



LONESOME W RANCH

1,800 ± ACRES | EDWARDS COUNTY, ROCKSPRINGS, TX



REPUBLIC RANCHES LLC
Our Legacy is in the Land

ROSS STUDER

Sales Agent

210-355-6840

studer@republicranches.com

REPUBLICRANCHES.COM



LONESOME W RANCH

The Lonesome W Ranch is an ideal hunting ranch in north west Edwards County. With stunning views, large oak trees, and high density game, this property is sure to grab the outdoor enthusiasts attention. Wet weather creeks traverse the ranch creating ample cover, forage, and beautiful views of mature live oaks.

Price: \$2,385,000



Location: The ranch is approximately 23 miles (as a crow flies) from Rocksprings, TX. The Lonesome W is at the dead end of CR 450 providing seclusion and a true wilderness feel.

Wildlife & Hunting: The ranch is home to thriving populations of white-tailed deer, turkey, axis, aoudad, dove, and feral hog plus other free ranging exotics. Wet weather creeks, draws and ravines provide diverse habitat benefitting the wildlife. These benefits include excellent forage, thermal cover and a great wildlife travel corridor.

Habitat: There is nice bottom country with a wet weather creek that runs the length of the property while the rest of the ranch has numerous draws that run sporadically providing fantastic cover for animals. This property has a great mixture of oak filled bottoms and extensive ridges lined with juniper. There is great brush diversity in the bottoms for the area creating a productive habitat for the wildlife.



Improvements: The ranch has a small hunters cabin and perimeter and interior low fencing.

Water: There are 3 wells on the ranch. The water is distributed to several above ground concrete troughs.

Electricity: Electricity is in place and available with existing service to several areas around the ranch.

Minerals: Surface Sale Only

Other: Taxes are currently assessed at Agricultural Value. The ranch has a cell tower on the south side of the property providing excellent cell phone service in an area well known to have none. In addition, there is a buried fiber optic cable along CR 450 all the way up to the gate!

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.

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
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Agent's Supervisor's Name	License No.	Email	Phone
Ross Studer	674827	studer@republicranches.com	(210) 355-6840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date