

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

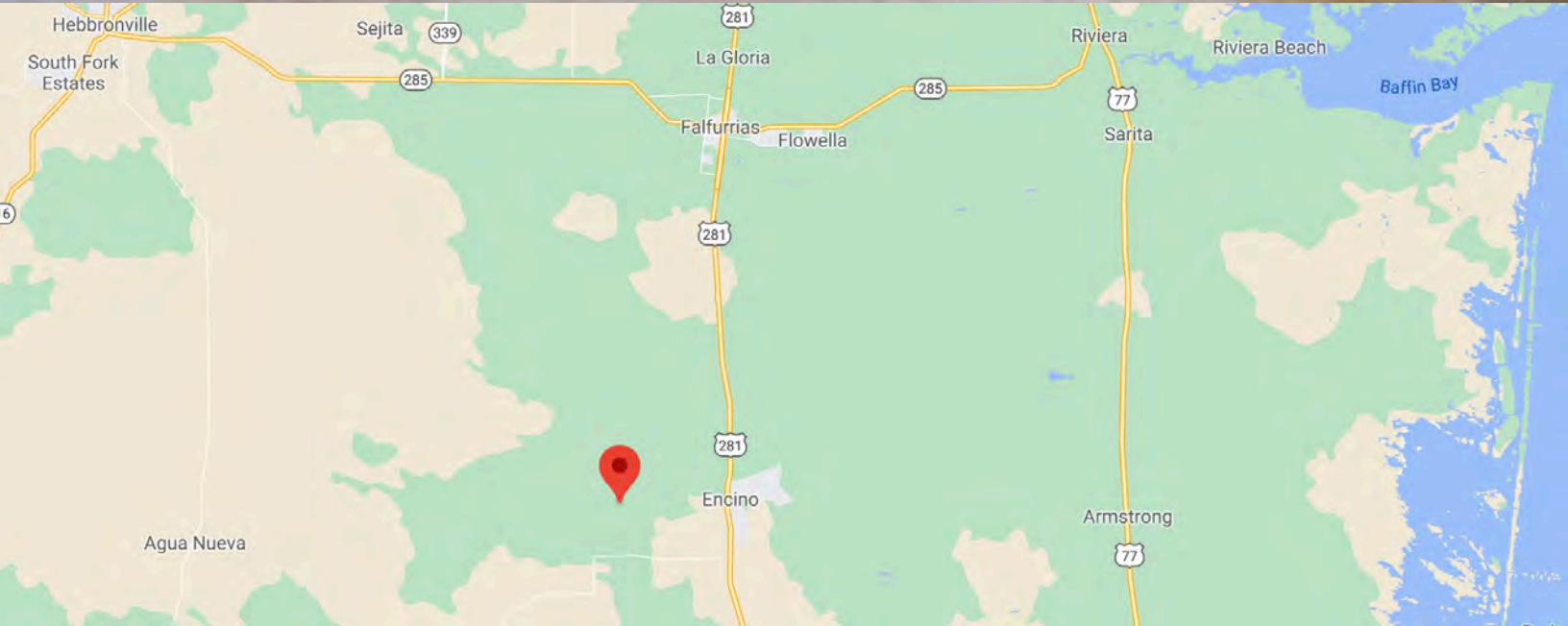


## **GLICK RANCH**

Brooks County, TX

3,780 ± Acres | Shown by Appointment Only

## RANCH LOCATION



Located less than 20 miles south of Falfurrias off of Hwy 281 lies the Glick Ranch, a terrific “sand sheet” ranch that has great quail and deer hunting, fantastic groundwater, infrastructure for cattle operations and fine accommodations. This high fenced property also comes with an exotics pasture, two pivots and water distribution system all over the property.

### LOCATION

The ranch is located eighteen miles south of Falfurrias at the dead end of County Road 304 just west of Encino. The west side of the property has .7 miles of frontage on County Road 309. The Brooks County Airport is less than 23 miles from the ranch entrance.

