



# REPUBLIC RANCHES

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PURVEYORS OF FINE RECREATIONAL, INVESTMENT, FARM AND RANCH PROPERTIES

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## **REDBIRD RANCH, D'HANIS, TEXAS ~ 2,178 ACRES - \$ 12,741,300**

This is a rare opportunity to own a true heritage ranch in the transition zone where South Texas meets the Hill Country. Large lake, Edwards water, wildlife, great improvements and minerals.







### **WATER & LAKE**

The Redbird Ranch has one large lake (approx. 6 acres) and has a high volume Edwards irrigation well. They also have 150 acre feet of deeded water rights from the Edwards. The value of Edwards Water Rights at this time are approximately \$6,000 per acre foot. The current lake offers great fishing and duck hunting and can be kept full through the water well. There is the proper topography and water availability to build a second (or even a third) larger lake on the property and/or duck marsh. The availability of water on this ranch is one of its highlights.

### **WILDLIFE**

This ranch is effectively high fenced (lacking one short stretch plus a portion located outside due to Seco Creek) and the whitetail deer herd has been well managed and is protein fed year round. The ranch is under MLD III plan offering a longer hunting season. In addition to the main ranch, there is a separate 225 acre high fenced pasture currently used for exotics, but could be used to incorporate a deer genetics enhancement into the ranch's deer management program. There are many turkey on the ranch utilizing the large oaks, and quail populations can be good with proper rainfall. This area is well known for great dove hunting. Adding a pivot for crop irrigation could take it to a whole new level.

### **TOPOGRAPHY**

The ranch is typical of the rolling hills along the transition zone of South Texas. Several large hills and valleys located on the ranch along with 3/4 miles of Seco Creek. This creek runs clear during more normal periods of rainfall and has large live oaks along its drainage. There is one sizable lake and several smaller ponds on the ranch. Besides live oaks, there is great brush and large mesquites on the ranch.

### **IMPROVEMENTS**

In the headquarters compound, there is a grand 8700 sq. ft. main lodge with 4 bedrooms along with swimming pool and pool/bunk house with game room. There is also a 3,000 sq. ft. + hunters lodge with 4 bedrooms for additional guests. Nearby there is a very nice multi-purpose barn, an equipment shed, a foreman's residence and two small guest homes.

### **MINERALS**

Seller will convey 50% of seller's owned mineral estate on ranch. There is no production.

### **LOCATION**

The ranch is located approximately 3.2 miles north of the town of D'Hanis. Only 15 minutes to the Hondo airport and a little over an hour to San Antonio.



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[www.republicranches.com](http://www.republicranches.com)



**REPUBLIC RANCHES**

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## **Redbird Ranch Medina County, TX 2,178 ACRES +/-**

The Redbird Ranch is located north of D'Hanis, TX in the much sought after transition country of Medina County where South Texas meets the Hill Country. This heritage ranch is offers everything including top-notch improvements, diverse agricultural opportunities and extensive recreational opportunities. 15 minutes to the Hondo Airport; just over an hour to San Antonio.

### **Location:**

The ranch is located about 3.2 miles north of D'Hanis, TX on FM 1796.

### **Layout, Topography & Terrain:**

This ranch features varied terrain with over 130' of relief including Seco Creek and several other significant creeks/drainages. There is a good mix of grazeable pasture and heavy native cover of trees and brush including fantastic stands of Live Oaks.

### **Wildlife Management and Hunting:**

The ranch is high fenced with the exception of a portion along the southern perimeter and the southeast corner along and across Seco Creek is outside the high fence..

Wildlife species that can be found on this ranch include White Tailed Deer, Turkey, Dove, Quail, varmints and songbirds. In addition the current owners maintain a separate 225+/- acre exotic pasture with exotic wildlife.

A white-tailed deer management program is in place and the ranch participates in the Level 3 MLDP program providing for longer seasons and more flexible harvest options.

