



CHERTOMA RANCH

159 ± ACRES | LEE COUNTY, LEXINGTON, TX



REPUBLIC RANCHES LLC

OUR LEGACY IS IN THE LAND

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An aerial photograph of a large, scenic property. In the foreground, a large, irregularly shaped lake with greenish water is surrounded by lush green grass and dense trees. A dirt road or path leads from the lake towards a large, two-story house with a prominent red roof, nestled among the trees. In the background, there are rolling green pastures with scattered trees and a few smaller buildings or barns. The overall scene is peaceful and rural.

CHERTOMA RANCH

Chertoma Ranch offers beautiful rolling pastures with scattered post oaks which then transitions into thick woods dominated by large post oaks, water oaks, elms, and white cedar. One of the real hidden gems on the property can be found just inside the woods, two large ravines, which converge at the 3.5-acre lake at the south end of the property. Chertoma Ranch offers spectacular fisheries for all levels of anglers.

Price: \$1,595,000



★ Lee County

★ ±159 Acres

★ ± 3.5 acre lake

★ 5,000 sq ft custom home

★ Whitetail deer, turkey, dove, quail, waterfowl

★ Beautiful rolling pastures



Topography: In order to really appreciate the dramatic topography this ranch offers you must come explore the woods. Two ravines ranging from 20-30 feet deep travel from northeast to southwest and northwest to southeast then converge into the lake in the south central part of the ranch. Behind the lake on the Southwest corner of the property, there is a high hill overlooking the lake. The highest point being around 450 feet above sea level and the lowest point at the lake being around 390-400 feet above sea level. See the topography map.

Wildlife: The wildlife species that can be found on the ranch include whitetail deer, turkey, dove, ducks, and other vermin. The ponds and lake are stocked with fish and managed by Lochow Pond and Lake Management, one of the top fisheries managers in the State.

Improvements: Located at the end of the long driveway is a 5000 sq. ft. 1.5 story custom built home. The stone home was built in 2000 and recently renovated by the current owner. Along with a nice kitchen and large office, the home has a large family room, living room, formal dining room, two master suites, and three additional bedrooms. Attached to the back of the house is a large cedar porch overlooking the lake with plenty of room for summer grilling and entertaining. At the front northwest corner of the ranch, there is an 1100 sq. ft. home which was built in 1989, which was recently renovated as well. It offers a full kitchen, 2 bedrooms, 2 full bathrooms, and large living room. Next, to the guest house, there is an equipment barn, hay storage pole barn, and a four stall horse barn.

Water: The property sits on top of the Carrizo-Wilcox Major Aquifer and also the Queen City Minor Aquifer. Click for Geologic Map. The +/- 3.5-acre lake is located in the south-central part of the ranch, it is stocked with Texas Native Bass, Florida Bass, Red Ear, Bluegill, and Crappie. Located on the Northeast side of the ranch is a +/- 1-acre pond with a fishing dock and picnic table. This pond is stocked with Texas Native Bass, Florida Bass, Red Ear, and Bluegill. Near the guest house, there is a +/- .6 acre catfish pond. The horse pen also has a .3 acre pond for watering and cooling off during the hot summers. The lake and ponds have 4-inch water lines piped to each of them to maintain constant levels year round. The well that serves the fisheries can produce up to 200 gallons per minute!



Minerals: Currently there is not an oil & gas lease on the property and no known history of surface drilling on the ranch. The owner believes to own a portion of the minerals.

