



REPUBLIC RANCHES

PURVEYORS OF FINE RECREATIONAL, INVESTMENT, FARM AND RANCH PROPERTIES



SUNDANCE RANCH – 803 ACRES +/- Lavaca County, Texas

The Sundance Ranch located less than 1:45 from Downtown Houston and is a beautiful and very private ranch with over 1 mile of Navidad River frontage, acres of huge oaks and pecans, excellent improvements, and a great mix of open improved grass pastures and thick woods. The ranch has rolling topography and is teeming with deer, turkey, hogs and other wildlife.

Location: The gate entrance is 4 miles east of Hwy 77 between Schulenburg and Hallettsville.

Topography: The Sundance Ranch is located in the Blackland Prairie Ecosystem of east central Texas and is dominated by a mixture of clay soils and more sandy (loam) soils and known for its large live oaks and pecans. The property has great roll with over 100' of elevation changes on the ranch. Approximately 60% of the ranch is covered in brush and large oaks, pecans and hackberries. There is over one mile of frontage on the west side of the Navidad River.

The river bottom has been carefully sculpted to clear some of the underbrush along the river leaving the large live oaks and pecans, while also leaving plenty of thicker brush for game in this riparian area dominated by clay soils. The upland portions of the ranch are a mix of heavy woods, cleared underbrush with oaks, and open prairie with improved grasses. Soils on this part of the ranch are sandy loam and excellent for hay production or cattle raising. There are multiple pastures fenced off around the entire ranch.

Wildlife: This ranch is a haven for whitetail deer and turkey that find cover along the river bottom and much of the upper portions of the ranch. The huge oaks along the river are prime habitat for roosting turkeys and of course the pecan trees provide one of their favorite staples. There are plenty of hogs on the ranch and the more open areas and multiple ponds make excellent areas to attract dove. With so many ponds and the potential to create more wetland areas, this area is also very good for attracting migrating waterfowl. The Navidad River is a flyway for ducks as they move south in the winter. When



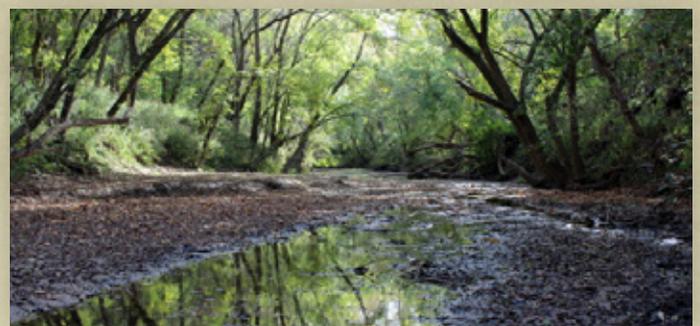
the rivers are running at normal heights, catfish and bass can be found in deeper holes of the river. Several of the many lakes are stocked with bass and/or catfish.

