

# REPUBLIC RANCHES<sub>LLC</sub>

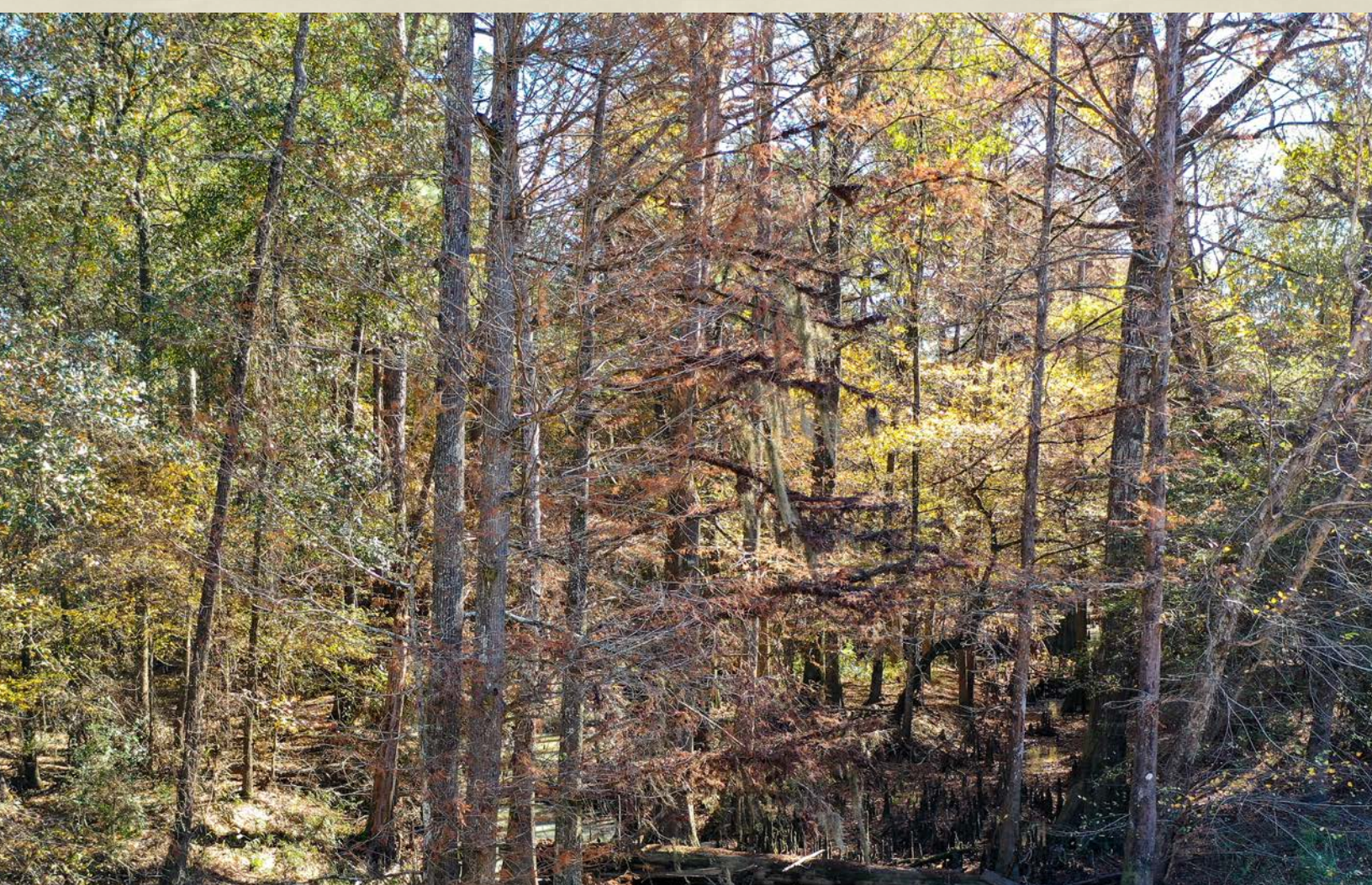
*Our Legacy is in the Land*

## TARKINGTON BAYOU RANCH

Liberty County, Plum Grove, TX

3,500 ± Acres | \$7,243,600 | Shown by Appointment Only





**Liberty County**



**2 Mitigation Banks**



**Development potential**



**Tarkington Bayou**



**White-tailed deer and wild hogs**



**Excellent roads**

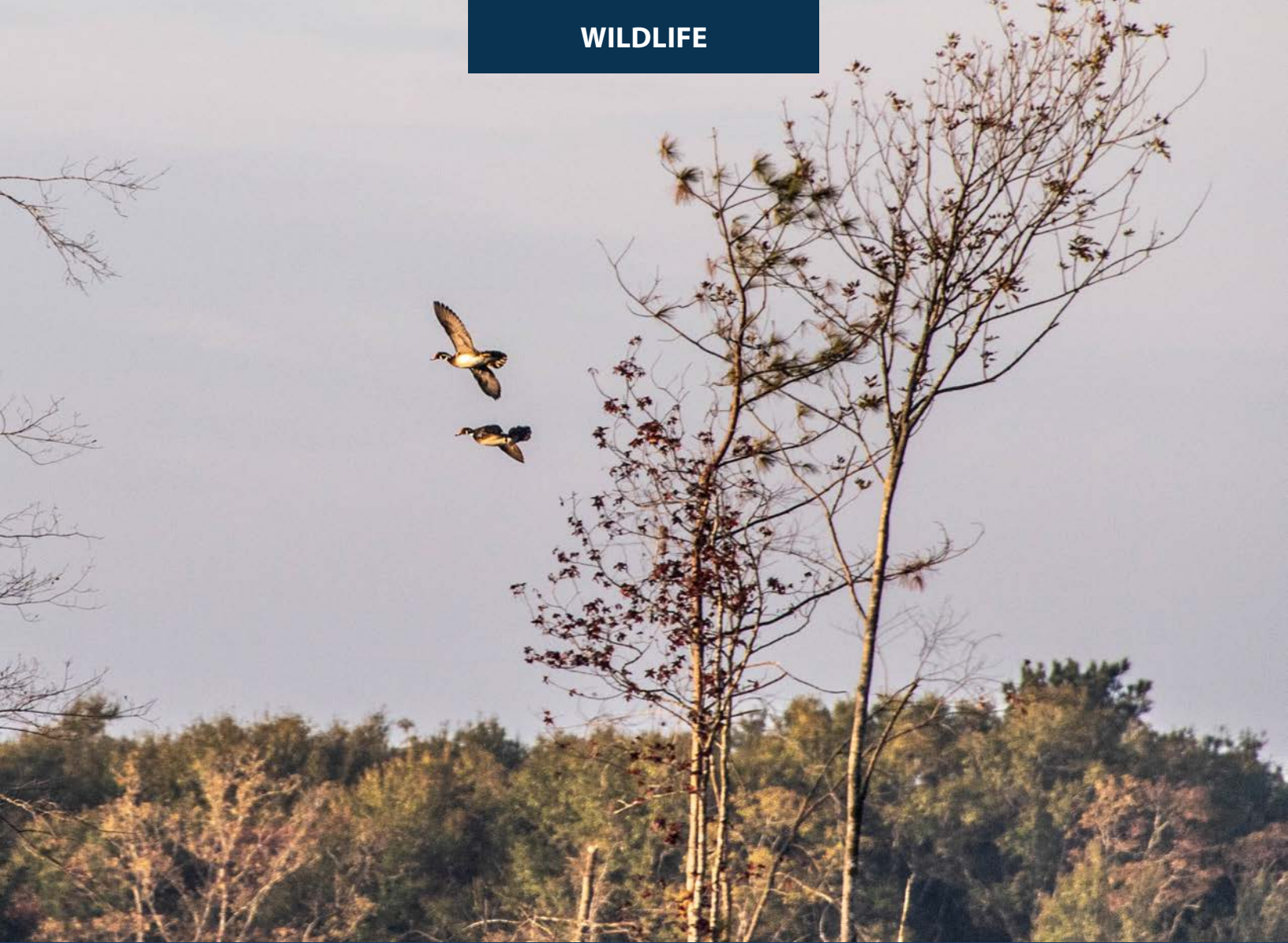




Tarkington Bayou Ranch is a very diverse property a mere 37 miles from downtown Houston just outside of the small town of Plum Grove. The property is covered in towering hardwoods and pines, with multiple water features such as miles of Tarkington Bayou, wetland marshes, and multiple small creeks. Deer and hogs are abundant on the property as well as migratory waterfowl. This is an opportunity to own a large ranch less than 45 minutes from Houston with long term investment potential as a single family residential community. The property is accessed by a private road off of FM 1010 five miles north of Plum Grove.

