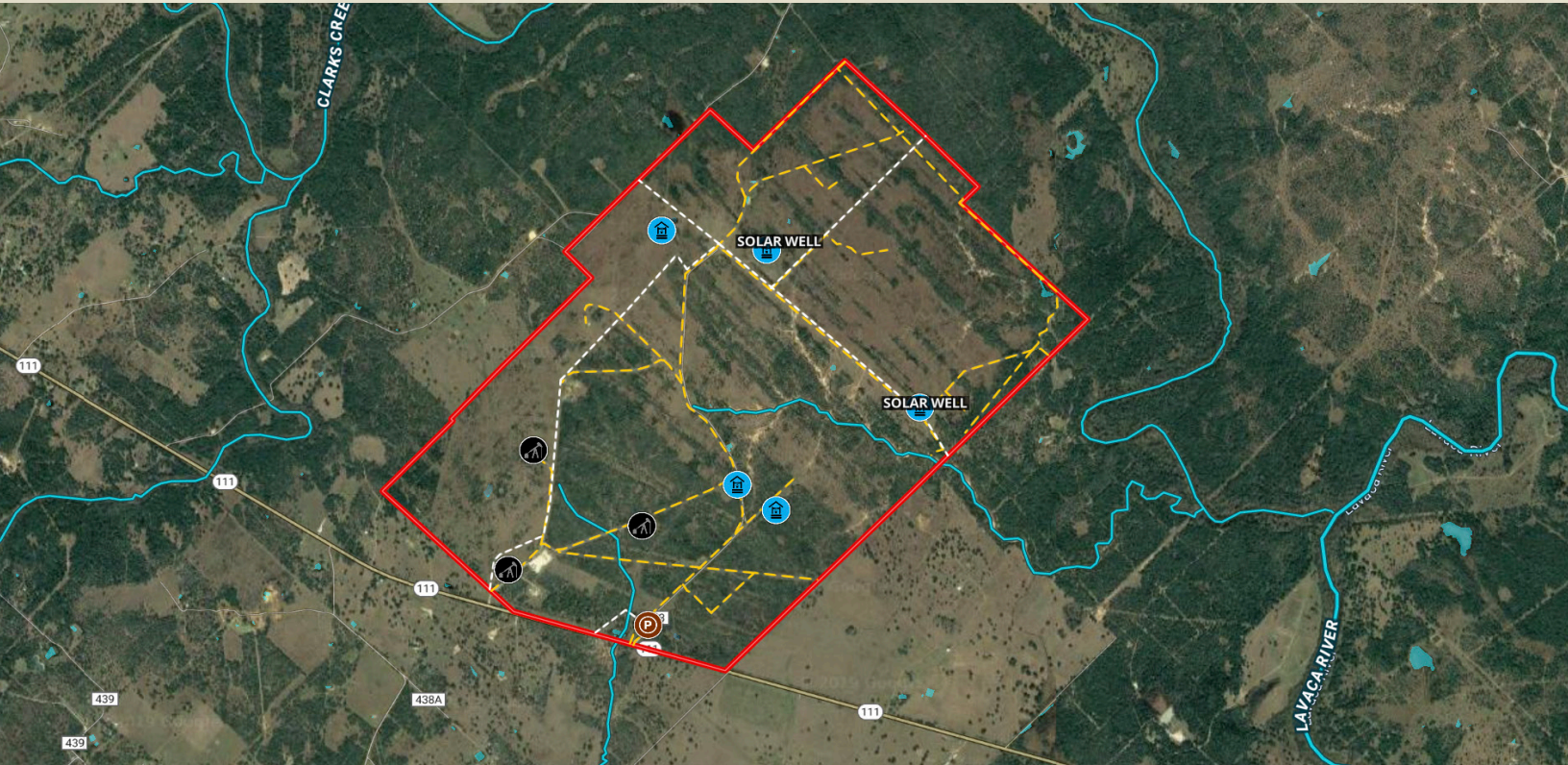


WATER

This area is well known for having very good groundwater that is shallow and of excellent quality. There are currently three working electric water wells and two solar wells, with several more capped water wells that could be put into service. There are multiple small ponds on the ranch with one of them hooked into a electric water well to keep it full. There are also two small creeks that run through the property that only hold significant water during very wet periods, but they are lined with huge live oaks and have sandy bottoms.



Surface only. There are currently only three gas/oil wells left active on the property and there is one salt water disposal well near the highway.



JEFF BOSWELL

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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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N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

