

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## **PALOMAS RANCH**

Brooks County, Falfurrias, TX

14,581 ± Acres | \$43,378,475 | Shown by Appointment Only



**Brooks County**



**Quail hunting destination**



**Classic deep South Texas ranch**



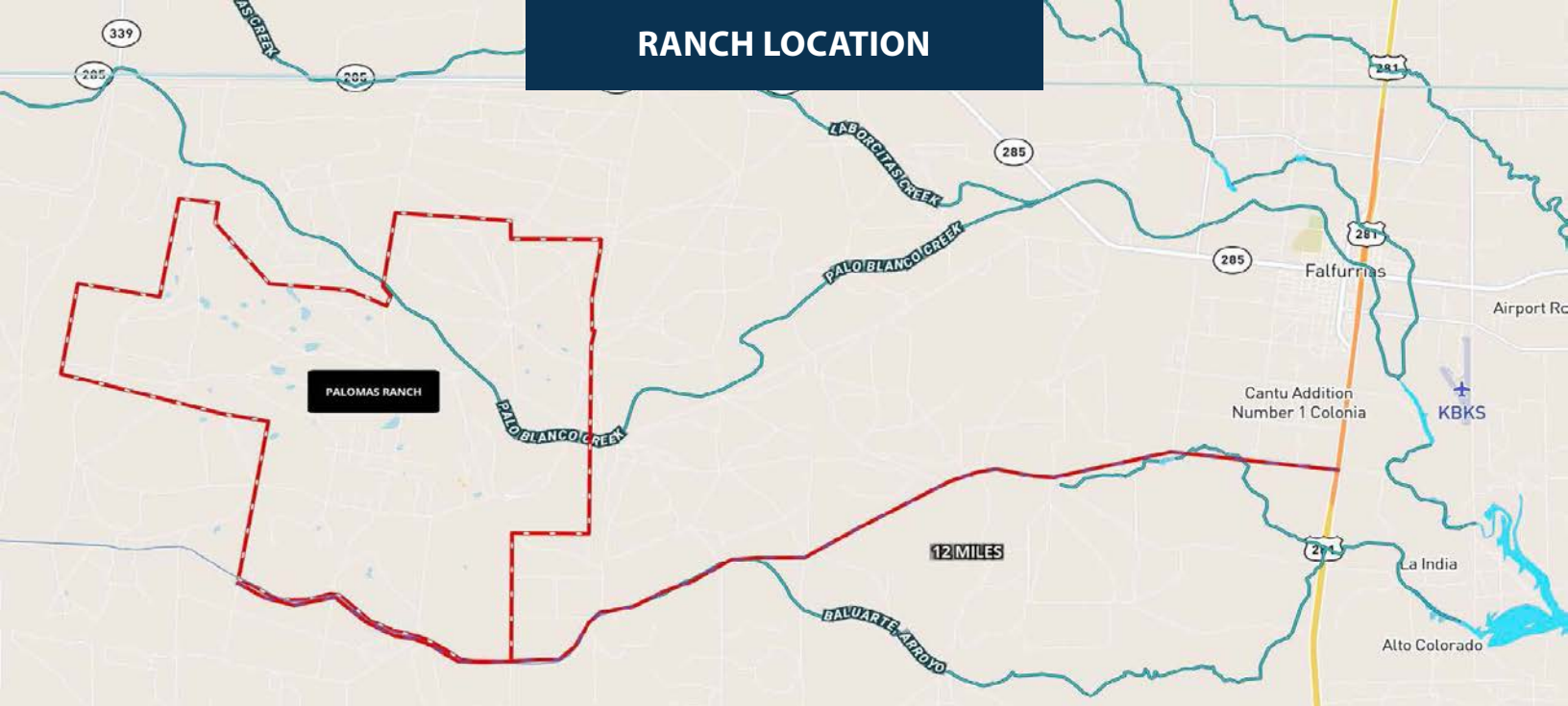
**Deer, turkey and dove**



**2,000 acres of thick live oaks**



**Nueces fine sand**



# RANCH LOCATION

Republic Ranches, LLC is excited to offer to select friends and clients perhaps the largest and finest example of a classic “sand sheet” quail ranch to grace the market in the past 20 years in South Texas. The Palomas Ranch has a rich history; having been the quail hunting destination of three presidents, multiple governors and numerous other dignitaries over the years. Palomas Ranch is in one of the most highly sought after and tightly held areas of the country for ranch land. Few ranches of this size and prestige have ever become available in the area. The property boasts all native grasses, dotted with natural motts of live oaks and native mesquites creating prime habitat for bobwhite quail and a habitat that supports excellent populations of deer, turkey and dove.