The property was recently a fully timbered tract with a mix of hardwoods and pines. Recent work has been done on parts of the ranch to clear out areas and removal of pines in parts while leaving the hardwoods. There have been two newly built wetland units that will attract a wide variety of waterfowl during the winter. The areas along Tarkington Bayou are dominated by hardwoods and the Bayou is lined with large Cypress trees. Soils are primarily sandy loam. While the majority of the property is out of the floodplain, the ecosystem is dominated by bottomland hardwoods along the bayou and creeks with pines in the higher grounds.





White-tailed deer are abundant on the property along with wild hogs. It is an excellent hunting property with the bayou establishing migratory routes for the game. While the area has established small potholes and semi-permanent water along the creeks and bayous which have attracted wood ducks and mallards for years, the recent establishment of two large wetland units will attract more and a wider variety of waterfowl in the coming years. Other wildlife includes plenty of migrating birds including bald eagles, ospreys, snipe, wood-cocks as well as a plethora of song birds.





Tarkington Bayou runs 3 miles along the eastern boundary of the property. This bayou flows year-round and is lined with cypress and oaks. There are multiple small potholes on the property which hold water during the winter and several ponds. There are also smaller creeks which run the property and are primarily intermittent.

There are two Mitigation Banks on the property with established Conservation Easements.

