

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## QUIET WATERS

Brazoria County, Danbury, TX

327 ± Acres | \$3,750,000 | Shown by Appointment Only





**Previously known as Lakes of Danbury**



**Over 200 acres of bass fishing lakes**



**Updated main lodge**



**Finest private bass fishery in Texas**



**Over 600 acre feet of deeded riparian pumping rights**



**New water well for lodge**





Perhaps the finest private bass fishery in the State, Quiet Waters (formerly known as the Lakes of Danbury) offers multiple large lakes that have been professionally managed to create an unbelievable sporting opportunity less than an hour from Houston. Besides the terrific fishing, there are multiple duck hunting ponds, a wonderful lodge and plenty of equipment to run the place. While currently run as a private sporting property, it would make a great place for a club or Church retreat as well. The gate entrance is approximately one mile from the town of Danbury on County Road 602. It is also located about 45 miles from downtown Houston.

Quiet Waters is dominated by large fishing lakes and duck hunting ponds. The crown jewel of the property is a 126 acre bass fishing lake historically known to be one of the premier private bass fisheries in the State. There are also four smaller bass fishing lakes that are between 20 acres and 28 acres each. In addition, there are three ponds that have been developed into duck hunting ponds that range from 10 acres to 17 acres. There are also multiple small ponds utilized as fishing ponds and ponds to raise forage to feed to the bass lakes. Surrounding the lakes are stands of Live Oaks, Cypress and Elms.







The bass fishing lakes are all stocked with largemouth bass with Florida strains running throughout the lakes. They are also stocked with copper nose bluegill, redear sunfish and crappie. Each lake is designed and managed to create different fisheries, with some having lots of fish for easy fishing for kids and others being managed for a trophy fishery. The duck hunting ponds can be managed to dry in the summer to grow grasses that attract ducks and the water levels can be managed. This brings in a myriad of waterfowl in the winter. This area is generally known as excellent duck hunting with multiple duck hunting properties and clubs in the area. Other wildlife includes occasional deer and hogs, good dove hunting, and lots of amazing water birds including eagles and ospreys. They also receive 6 alligator tags a year.



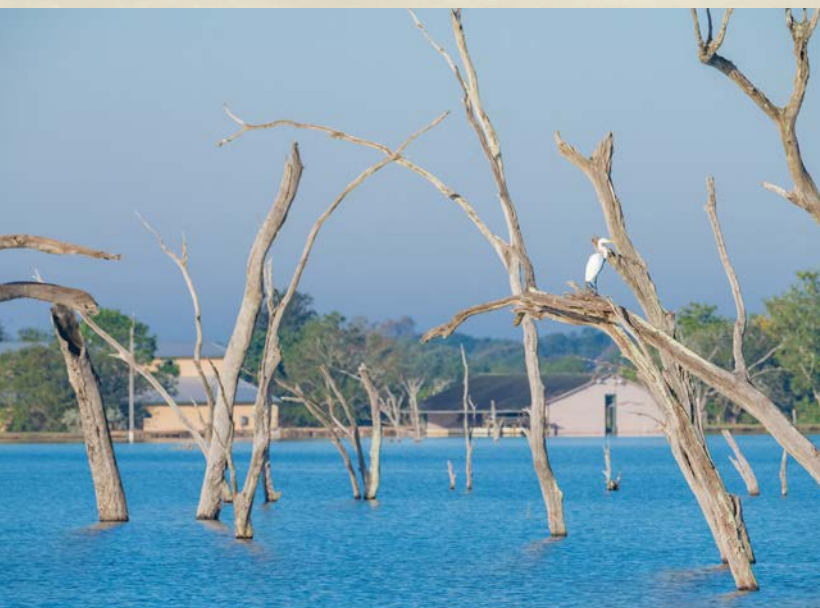


## WATER

One of the outstanding features of Quiet Waters are the outstanding riparian water rights for pumping out of Austin Bayou. There are over 622 acre feet of deeded water rights per year, and there are two newly designed pump stations with diesel pumps set up to accomplish this. It is virtually impossible to gain these type of water rights in Texas anymore and they are very valuable. Austin Bayou is the eastern boundary of the property, and there is over 1.5 miles of frontage on the bayou. This bayou runs year-round and runs into Bastrop Bay downstream from Quiet Waters. There is a new water well for the lodge and entertainment areas centrally located between the lakes.









## IMPROVEMENTS



There is a main lodge centrally located that was built in 2015. It is 6,000 s.f. with two downstairs bedrooms and three bedrooms upstairs. Each bedroom has a private bathroom. There is a large open kitchen combined with the living room with high ceilings and granite top counters. The lodge is fully stocked with furniture and also includes a large mud room, office and great garage attached to the building. Two of the upstairs bedrooms have outdoor patios overlooking the lakes.

For additional sleeping quarters, there is a 900 s.f. log cabin with two bedrooms and small living area with kitchen. This cabin sits on one of the small fishing lakes designed for kids to be able to fish from shore. There is also a stand alone restroom facility, six RV hookups, several pole barns for equipment storage, a covered boat house with six boat slots on main lake, covered fish holding vats, multiple docks and landscaping and water systems.







## 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:
    - 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.

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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

\_\_\_\_\_  
Date