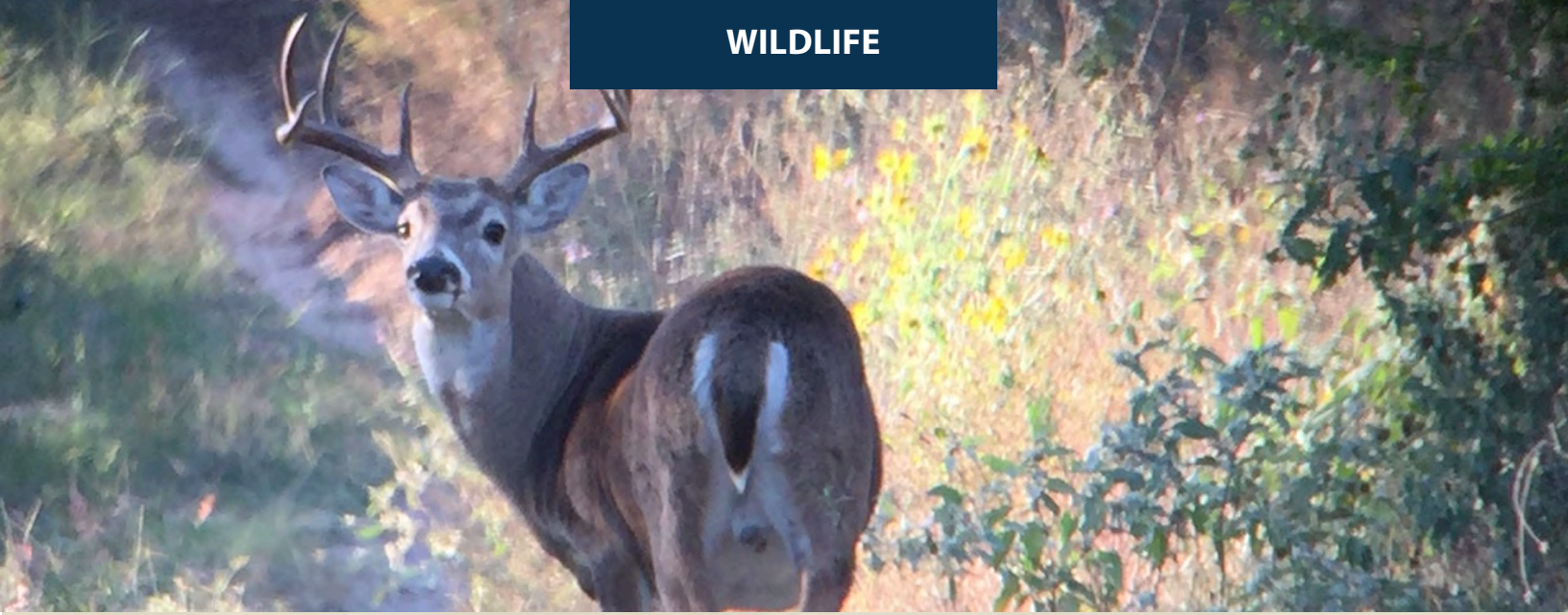


The Glick Ranch is located in the South Texas Plains ecosystem in the middle of the sand sheet and is primarily grasslands with mixed brush, mesquites and oaks. The ranch is almost entirely made up of Nueces fine sand and Sarita fine sand complexes. This fine sandy soil is famous for creating what is likely the best bobwhite quail habitat in the entire country and the forbs produced in this country not only develop excellent seed banks for quail but also produce spectacular flowers in the spring. There is a combination of live oak and mesquites found throughout the ranch with majestic oaks dominating portions of the ranch creating beautiful scenery and excellent turkey roosts.

Portions of the ranch have thicker brush creating great deer habitat, while other portions of the property are more open Mott country excellent for running dogs for quail. Besides the oaks and mesquites, other brush species on the ranch include hog plum, guayacan, acacias and black brush. All creating excellent cover and food sources for the native wildlife.

The majority of the property has tall native prairie grasses including primarily bluestems and paspalums. In and around the pivots there is primarily coastal bermuda grass and guineagrass.

Good clay can be found beneath the sand sheet for creating lakes and ponds.



The deer hunting on this high fenced ranch is fantastic with a carefully managed deer herd that allows excellent aging of trophy deer and manages a 1.5 to 1 doe to buck ratio. Multiple large bucks were observed by us during visits to the ranch and 170's deer are annually taken from the property. No protein feeding is done on this ranch, the deer are well managed to create these trophies and prove the native genetics.

The ranch is located in the heart of some of the best quail country in the U.S.. The naturally mottled portions of the property create excellent habitat for quail with about half the property open enough to run quail rigs and dogs. Some thicker brush portions of the ranch have been sprayed to kill mesquite and will be available for creating even more quail country by running a fire through those portions.

Turkey are abundant on the ranch. There are many huge live oaks all over the ranch which provide excellent roosting cover necessary for these majestic birds.

The dove hunting here is superb with most hunting taking place at the multiple small ponds located around the ranch. The existing pivots used for growing Bermuda grass now could easily be put into growing dove fields to further enhance the dove hunting.

There is a 1,000 acre high fenced pasture within the ranch that currently holds multiple exotics and whitetails. These exotics can either be purchased by the Buyer or be removed prior to finalizing the sale.

Several of the lakes on the property have catfish and bass stocked for fishing.





### IMPROVEMENTS

There is a housing compound that is anchored by a lodge with combination dining room/den/kitchen centrally located and six rooms accessed outside of lodge along a covered porch on the back. Each room has its own bathroom. The lodge has a covered bbq pit behind it overlooking a small lake with fish and a fire pit.

Also in the compound are three nice mobile homes that are well done for more sleeping areas and a cooler/storage area.