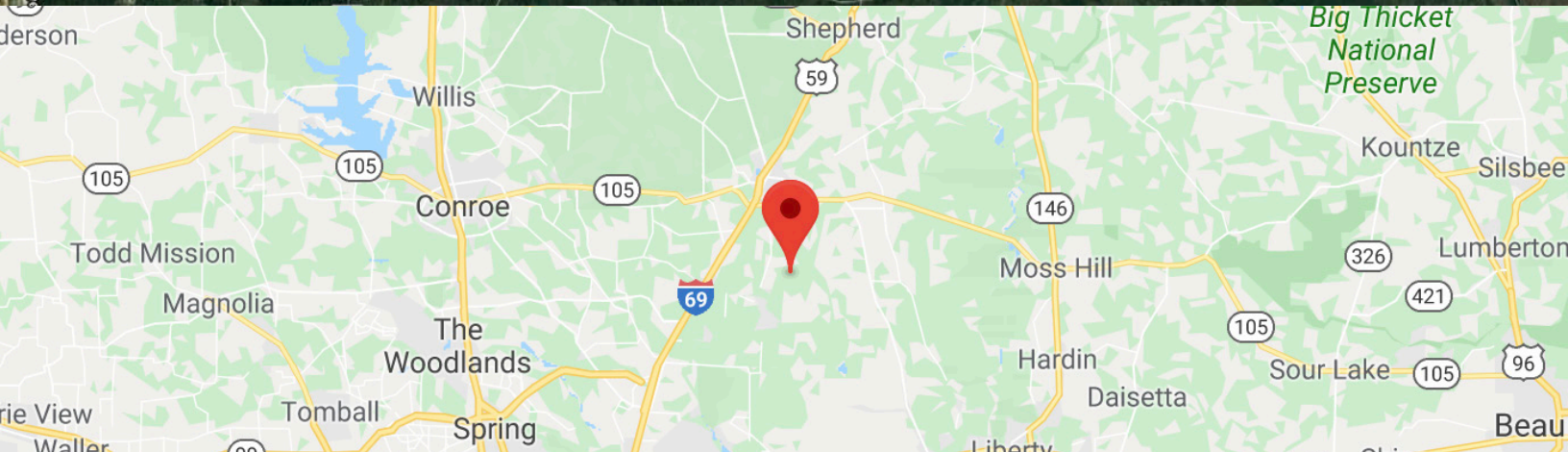
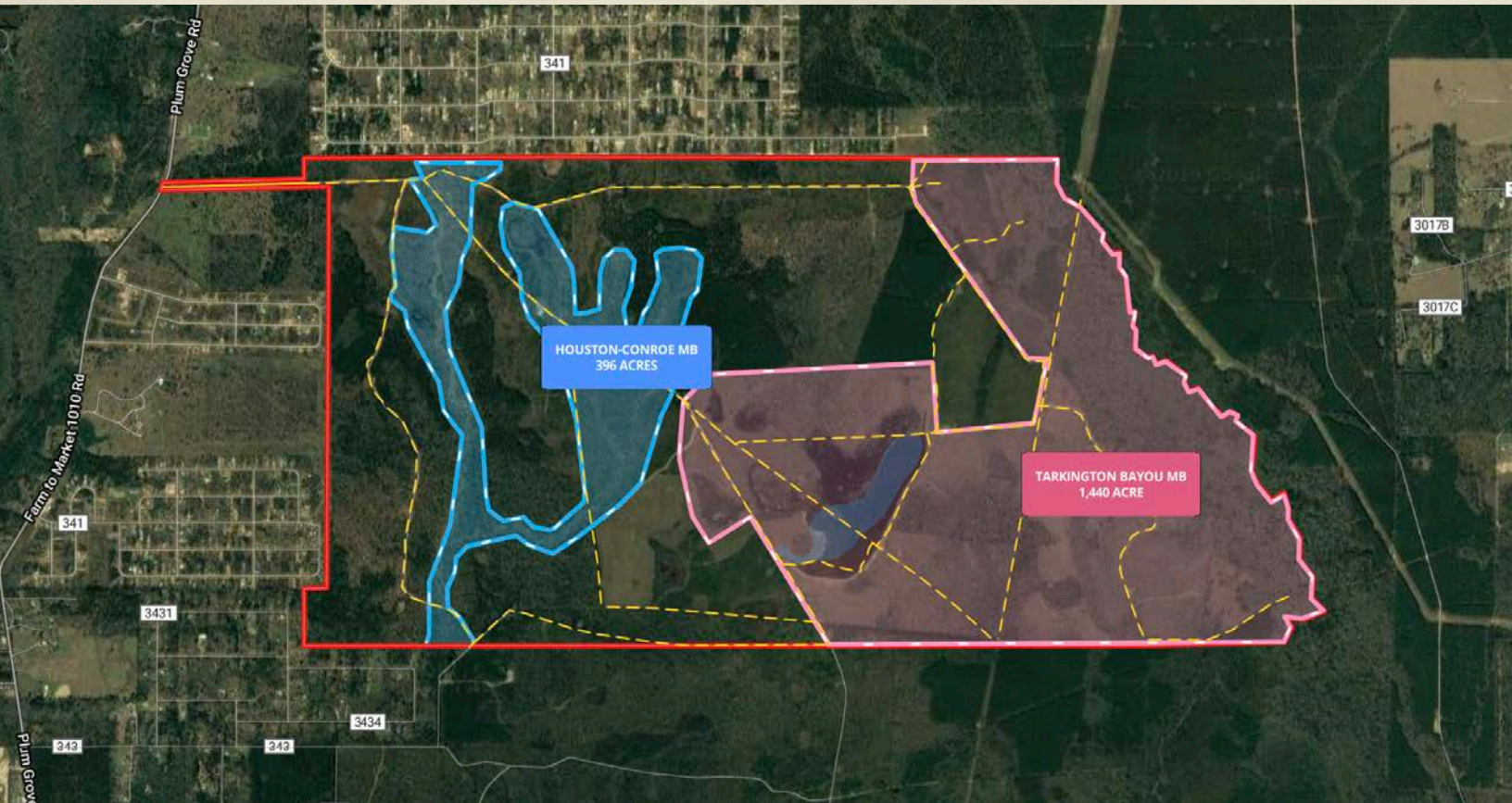
**Tarkington Bayou Mitigation Bank** is 1,440 acres and is located primarily on the eastern half of the property along the bayou. The majority of the pine trees are being removed from this tract while leaving the hardwoods which will greatly improve the bio-diversity of the land and increase the quality of the habitat for most game species. The two large wetland units that have recently been built are also within the boundaries of the bank.

**Houston-Conroe Mitigation Bank** is a 396 acre bank which follows several intermittent creeks which traverse the middle of the property. The creeks have been designed to improve the habitat and water flows of the system and also has thinned the amount of pine while leaving the hardwoods.





# MAP



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

\_\_\_\_\_  
Date



