



**QUARTER OAKS RANCH**  
123 ± ACRES | GONZALES COUNTY, TX



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

888-726-2481

**WILLIAM SWANSON**

Broker Associate

281-844-2928

[wswanson@republicranches.com](mailto:wswanson@republicranches.com)

**REPUBLICRANCHES.COM**



★ Gonzales County

★ 123 +/- acres

★ 4 +/- acre lake

★ Approx 1 hour from Austin & San Antonio

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

★ Perfect for hunting, fishing, and cattle & horses



Gentle rolling topography, a  $\pm 4$  acre lake, and a nice mix of hardwoods, brush, and cleared green pastures highlight this property in historic Gonzales County. Combined with easy access to Houston, Austin, and San Antonio, this property is perfect to enjoy hunting, fishing, and cattle & horses now, or build your country dream home. The views and spring wildflowers are fantastic. This property has been owned and enjoyed by the same family for 130 years.

**Location:** Approximately half way between Luling and Flatonia, the gate to the ranch is  $\pm 1.25$  miles from I-10. Approximately one hour from Austin & San Antonio, and within 100 miles from the western suburbs of Houston, these major metros are an easy drive away.

**Habitat:** The diversity of the habitat on this ranch is exceptional for a place of this size. The open pasture areas on the northern portion are dotted with hardwoods, then broken up by a densely wooded seasonal creek (with concrete low-water crossing) providing habitat for game. The pastures are well maintained and consist of native grasses and residual improved bermuda. This area is Post Oak Savannah in appearance if not geography. The southern portion of the ranch transitions into more South Texas Coastal Plains, with Post Oaks and Live Oaks scattered in semi-open mesquite pasture. Post oaks, burr oaks, live oaks, pecan, and elm are among the hardwoods found on the ranch. The topography is gently rolling, with elevations ranging from  $\pm 345'$  –  $385'$ , providing multiple locations for a primary residence. Per FEMA maps, the property is outside of the 100 and 500 year flood plains.

**Wildlife:** Deer and hogs are the primary huntable game, with turkey making an occasional appearance. Wingshooting for dove and ducks can be good. The primary lake holds bass and catfish.

**Improvements:** Existing living improvements consist of a 1/1 + loft air-conditioned cabin that will sleep five, with water, electricity, kitchen, and washer and dryer. It is great for getaways or during construction of a larger home. Watch the sun come up over the lake or sunset over the creek in the evening from the covered front and back porches. The topography and available utilities lend themselves to at least two additional likely home sites on the property. A lighted arena with covered viewing stand, a  $\pm 3,360$  SF covered equipment/hay shed with a loft, covered five-stall stable, and an air conditioned tack room are located near the cabin. There is a smaller shed located near the north gate. The wire-net perimeter fencing is in good to excellent condition.

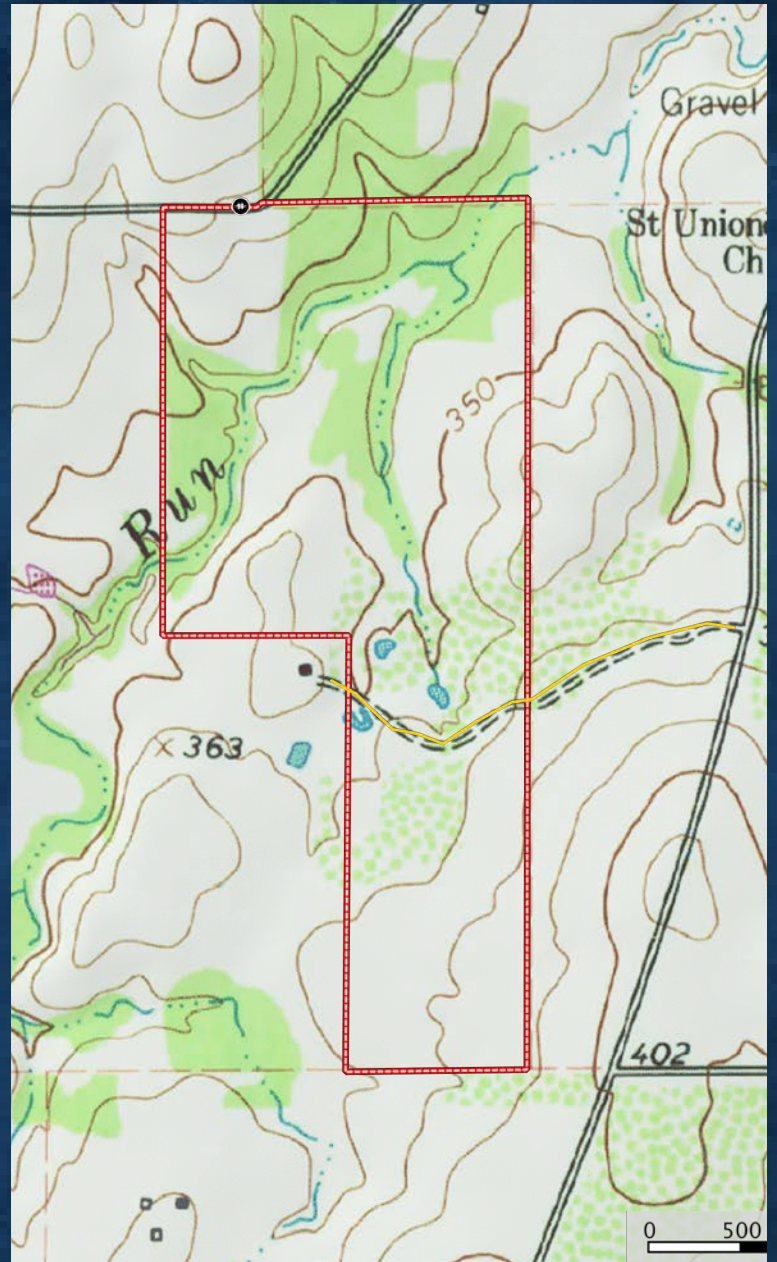
**Water:** Domestic water is provided by Gonzales County Water Supply Corporation. A 440 foot well with 2-hp pump was drilled in 2013, and is situated to feed the main lake (though not currently piped to it). There are three other small stock tanks scattered on the ranch. Dry Run Creek bisects the northern portion and is seasonal.

**Minerals:** Surface only. There are no leases, no production, and no pipelines on the property as of the date of this writing.

**Additional Acreage:** Properties adjacent to this ranch may also be available. Contact broker for details.

**Price:** Asking \$687,960 (\$5,600/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
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
N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
William Swanson	422068	wswanson@republicranches.com	(281) 844-2928
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date