

Tres Arroyos Ranch

Duval County, Texas 2,308 Acres +/-

Tres Arroyos Ranch is an exceptional high fenced recreational and agricultural ranch appropriately named for the three predominant drainages that are on the ranch. Along with rolling hills covered in excellent south Texas brush, the ranch includes an extensive water distribution system benefitting both wildlife and livestock.

Located in southwestern Duval County between Freer and Hebbronville, this South Texas oasis is home to wildlife including White-tailed Deer, Bobwhite Quail, Blue Quail, Rio Grande Turkey, varmints and songbirds. Approximately 100' of relief increases the diversity and feel of the ranch. Some 10 miles of water lines, supplied by 8 wells and 4 storage pilas terminate at over 50 locations (including two lakes) throughout ranch, distributing and attracting wildlife and livestock across the range. The ranch participates in TPWD's MLDP program for deer management and sale includes 14 blinds and 20 feeders.



The ranch also includes quality residential and ranch operations improvements to allow immediate use for new owner; able to sleep several families in comfort, kennel a pack of bird dogs and clean deer or other game; not to mention facilities for ranch & cattle operations that include a foreman's house, modest horse stable, cattle working pens and storage/maintenance facilities.

Asking \$3,738,960.00 (\$1,620/acre)





REPUBLIC RANCHES

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Location:

The ranch is located located in southwestern Duval County approximately 27 miles driving distance SSW from Freer (a hub in deer circles) and 24 miles driving distance (NNW) from Hebronville, TX, well known to quail enthusiasts.

Topography:

The ranch has rolling hills falling off into various drainages including Macho Creek. The ranch boasts approximately 100' of relief offering beautiful views of the ranch's features as well as the surrounding countryside. The majority of the ranch is classic south Texas brush with large Hackberries and Mesquites along the arroyos.

Wildlife & Hunting:

The ranch is high fenced and has abundant whitetails, quail (both Blue Quail and Bobwhite) and other species including a healthy roosting turkey population. The extraordinary water distribution system makes Tres Arroyos a mecca for birds. The water features support populations of game and non-game wildlife alike and provide needed habitat requirements for quail chicks. The ranch participates in Texas Parks & Wildlife's MLDP program and in 2009

implemented a year round protein feeding program to further its deer management efforts. Brush manipulation has been implemented in certain pasture areas to enhance succession, edge and huntability.

Blinds and feeders included in asking price:

8 Fiberglass Box Blinds on ten foot towers,
1 Fiberglass Box Blind on five foot tower,
5 Fiberglass Box Blinds on 2 foot stands,
17 corn feeders (all working)
3 protein feeders

Improvements (also see water related items below):

- The perimeter fence is a high fence (most of which was installed in 2005) and is in excellent condition and well maintained. There are two separately high fenced pastures (North Pasture is ~481 acres and the South Pasture is ~1827 acres)
- Interior roads on the ranch are generally in good condition.
- Headquarters includes:
 - Main House (double-wide modular plus porches installed in 2000), 3 BR, 2 BA
 - Lodge (triple-wide modular installed in 2008)
 - Annex (2BR/2BA) bunkhouse 3 or 4 BR, 2.5 BA
 - Storage, gun room and covered 6 vehicle parking
 - Skeet Range
- Ranch Operations area includes:
 - Manager's House (Singlewide)
 - Horse Barn (3 stalls)
 - Dog Kennels (12) with washout drainage and septic system.
 - Covered storage (12 "stalls")
 - Tack Room
 - Walk In Cooler and Cleaning area
 - Feed Trailer

- Cattle Pens

Water: The ranch has an extensive water supply and distribution system including:

- 5 water wells with submersibles;
- 3 operating windmills;
- Four water storage pilas (including one covered 20,000 gallon);
- Approximately **10 miles of water distribution lines** terminating in creeks, wetlands, tanks, ponds and troughs;
- Approximately 46 water spigots strategically located to create wildlife oases/waterholes throughout ranch.
- 2 larger tanks (one in South Pasture and one in North Pasture) and supplemented by water distribution; and
- Nine livestock troughs.

Other: Household furnishings, rolling stock/equipment and livestock (if present) negotiable. Certain personal items in residences and hunting vehicles are not for sale.