The ranch is located twelve miles west of Falfurrias and the Brooks County Airport on a paved county road.



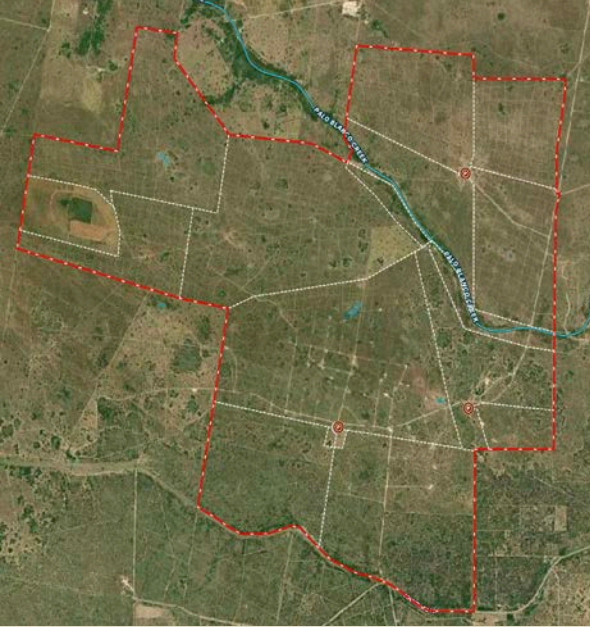


The property is located square in the middle of the South Texas Sand Sheet, long known by many to be the best habitat for bobwhite quail in the entire United States. Soils are dominated (over 75% of total) by the Nueces Fine Sand which creates a well draining topsoil that allows for the native grasses to thrive. This tallgrass grassland is dominated by natives like seacoast bluestem, paspalums, indianguass and big bluestem native grasses along with a multitude of native forbs which thrive in the sandy soils.

Approximately 2,000 acres of the ranch is dominated by thick live oaks of various sizes. Another 6,000 acres is primarily open grassland savannas with live oak motts including very large live oaks. The remaining 6,500 acres is open grasslands with a mix of oaks and mesquites as the primary mott components.

There are multiple playas lakes throughout the property that fill with water during wetter times and form lush grasslands following the wetter periods. These areas provide excellent added wildlife and quail habitat and during some years provide excellent waterfowl hunting. There are also multiple ponds and small lakes on the property that are fed by water wells.

## WILDLIFE



The primary quarry on the ranch is bobwhite quail. The entire ranch is committed to maximizing quail habitat through rotational grazing. The ranch is parceled into 13 separate pastures. Other management practices include annual prescribed burns, disking for forb production and excellent water distribution. These practices coupled with pristine native country provides some of the highest quail production you will find naturally in their home range. During our team's recent visit for photography purposes, each rig counted over 20 coveys before 10 in the morning. Deer hunting is excellent on the ranch although there has been very little pressure on them with the concentrated efforts on quail hunting. The property has pockets of excellent brush on portions of the ranch providing prime deer habitat. With the adage of mature live oaks and drainages, turkey are very plentiful on the ranch. Dove hunting on the ranch is strongly supported by multiple ponds that are fed by water wells both electric and windmills.



## IMPROVEMENTS



The main headquarters is a classic deep South Texas ranch style lodge with a large and inviting living room and dining room. The breezeways and covered porches in two directions will take guests to two adjacent sleeping quarters with a total of seven separate rooms, each with a private bathroom. Outstanding landscaping with a swimming pool and well watered grasses with the lodge settled under large live oaks and anaqua trees. There is also a manager's home in the same compound along with several sheds/barns for hunting vehicles and related equipment. Further to the north is a ranch operations area with barns, equipment storage, shop, tack room, dog kennels, etc. There are three sets of working pens on the property for cattle. Near the front entrance, there is another camp with three cabins two of them being recently remodeled.

