

REPUBLIC RANCHES^{LLC}

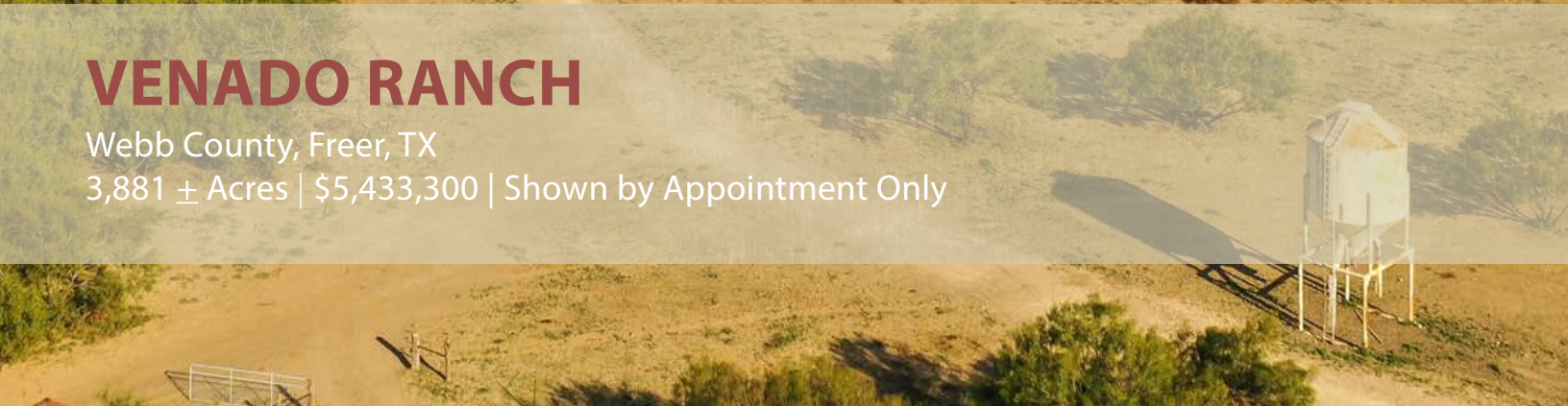
Our Legacy is in the Land

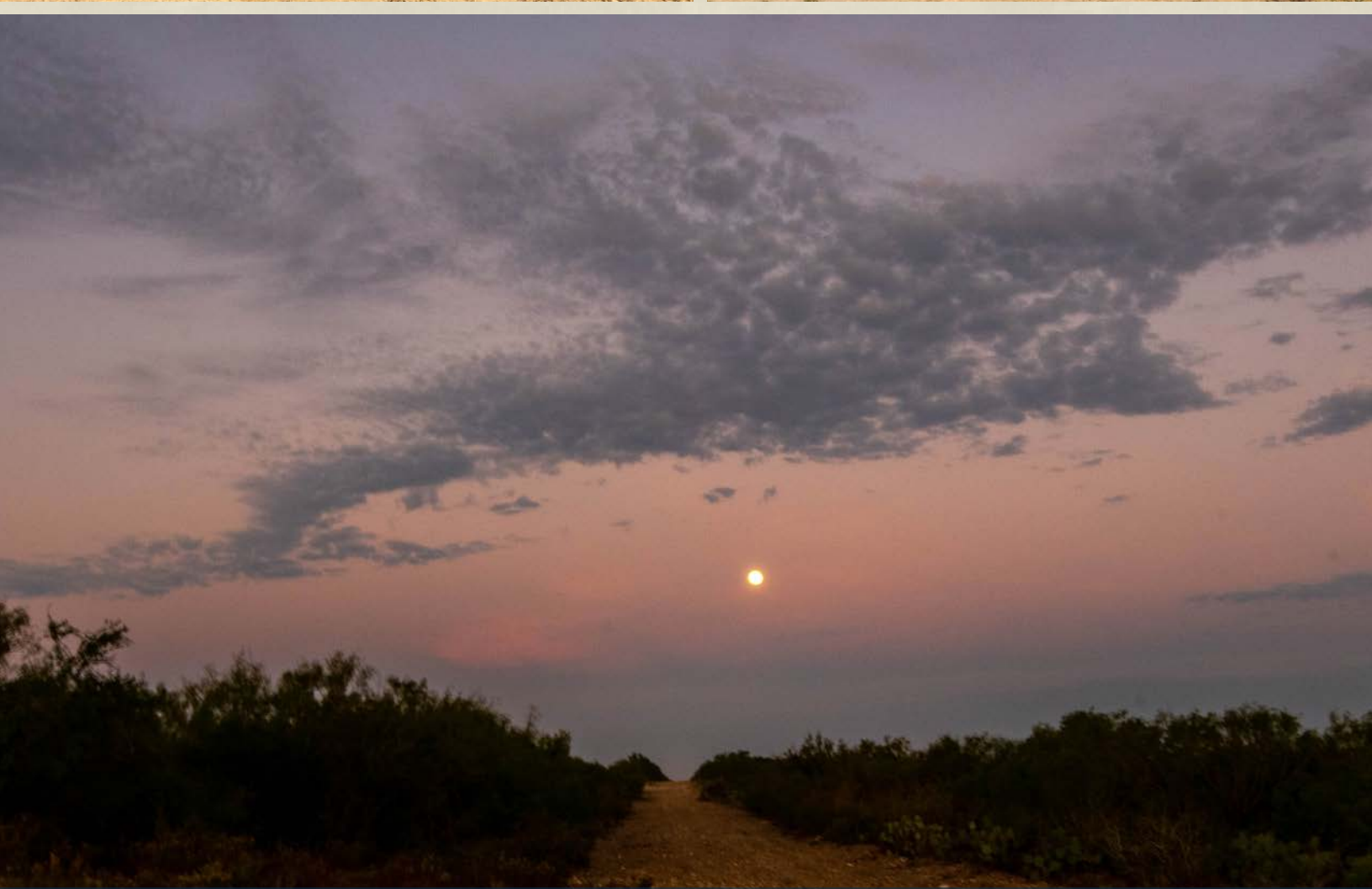


VENADO RANCH

Webb County, Freer, TX

3,881 ± Acres | \$5,433,300 | Shown by Appointment Only





- ★ Webb County
- ★ Whitetail ranch
- ★ Tremendous views of hilltops
- ★ Down the historic Welhausen Road
- ★ Bobwhite quail, javelina and hogs
- ★ 2 solar wells



Rolling topography, surface water, large neighbors and vast expanses of native South Texas brushland! The Venado Ranch is an old fashion Webb County whitetail ranch with all native genetics, excellent mixed brush habitat and tons of topographic relief. The hilltops on the eastern portion of the ranch provide tremendous views and potential home sites. Originally part of the Walker Family land holdings of Webb County, this 3,881 acre tract was carved out by the current owners as the ranch they would put their stamp on. Heritage landowners border the property of which one is over 17,000 acres. Come see this great native country down the historic Welhausen Road.

The ranch is located in Webb County near Freer, Texas. It is approximately 7.1 miles South of Highway 59 traveling south out of Freer. The ranch has frontage on Welhausen Road, a county maintained road, and is approximately 12 miles north of Highway 359. The ranch is 30 minutes from Freer, 45 minutes from Laredo, 2.5 Hours from San Antonio and 1hr 45 minutes from Corpus Christi.



With 100% native genetics, prime mixed brush and tons of surface water on this nearly 4,000 acres, you have the key elements of a trophy whitetail ranch. The larger western portion of the ranch consists of roughly 2,600 acres of low fenced country while a 1,280 acre section was high fenced in 2017. At this time, no improved genetics have been placed inside the high fenced portion. Over the years, this ranch has been used as a family recreation property with the goals of maximizing the genetic potential of the whitetail herd. The largest buck known to have been taken in current ownership is 182". The ranch is primed with new hunting blinds, feeders and widened roads.

Other hunting opportunities include a booming population of blue quail, healthy numbers of bobwhite quail, javelina, hogs and predators. With 13 surface tanks located throughout the ranch you will have the opportunity to enjoy excellent traditional South Texas evening dove hunts over water. Some of these tanks are stocked with bass and catfish.