Included in the sale are 10 deer blinds, 10 protein feeders and 13 corn feeders located throughout the ranch.

### **Improvements:**

The improvements on the ranch are top notch and will serve the new owner well to accommodate extended family, guests and ranch staff as desired.

#### *Residential within HQ Compound (all Custom built!) -*

Main House: ~8704 SF total with 4 bedrooms with full baths, Kitchen, Dining, Living, upstairs loft for office/den, secure gun room, utility room, outdoor kitchen dining and relaxing porches and two car garage.

Guest House: ~3328 SF total with 4 bedrooms with full baths, full kitchen dining and living area and small porch

Bunkhouse: ~1985 SF with kitchen, dining and entertainment area; large bunk room, 2 full baths and a utility/gun closet.

Pool & Cabana: Also in the HQ compound is custom pool and adjacent cabana for relaxation and entertaining.

3 Carports: Located at each house for hunting/ranch/guest vehicle parking.

#### *Additional Improvements adjacent to HQ compound-*

Foreman Home: ~1860 SF plus attached carport

Ranchhand/Guest House: ~ 1750 SF

Guest House: ~1530 SF

Carport: between Ranchhand/guest and guest house

Enclosed and Finished out "Barn": ~7870 SF with vehicle storage, office, additional storage, game cleaning area with walk-in cooler, shop, tack room and upstairs apartment/storage space.

Equipment Barn/Shed: 20' X140' shed with open bays for equipment and one 400 SF section closed in for storage of smaller items, tack or feed.

*Other:* Main road and primary drives are paved.

**Water:**

The ranch is well watered with 1 Edwards irrigation well, 2 Edwards domestic wells, extensive piping storage and pressure systems and 5 supplemented lakes/tanks.

*A. Wells:*

- 1) 1 Edwards Irrigation Well currently set up to pump 700 GPM (this well is on the property but is shared with neighbor and is metered).
- 2) 1 Domestic Edwards wells provide water to residential and operational improvement areas (note this well is on property but shared with neighbor).
- 3) 1 Domestic well in the Exotic Pasture provides water to camp and exotic livestock water facilities.

*B. Edward's Aquifer Water Rights:* Sellers have 150 acre-feet of deeded water rights that will convey.

*C. 5 lakes and tanks:* The largest is approximately 6 acres; it and several others are stocked with game fish. All lakes/tanks can be supplemented when necessary.

*D. Water Systems:* Extensive water piping and distribution system.

*E. Creeks:* Seco Creek holds water during wet periods; another substantial creek/slough can be found near north border.

*F. Large Lake Potential:* With the topography, soils and available water, there is the potential construct another large lake in the drainage west of the HQ compound.

*G. Pivot Potential:* The availability of Edwards Irrigation water opens the door for pivot irrigation for crops and/or wildlife plots.

**Minerals:**

Seller will convey 50% of owned minerals on ranch; There is no production.

**Other:**

Furniture, Personal Property, Rolling Stock, Agricultural Equipment, Ranch Equipment, Domestic Livestock (if any), Horses, and Exotic Livestock are not for sale.

**Taxes:**

Currently taxes assessed at Agricultural Value, where applicable.

**Co-brokerage:**

Redbird Ranch is being co-brokered by Republic Ranches, LLC AND Kuper Farm and Ranch Sales under an exclusive listing agreement with the Seller.

**Price:**

Asking \$12,741,300.00 (\$5,850/ac)

**Contact:**

Broker Associate: Mark Matthews  
210-416-2737  
matthews@republicranches.com

**Disclaimer:** 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 also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