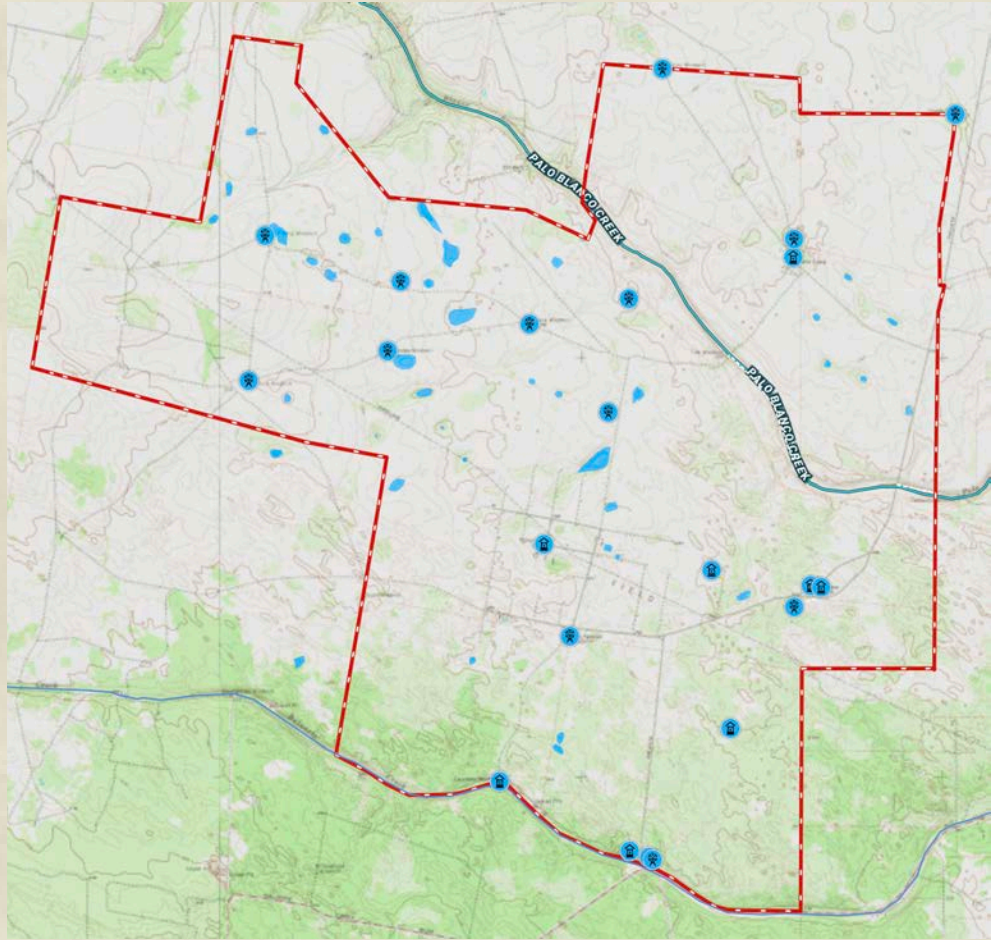


# WATER

The ranch sits on the Gulf Coast Aquifer and most of the water wells are between 100' and 150' deep. There are 9 electric wells that produce between 50 - 100 gpm, and there are 9 windmills all in good working order.

There are multiple ponds and small lakes throughout the property that are maintained by water wells and multiple potholes which hold water during wetter periods with some also supplemented by water wells.

Palo Blanco Creek runs through the middle of the property and will hold water during wetter periods. Baluarte Arroyo also runs along the southern boundary of the property.

