



# REPUBLIC RANCHES

## Niti Ranch Webb County, TX 625 Acres +/-

The Niti Ranch, located in southern Webb County, is the perfect opportunity to acquire an extremely well managed ranch in great shape that still offers the new owner the opportunity to take it to the next level as they see fit. The ranch is unique in that it offers the chance enjoy the results of some 15 years of expert deer and wildlife management, a high volume water well, electricity and highway access with minimal frontage. **Asking \$1,240,625.00**



Please contact Charles Davidson, Agent for more information or to schedule a visit:

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6338 N. New Braunfels #150 San Antonio, TX 78209



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### **Location:**

The ranch is located about 18 miles east of Laredo in southern Webb County. The ranch is accessed from Hwy. 359, on which it has a short amount of frontage.

### **Topography & Rangelands:**

The ranch slopes upward from the northern portions to higher elevations to the south. It benefits from several wet weather drainages; both from a wildlife habitat perspective and from their providing runoff to the two stock ponds. The ranch has a highly diverse mix of brush species numbering ~26 and including many highly desirable species preferred by white tailed deer. The Wildlife Management Plan's TPWD browse survey results from 2005 show nearly half "First Choice" species. The ranch is not currently being grazed.

### **Wildlife, Management & Hunting:**

The ranch is low fenced and has been managed as part of a significantly larger and well known management and hunting operation under the guidance of Dr. Mickey Hellickson, a certified

wildlife biologist, since 1998. The ranch, aka the “Niti Pasture,” is regarded by the operators as one of the most productive pastures in the country they manage.

Wildlife found on the ranch include white-tailed deer, dove, bobwhite quail, scaled quail, javelina, feral hog, predators/varmints and countless other non-game species.

Management practices include year round supplemental feeding, supplemental watering, predator control, annual brush control projects, annual surveys and harvest recommendations. The overall management goal has been to maximize the number and antler size of mature, trophy bucks with more specific objectives regarding deer density, sustaining native habitat, reproductive rates, sex ratios, fawn survival and age structure. More details are available.

As part of the ranch’s active wildlife management program, the ranch participates in Texas Parks & Wildlife’s MLDP program providing extended seasons to help achieve harvest goals on an annual basis.

### **Improvements & Utilities:**

- The perimeter fence is low fence in generally good condition.
- The main road running along NE property line is an improved caliche road and provides access to all segments of the ranch. Interior roads on the ranch are generally in good condition.
- Numerous maintained senderos for hunting purposes
- 3 phase electricity in place near entrance (currently used for water well)
- Single phase electricity in place at an old hunting camp.

### **Water:**

Unlike many ranches in this part of Webb County, this ranch has a high volume water well located near the entrance. The water well has been used as an income producer in the past in addition to its current and potential use to provide water for wildlife.

The ranch has a small pond adjacent to the water well, plus 2 larger tanks well located on ranch to provide easy access to water across ranch for wildlife or livestock.

**Minerals:** Surface Only; current low impact production (gas wells) with high quality operator.

**Taxes:** Currently under 1-d-1 Wildlife Valuation

**Price:** Asking \$ 1,240,625.00 (\$1,985/acre)

**Contact:** Charles M. Davidson – Agent  
210-415-5570  
cmd@republicranches.com

Disclaimer: The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC, its brokers and agents cannot guarantee the accuracy of such information. The information contained herein is also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