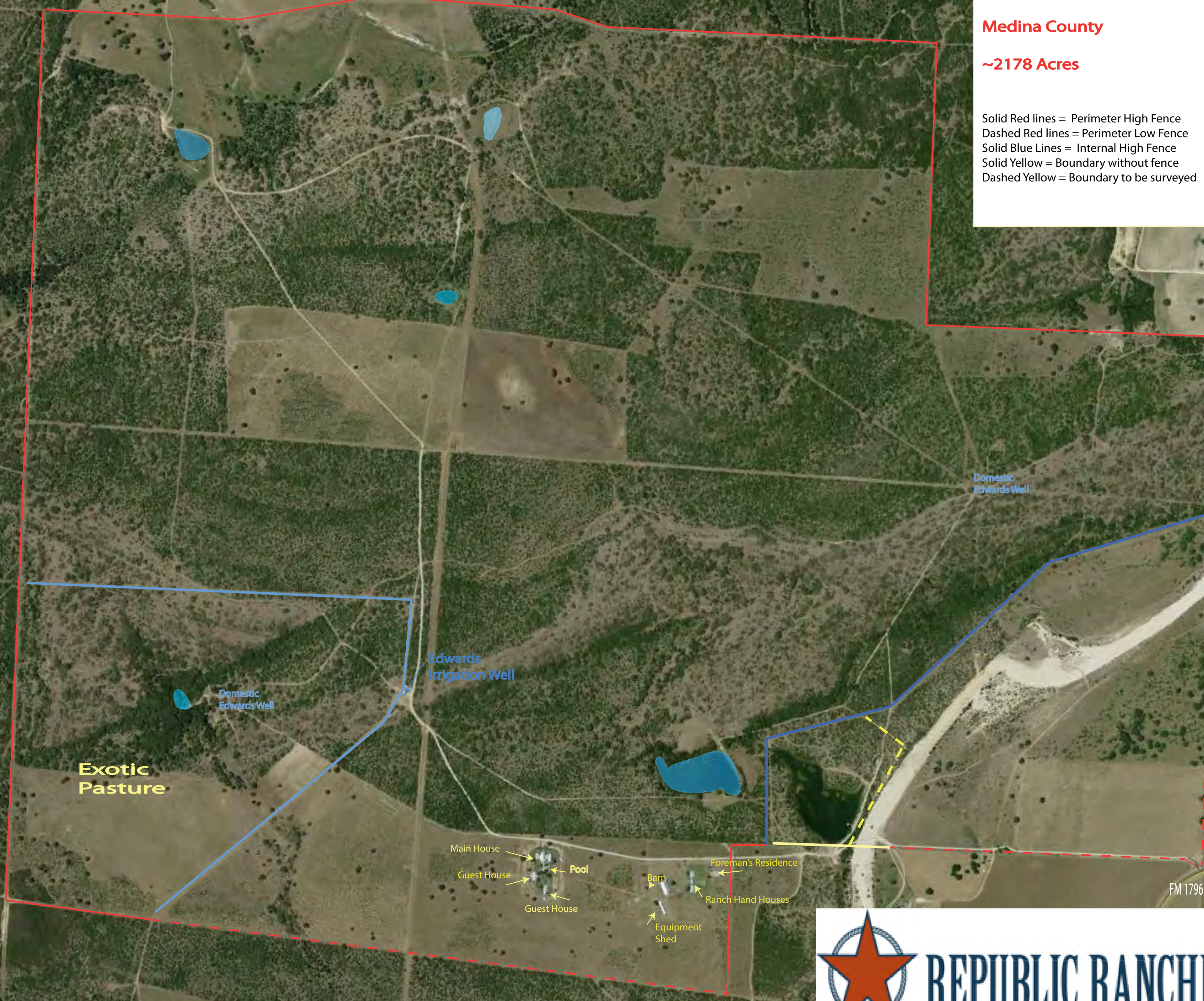


**Redbird Ranch**

**Medina County**

**~2178 Acres**

Solid Red lines = Perimeter High Fence  
Dashed Red lines = Perimeter Low Fence  
Solid Blue Lines = Internal High Fence  
Solid Yellow = Boundary without fence  
Dashed Yellow = Boundary to be surveyed