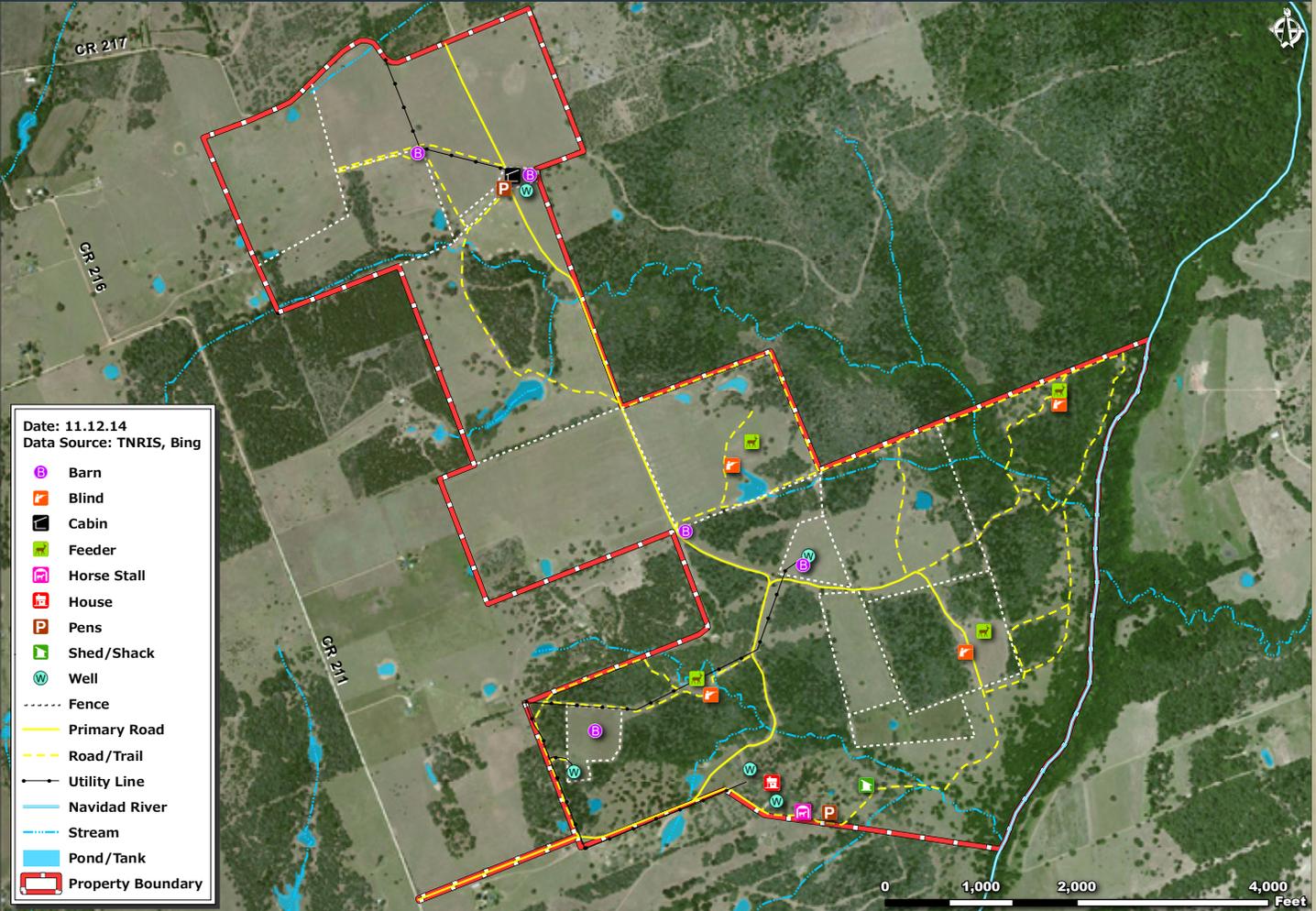
Improvements: The main compound on the ranch includes an overall footprint of over 13,000 SF associated with the primary home, guest house, pool w/ patio and garage. Built in the early 80's, the house is built with Austin Chalk Stone and has a grand hall/den with ceilings over 30' high and a huge fireplace. With a large dining room and kitchen, and swimming pool out the backdoor, it is built for entertaining. The main house has 4 bedroom/baths; in addition, the guest house has one bedroom with a small kitchen and den. Several porches upstairs and downstairs have wonderful views of the beautiful surrounding area. There is also a large bar/game room that opens up into the den. The home needs some maintenance to bring it up to good shape but it is a magnificent home that will greatly impress the new owner's guests.

There are three newer hay barns, several older barns and a small horse barn on the property. There is an excellent road system in place on the ranch for getting around when wet. Exterior fences and interior fences are in excellent condition.

There are two sets of pens on the ranch and there is a small game room/cabin on the north side of the ranch with great views from porch.

Water: Besides the river, there are three creek bottoms that cross the ranch. There are twelve ponds and small lakes on the property,





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several of which are stocked with fish and several with water piped to them to keep full from water wells. There are five water wells in use on the property all with submersible pumps and electricity brought to them.

Electricity: Electrical service is available and in place at several different points on the property. Electricity to the main house is buried so that there are no poles near the house.

Minerals: No minerals are to be conveyed with the sale. There is no production on the ranch.

History: This ranch was originally deeded to Stephen Tucker Foley for his efforts in the battle of San Jacinto under Captain William Heard's Company of Citizen Soldiers along with other acreage in the immediate area. In 1840, Stephen was attacked by 20 Comanches along with his friend, Joel Ponton near Shiner. Joel escaped but Stephen was captured, tortured and killed.

Price: Asking \$5,200,000 or \$6,475/acre.

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.



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