Electricity: Yes

Minerals: Surface Only

Price: Asking \$ 3,738,960.00 (\$1,620/acre)

Contact: Charles M. Davidson – Agent
210-415-5570
cmd@republicranches.com

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Tres Arroyos Ranch

Duval County, TX

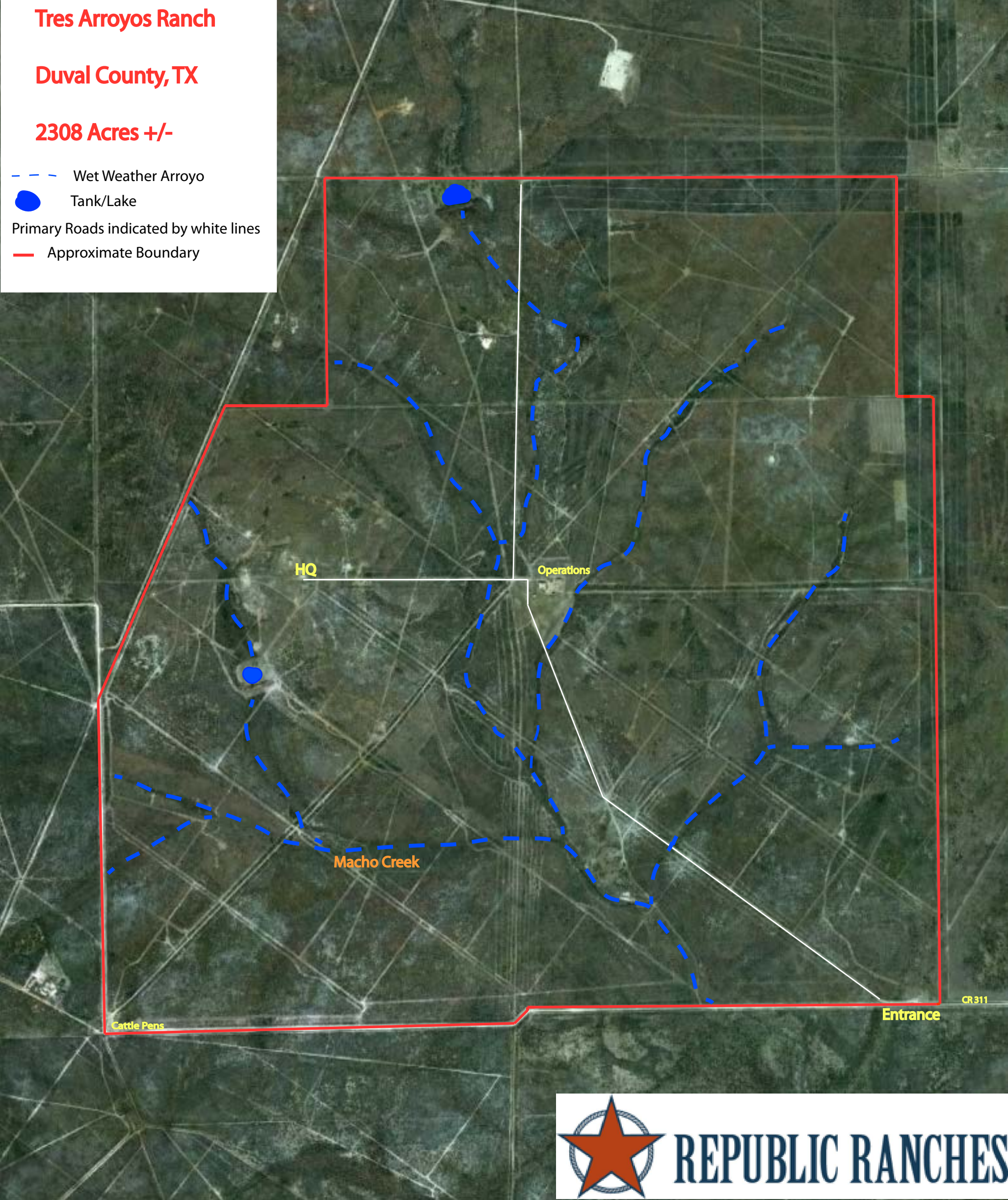
2308 Acres +/-

--- Wet Weather Arroyo

● Tank/Lake

Primary Roads indicated by white lines

