



# REPUBLIC RANCHES

**Tarpley Ranch  
Medina County, TX  
341 ACRES +/-**



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# REPUBLIC RANCHES

## **Tarpley Ranch Medina County, TX 341 ACRES +/-**

This northern Medina County ranch is a classic hill country ranch offering an array of recreational and ranching opportunities. It is located just south of the Medina/Bandera County line and Tarpley, TX, home of the famous Mac & Ernie's Roadside Eatery.

### **Location:**

The ranch is located about 5 miles south of Tarpley and approximately 3 miles east of FM 462. Ranch is accessed by a 30' ingress/egress easement.

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

The ranch boasts magnificent hilltop views and is very private. Predominant tree cover includes Live Oak and Ashe Juniper, among others. There is a good balance of brush for wildlife cover yet with sufficient open areas for hunting and viewing.

### **Wildlife and Hunting:**

Wildlife species that can be found on this ranch include white tailed deer, turkey, exotics, dove, songbirds and varmints.

### **Improvements:**

The ranch is improved and ready to use with a nice 2BR/2BA main home and a nearby 2BR/1BA guest cabin. Between the two homes is a fantastic outdoor patio and cooking area.

In addition, the ranch has two large barns and a nice set of cattle pens.

**Water:**

There is one water well on the ranch that serves the homes, other improvements and several water troughs.

**Electricity:**

Provided by Bandera Electric Coop.

**Taxes:**

Currently taxes assessed at Agricultural Value, where applicable.

**Other:**

Also to convey are a Kawasaki Mule, two Polaris 4 wheelers, certain furnishings, tools, deer blinds and feeders.

**Price:**

Asking \$ 1,091,200 (\$3200/ac) **PRICE REDUCED 1/21/15**

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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.

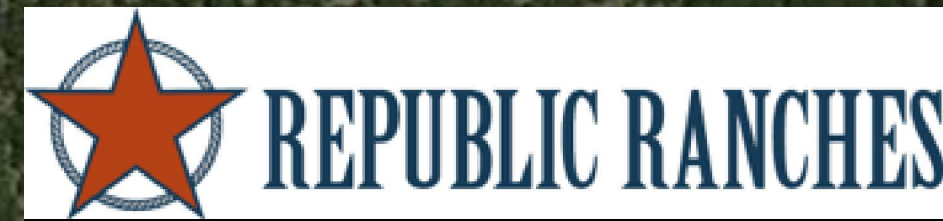


**Tarpley Ranch**

**Medina County, TX**

**341 Acres +/-**

Guest Cabin  
Main Home  
Barns

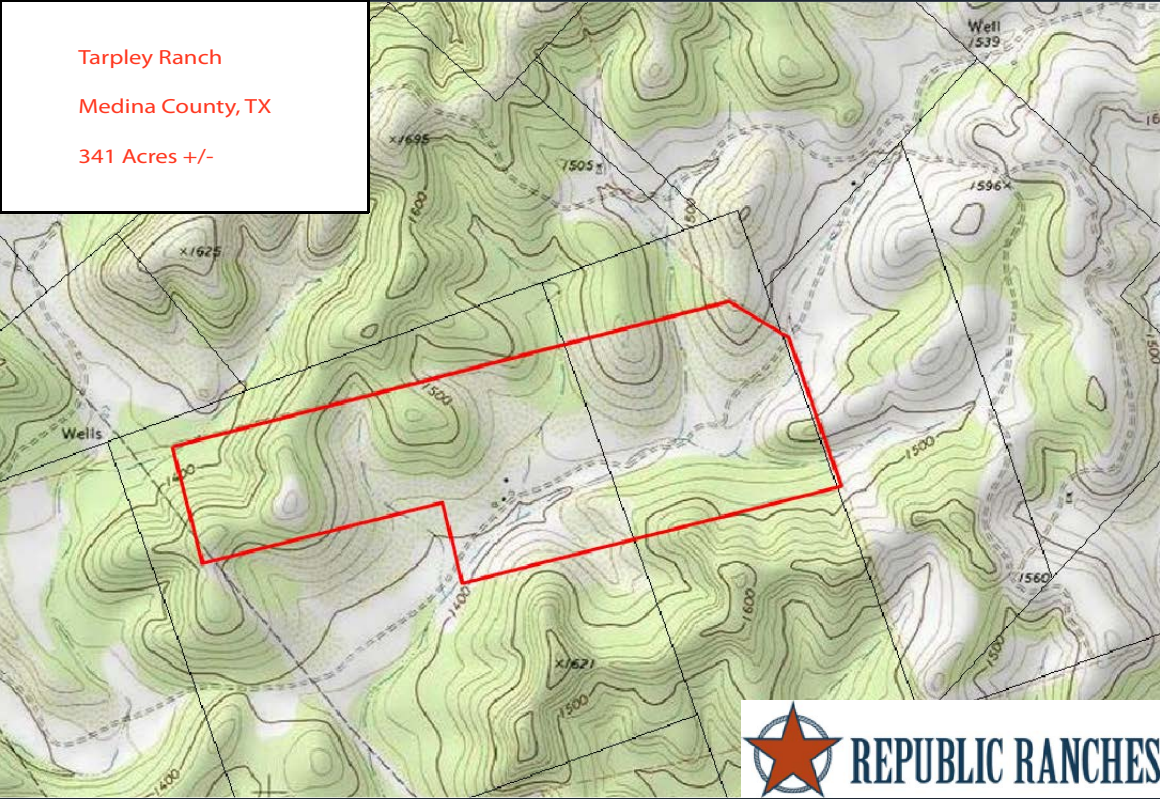




Tarpley Ranch

Medina County, TX

341 Acres +/-



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>)

TREC No. OP-K