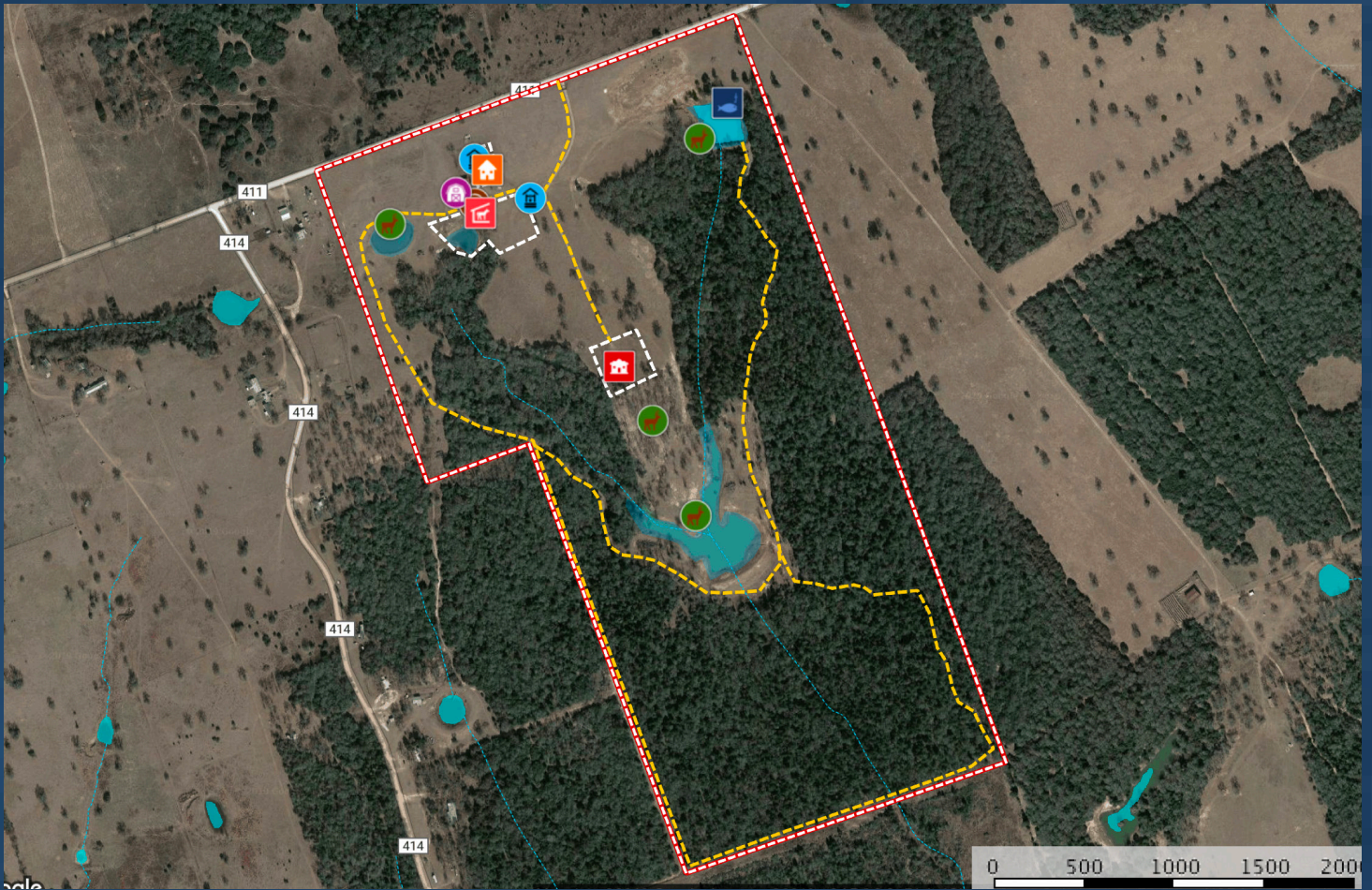
Agriculture: The property is Ag exempt with Lee county appraisal district, this exemption is kept by grazing cattle.

Location: Chertoma Ranch is located in the Northeast corner of Lee County, 7 miles from Lexington, Texas on CR 411. It is located only 59 Miles from downtown Austin, 132 miles from Houston, and 142 miles from San Antonio.

History: This property along with the surrounding acreage in the Furnash abstract was granted to John Furnash in 1845. Before receiving the land grant John served in perhaps the earliest confirmed Texas Ranger unit in 1827, he served under Captain Abner Kuykendall. They were ordered to range the country between the Brazos and Colorado along the San Antonio Road to protect the colony from surprise Indian raids. John's father, Charles Furnash was a member of the Stephen F Austin old 300. "Charles resided in the Brazos bottoms south of the Old San Antonio Road, in an area known as Furnash Prairie, halfway between Yegua Creek and Tenoxtitlán. He was an excellent marksman and woodsman but utterly uneducated; he was described as good-natured and an incessant talker whose humorous manner of speaking made him a general favorite." -Texas State Historical Association Lee County Ranch Broker Tallon Martin

Citation: "FURNASH, CHARLES," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/ffu14>), accessed June 05, 2015. Uploaded on June 12, 2010. Published by the Texas State Historical Association.

MAP



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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.



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- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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:

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 - 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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Date