Closer to the entrance is the managers home, and there are several barns and cattle catch pens around the property. There is extensive interior fencing for rotating cattle, and two high fenced food plot areas on the ranch with access to water.

### WATER

There are two irrigation wells located on the property run by diesel drives. The main irrigation well produces over 900 gpm and is used primarily to run the pivot system (1,200' string) on two pivot fields (there is one pivot system that is moved between the two fields) that make up approximately 200 acres under pivot total. The second irrigation well produces over 300 gpm and is currently not in use.

Four more water wells are placed around the ranch and water lines are run throughout the ranch to both ponds and watering stations. There are also several unused drilled wells that could be put into production including a large diameter bore hole that could be put into a third irrigation well. Ground water here is plentiful and most wells are 350' to 500' deep.

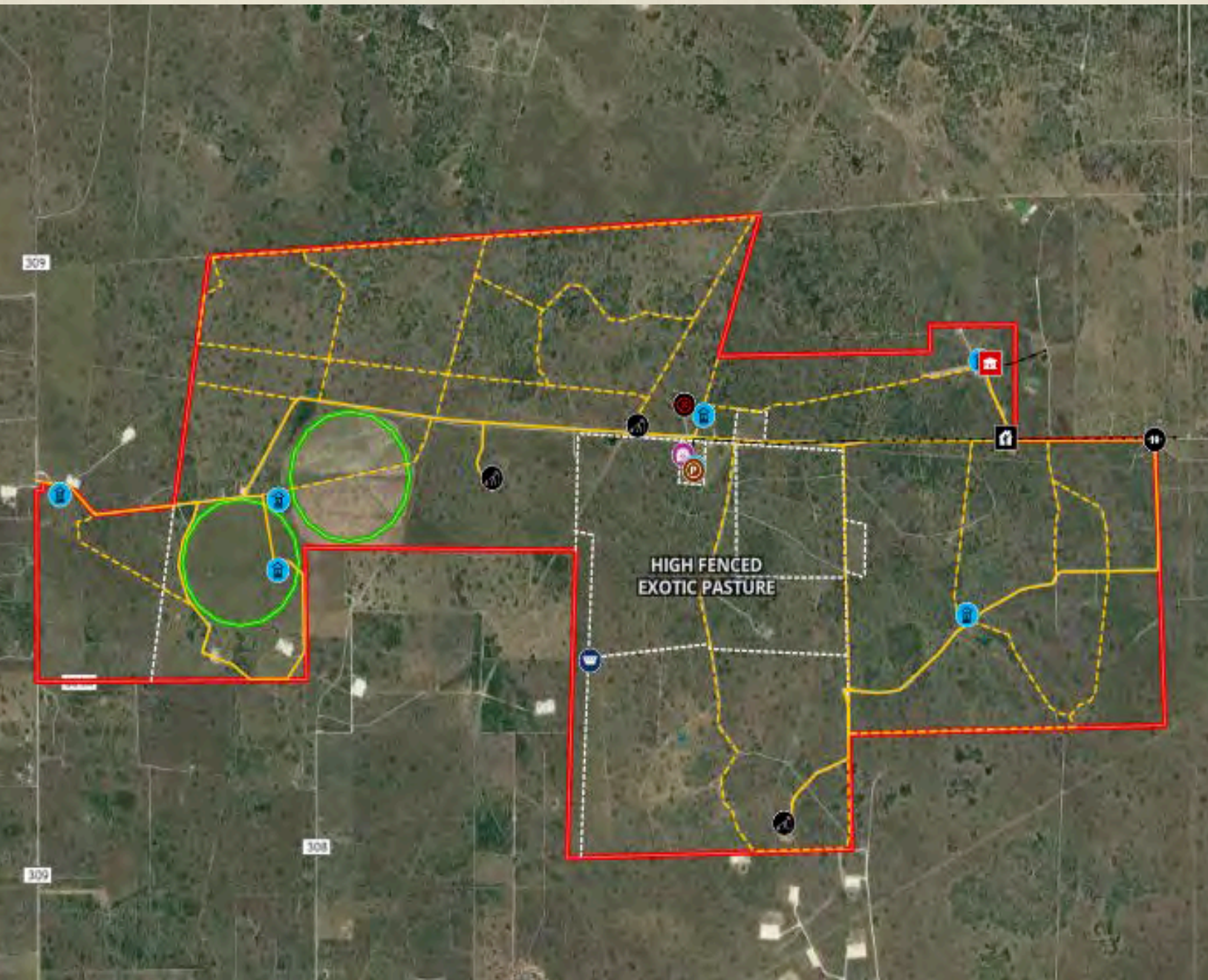
There are currently six ponds located around the ranch with four of them having water added by water lines.

### OTHER

No minerals are available with the sale of the property.

There are two electric lines that run into the property.

The property currently runs its own cattle operation. The cattle could be purchased separately to stay on the ranch or removed depending on the wishes of the Buyer.



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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.

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Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date



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