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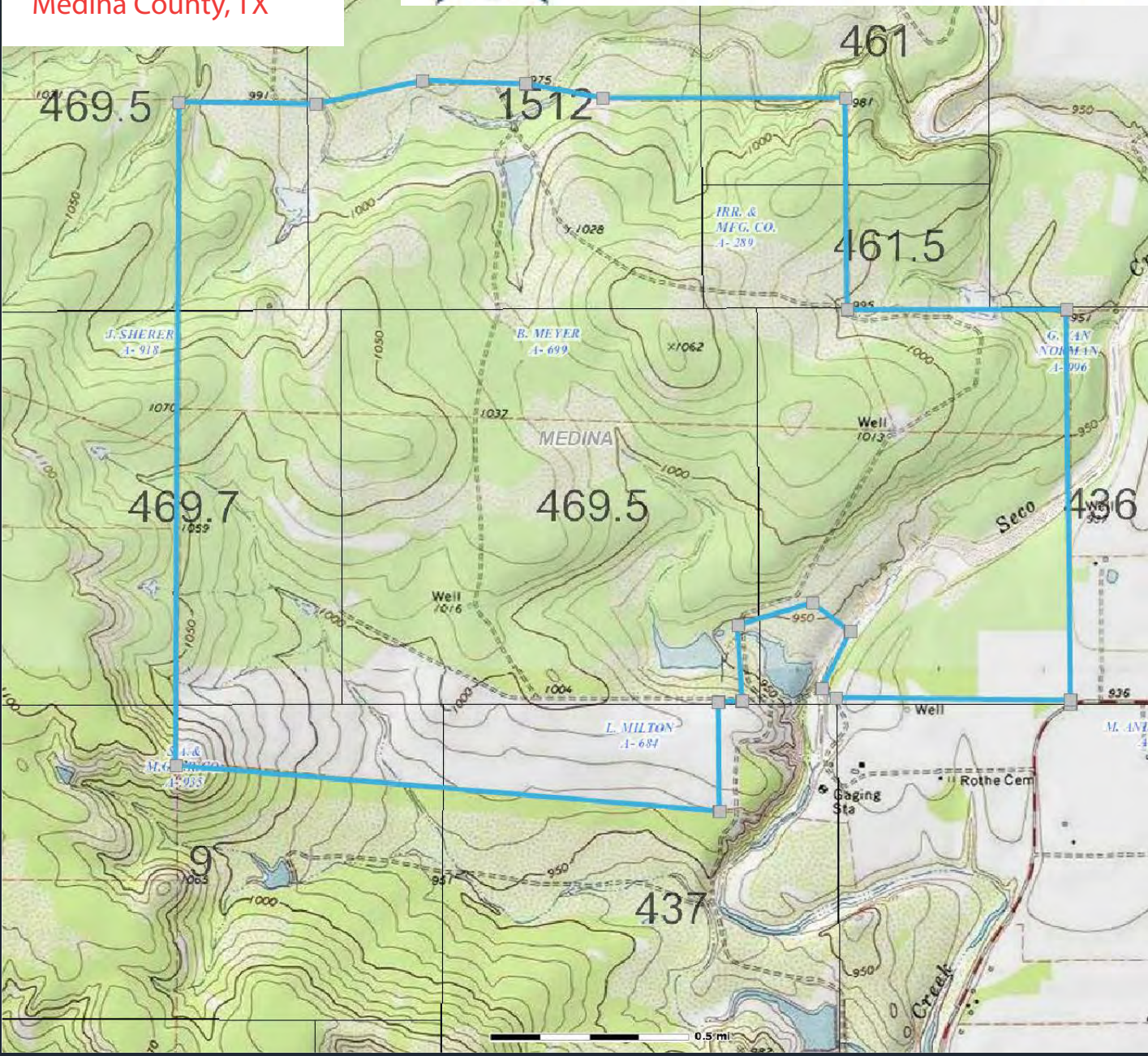
Redbird Ranch

~2178 Acres

Medina County, TX



# REPUBLIC RANCHES







**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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