— Approximate Boundary

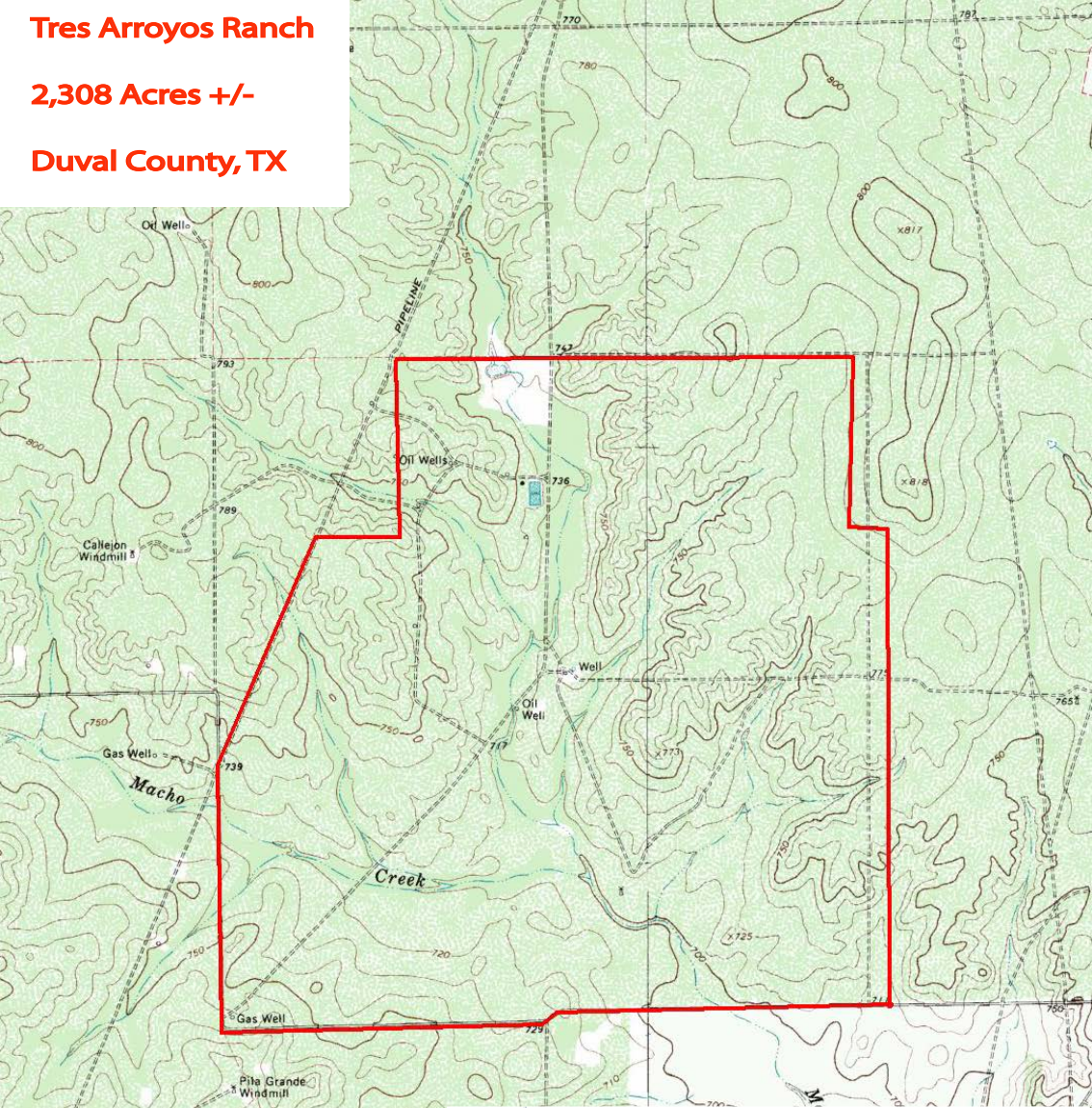


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2,308 Acres +/-

Duval County, TX



REPUBLIC RANCHES



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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

Before 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

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