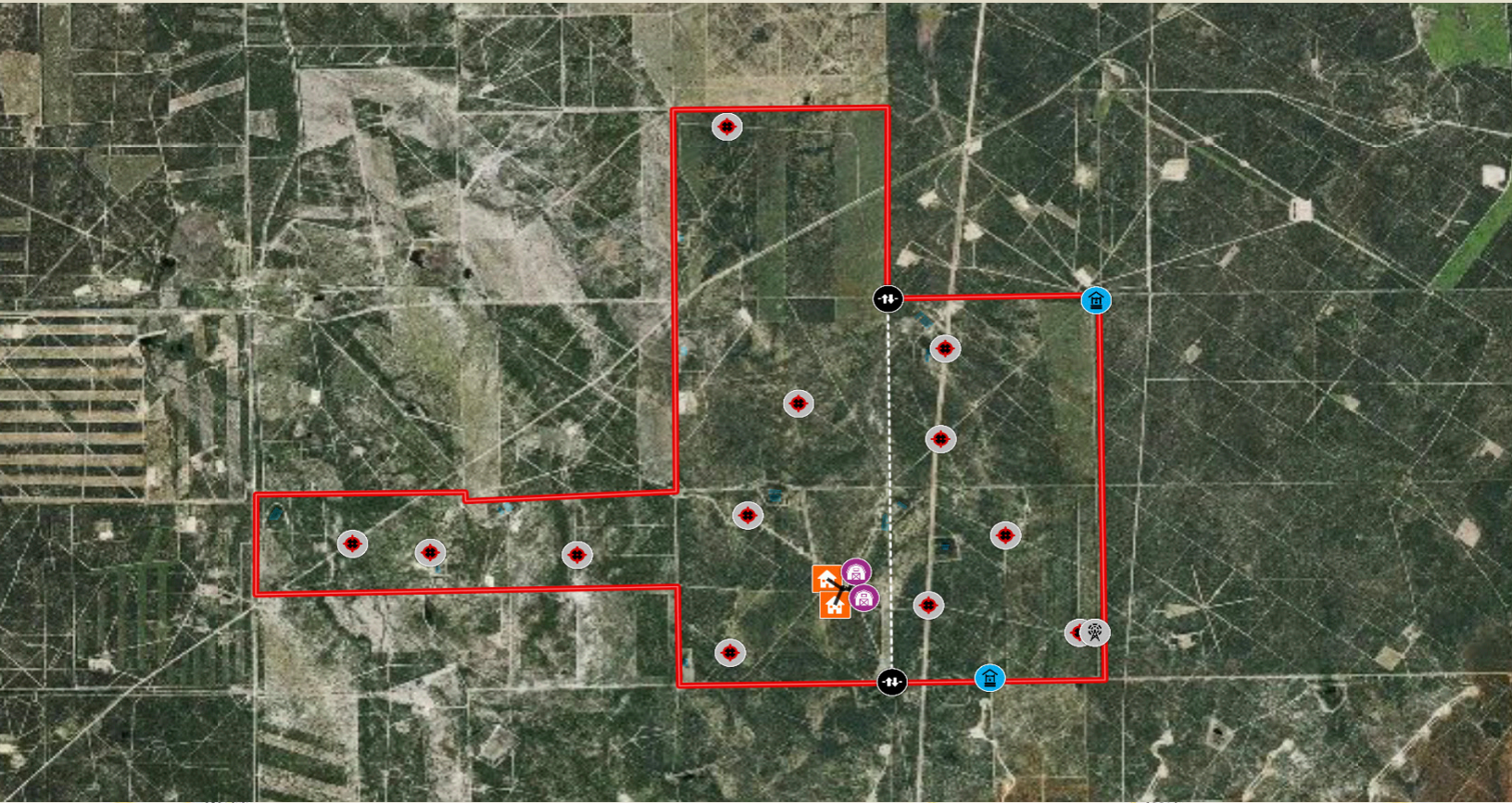




One of the main limiting factors in this portion of Webb County is water. Fortunately for this property, there are 13 very deep surface tanks that hold water year in and year out. In the current owners time, only 2 have gone dry in the worst droughts. Additionally there are two solar wells (one is in need of repair) and 1 windmill with depths of 180'-220'.

The property has excellent relief with elevation changes from 643' on the west end to the highest point at 763' on the east. As you enter the property you will gradually rise into rolling gravelly hills with peaks looking back to Laredo and the brush country of Webb County. The ranches soils vary from Aquilares Sandy loam, Modlia Clay Loam, Tela Sandy Loam, Maverick-Catarina Complex and Montell Clay. The brush diversity is superb with desirable species such as Granjeno, Guajillo, Guayacon, Blackbrush acacia, Palo Verde, Lote bush and many other South Texas natives.





ROB GRAINGER

Sales Associate

Republic Ranches, LLC

(832) 215-4899

rob@republicranches.com

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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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Designated Broker’s Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
Rob Grainger	626902	rob@republicranches.com	(832) 215-4899
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date



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