



# RANCHO ESPIRITO

560 ± ACRES | BURLESON COUNTY, TX

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# RANCHO ESPIRITO

Location, location, location. When purchasing real estate, buyers are always looking for the best neighborhood. Rancho Espirito is the epitome of the old adage as it is located in one of the most sought-after areas around College Station. Multiple ranches on County Road 434 are well over 1,500 acres and have been owned by the same families for generations. This ranch is uniquely located on a ridge overlooking the Brazos river bottom with College Station lying just on the other side. College Station and Kyle Field are clearly visible from several locations throughout the ranch, including a perfect spot for a future home site. With over 2 miles of paved road frontage it is also has the potential to be an investment vehicle that would provide for multiple smaller ranches in the future.

Price: \$4,900,000





- ★ Burleson County
- ★ 560 +/- Acres
- ★ 22 miles from College Station
- ★ 2 miles of paved road frontage
- ★ White-tailed deer, hogs, dove, duck & turkey
- ★ The ranch is under Wildlife 1D1 exemption





**Location:** The ranch is located in Burleson county, only 22 miles from College Station and just over 90 miles from downtown Houston. The ranch has just under 2 miles of paved road frontage.

**Habitat:** Rancho Espirito is located in the diverse Post Oak Savannah region of Texas, with huge post oak trees dominating the forest but also include live oaks, water oaks, juniper, elm and various other trees. About 85% of the ranch is in thick timbers and heavy underbrush making for excellent wildlife habitat. The ranch has excellent topography with over 100' of elevation changes and includes several hilltops with breathtaking views of the Brazos River Valley and College Station. The ranch has unique features such as deep canyons that have been carved out of the hillsides making extremely interesting terrain. The areas that have been cleared are thick with native grasses on sandy loam soils and the ranch is not grazed (the ranch is under Wildlife 1D1 exemption).

**Improvements:** The ranch has a nice barndominium that is perfect for a weekend retreat. A portion of the ranch is high fenced with the remainder of the property is perimeter fenced with five strand barb wire. Lakes and ponds have been added to the property and all are stocked with largemouth bass and copper nose bluegill. There is a nice set of cattle pens on the ranch.



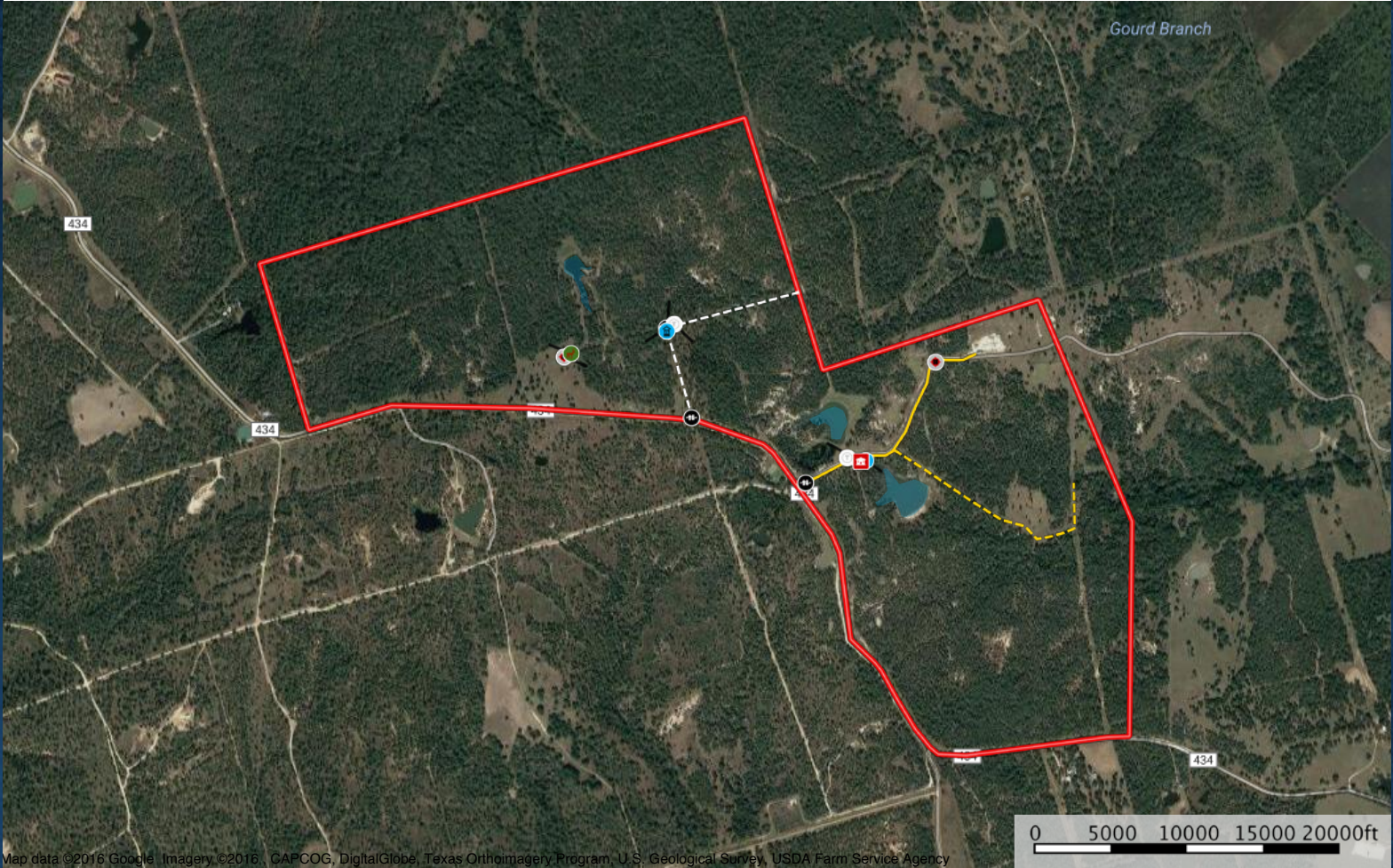
**Water:** The ranch has 5 bodies of water ranging from over three acres to just under an acre. The terrain lends itself to further development of additional ponds and lakes. There are 2 water wells located on the ranch with one at the current home and another located at a building site.

**Wildlife:** The ranch has an excellent White-tailed Deer population and of course has good hog hunting as well as good dove hunting coming from the agriculture fields just below ranch in the river bottom. The place is also loaded with turkey as an added bonus. With all the water resources, the duck hunting is great during the winter migration, and the lakes are all stocked with Large Mouth Bass and Copper-nose Bluegill and has an outstanding fishery.



# MAP

**Rancho Espirito**  
Burleson County, Texas, 560 AC +/-



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date