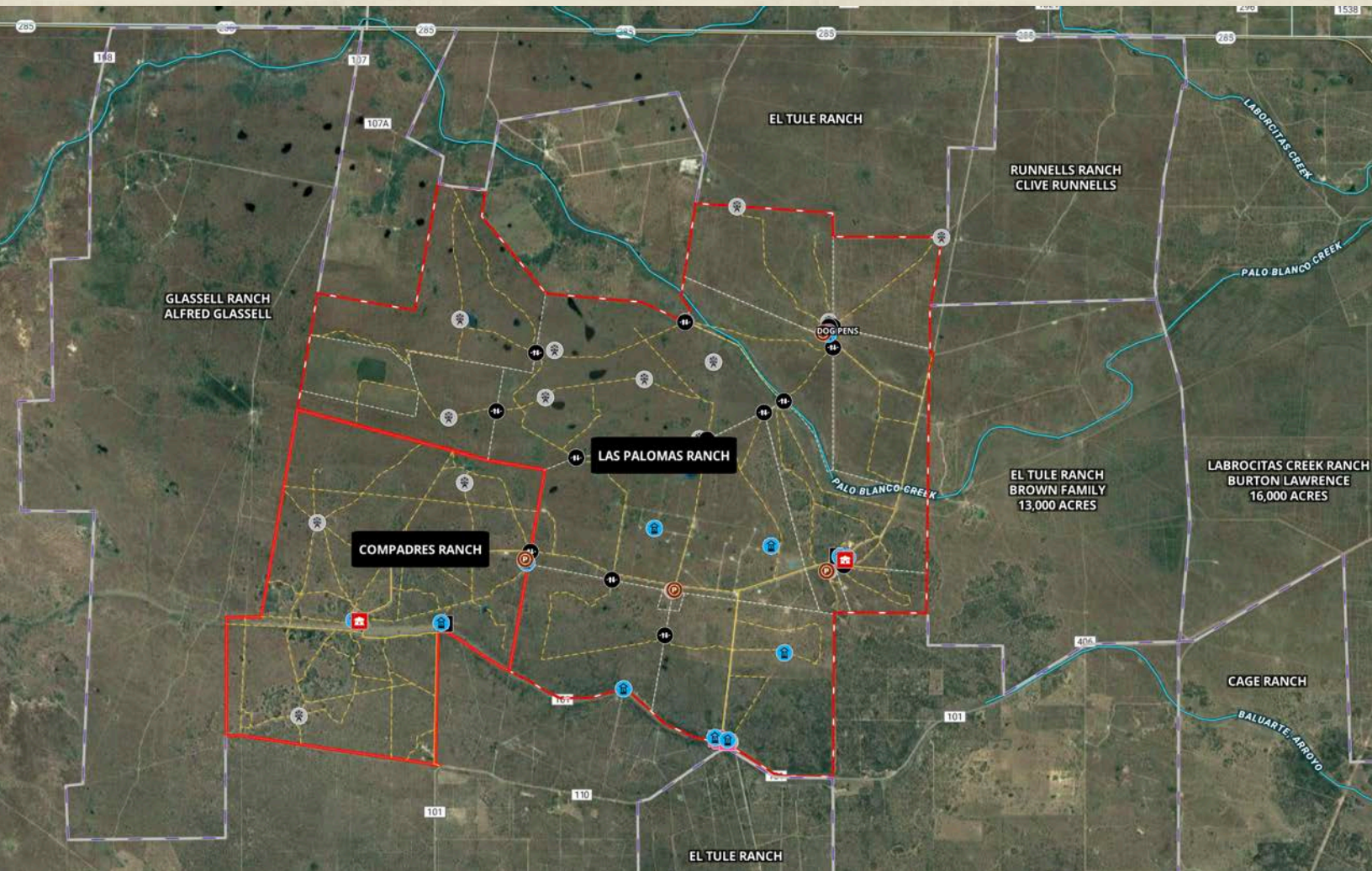


## OTHER

The property's hunting and grazing rights have been leased by the same long-term tenant for decades, resulting in an extraordinarily well-managed sand sheet paradise.

No minerals are available with the sale. There are some producing wells with most of the mineral activity located in an area of about 900 acres.

Electricity is found at various places throughout the ranch.



### 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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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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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
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date

