



# WOLF POINT CLUB

1,688 ± ACRES | JACKSON COUNTY, PORT LAVACA, TX



REPUBLIC  RANCHES LLC  
*Our Legacy is in the Land*

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# WOLF POINT CLUB

The Wolf Point Golf Club and Ranch is truly one of the most incredible private ranches and golf courses in the country. It is absolutely one the most exclusive private clubs ever built. There has only been one owner that built the course to his specifications, for only himself and his friends to play. There has never been more than 200 people that have ever had the opportunity to play the course. It has been called the St. Andrews of Texas. It is truly one of a kind and is one of the top courses in America and was just recently voted number 96 of the top 147 golf courses in the world, by Ran Morrisett, the creator of Golf Club Atlas and the head of Golf Week Magazine top 100 rankings. He has been to Wolf Point three times!

Price \$10,500,000



★ Jackson County

★ 5,000 ft paved runway and climate controlled hangar

★ Golf Course

★ 7,200 sq ft home with incredible golf course views

★ White-tailed deer, dove, duck

★ Potential to be a world class golf, hunting, & fishing destination



Three phase power and four transformers are present along with fiber optic lines that were installed that thinking of possible future development.

The surrounding property is all low fence except for the 5,000 foot paved runway and the climate controlled airplane hangar. This portion of the property is all high fenced. The runway was recently built to TxDot specifications and can accommodate almost any size aircraft. It was built to easily hold a B-737 aircraft. Almost all corporate jets can take off and land safely. The airport is on the Houston Sectional Chart and is known as Shank and Bank. There is both 100LL and Jet A aviation fuel at the hangar. There is also a beautiful large office connected to the hangar and the concrete apron area next to the office was poured to accept future construction of a two story facility.

The main house is a beautiful 7,200 sf home sitting on top of a hill with incredible views of the course. The home was built to withstand the Gulf Coast winds and hurricanes for many years to come. Floor to ceiling windows let in lots of light. The kitchen is a chefs dream. A gourmet commercial kitchen is built of mostly stainless steel and combined with beautiful modern lighting. The open kitchen and den area is perfect for entertaining.

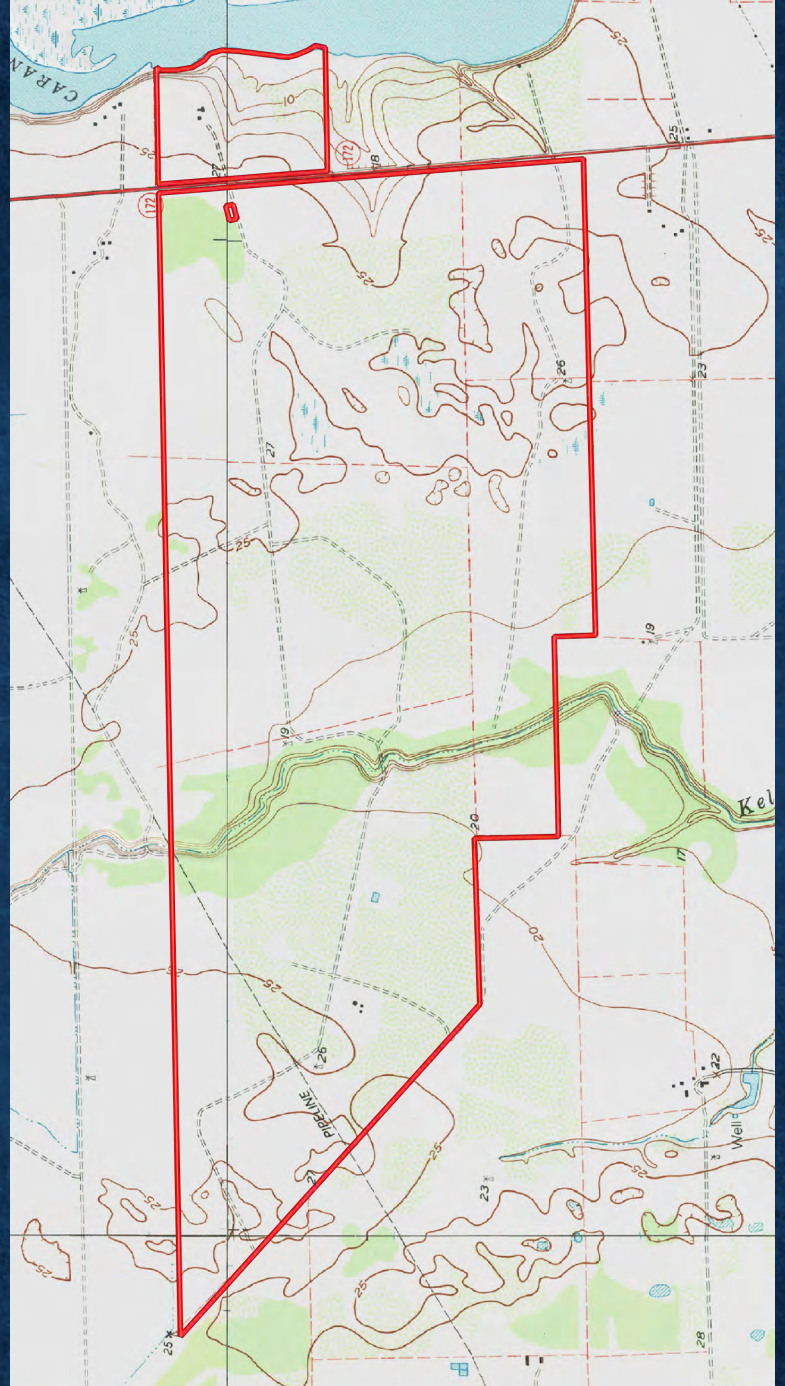


The area surrounding the course holds a variety of wildlife including white tail deer, dove, duck and other animals. The ranch could easily be high fenced and stocked with superior genetics and exotics. Lots of beautiful live oaks and other hard woods cover the property. The native grass is in good supply and there is a variety of other native shrubs and trees. The acreage across the road fronts Carancahua Bay that opens into Matagorda Bay. This is a perfect location to build a fishing pier or a boat ramp. It is also a great location for a fishing lodge.

This property could be made into a world class golf, hunting and fishing destination. Companies and clients could fly into the 5,000 foot runway and be met and whisked away to the main lodge or the club house to get ready for a round of golf, a day of hunting or fishing on the bay.

Wolf Point is located only 1.5 hours from Houston.

# MAPS



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 subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

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.



# 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
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Agent’s Supervisor’s Name	License No.	Email	Phone
Rick Doak	564788	rick@republicranches.com	(361) 243-1040
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date