# Niti Ranch

Webb County, TX

625 Acres +/-

Hwy 359

Water Well  
& Pond

Camp area w/  
Electricity

Improved gravel road  
along property line

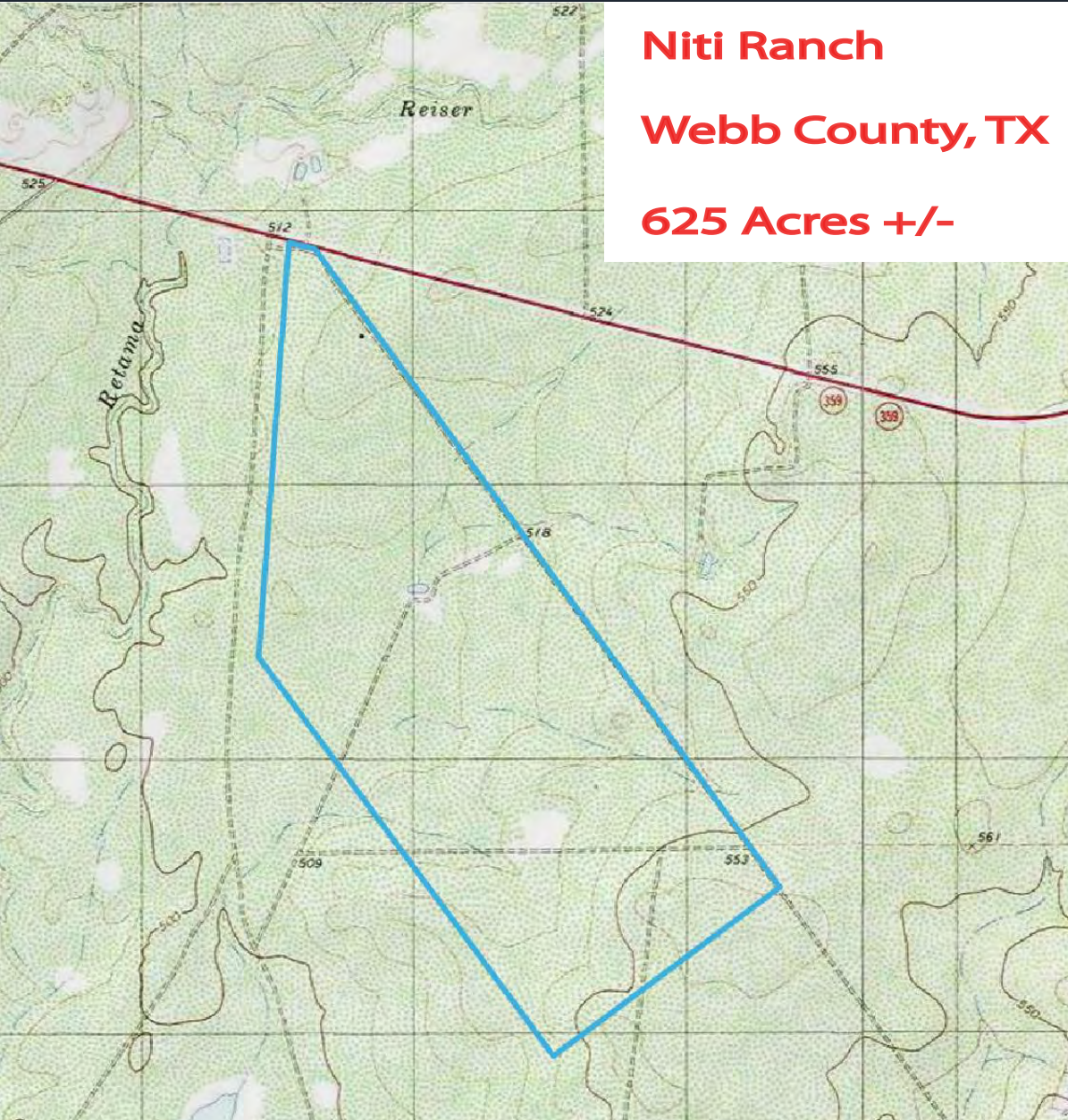
Stock  
Ponds



**Niti Ranch**

**Webb County, TX**

**625 Acres +/-**



**REPUBLIC RANCHES**



#### DISCLAIMER AND NOTICE

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Buyer's agent, if any, must be identified on first contact and must be present at initial showing 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



**Approved by the Texas Real Estate Commission for Voluntary Use**  
*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

**B**efore 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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K