



# OAKLANE II RANCH

273 ± ACRES | COLORADO COUNTY, COLUMBUS, TX



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**REPUBLIC RANCHES** LLC

OUR LEGACY IS IN THE LAND



★ Colorado County

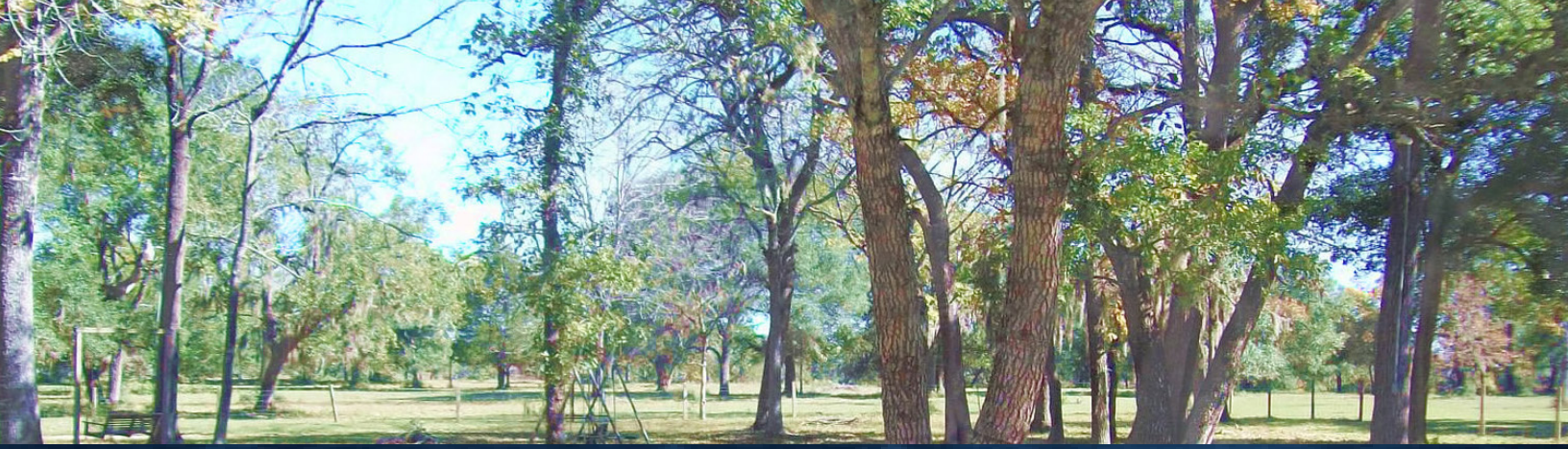
★ 273 +/- acres

★ Hunting camp with a cabin

★ Approx 10 miles from Columbus

★ White-tailed deer, hogs, turkey dove, ducks

★ Less than 85 miles from the Galleria



**Location:** Approximately 10 miles from Columbus, south of I-10, and also easily accessible from the south via Rock Island/Hwy. 90-A. Approximate driving distances are 82 miles from Houston, 95 miles from Austin, and 125 miles from San Antonio.

**Habitat:** Located in one of the live oak thickets of the Upper Coastal Plains, the ranch ranges from an entryway with numerous mature, widespread oaks that have had forty acres of underbrush removed, to dense woods with a heavy yaupon understory, to small open meadows that would make great locations for oat patches or year round food plots. This portion of the Coastal Plain is characterized by sandy soils, which drain quickly. The topography is gently rolling. The wet-weather East Fork of East Sandy Creek crosses the ranch, and the ranch is accentuated by several ravines/draws that feed Sandy Creek. Live oak, post oak, bois d'arc, and black walnut are among the most prevalent hardwoods. Underbrush is predominantly yaupon, with American Beauty Berry and other browse mixed in. With the exception of small areas along the creeks, FEMA maps indicate the area is outside the 100 year flood plain.

**Wildlife:** This area has long been known for its deer and hog hunting, and game is plentiful. Wild turkey are not uncommon, and dove and duck hunting can be good at the tanks. The current owners have been long term participants in the Central Colorado County WMA, following WMA practices for buck age and buck-to-doe ratio. Deer age, antler structure, and herd sex ratios have been the top considerations in the management activities.

**Improvements:** Camp improvements consist of a 15' x 30' hunter's cabin in good condition with electricity, water, kitchen, A/C & heat, attached bathroom with shower, and features covered porches on each end. In its current configuration, it sleeps five. The cabin has an adjacent 12' x 30' cantilevered roof storage area. For additional accommodations, there is a 30' x 30' concrete pad with electricity (120v, 30a) and water for RV parking at the end of a connected sidewalk from the cabin. Additionally, there are two metal storage buildings, one 15' x 20' that includes double opening doors and pre-plumbed slab, and one 10' x 15'. Perimeter fencing ranges from good to like new on the vast majority of the ranch.

**Water:** Well water is located at the camp (believed to be 140' deep). There are two tanks, of approximately 1/2 acre each when full. Over the last 40 years, these tanks have not been known by the owners to go dry, providing game and livestock water in the central and west portions of the ranch. The East Fork of East Sandy Creek bisects the eastern portion of the ranch, and is seasonal.

**Minerals:** A portion of the minerals are available with an acceptable offer. Approximately half of the ranch is currently leased, but there is no production or drilling activity as of the date of this writing.

**Taxes:** The ranch carries an ag exemption.

**History:** Oaklane II has been in the same family since it was acquired from in the 1930's. It was a part of the historic A.V. Pargac Ranch, originally over 1,800 acres, and is in the fourth generation of family ownership.

**Price:** Asking \$1,773,200 (\$6,500/acre)

# MAPS



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

\_\_\_\_\_  
Date