

REPUBLIC RANCHES LLC

Our Legacy is in the Land

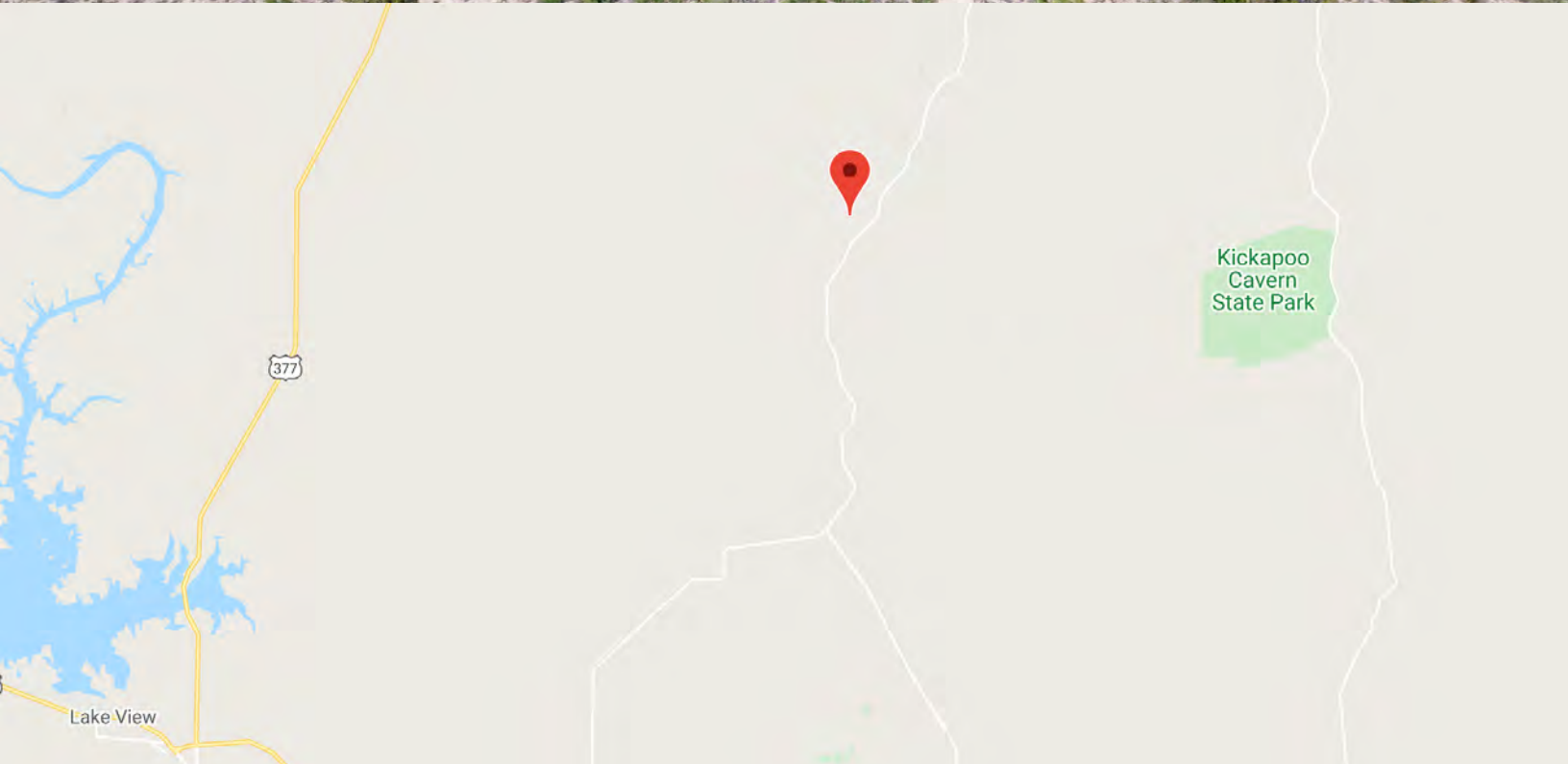
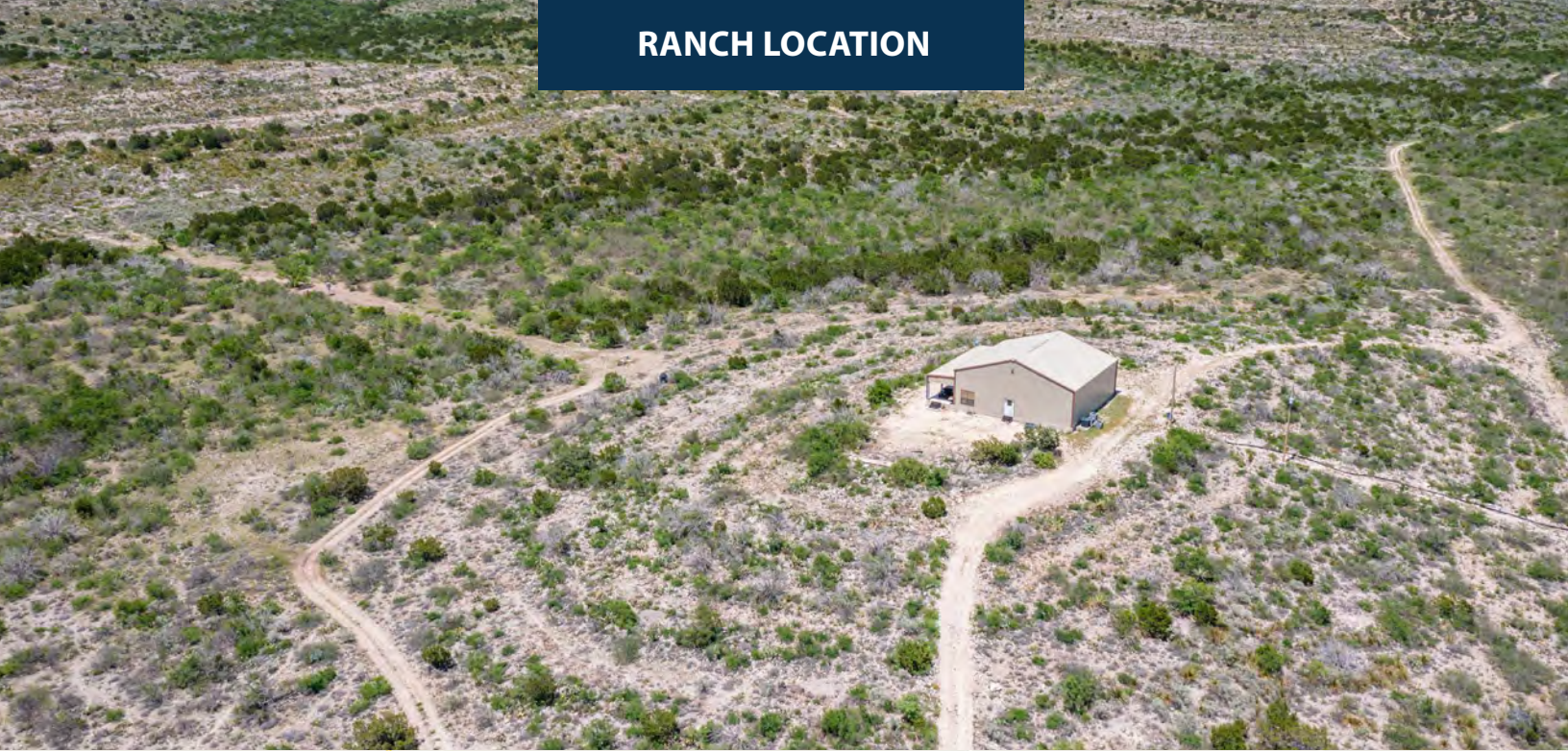


CY MUI RANCH

Edwards County, Carta Valley, TX

935 ± Acres | \$1,992,000 | Shown by Appointment Only

RANCH LOCATION



The ranch is an equidistance of 30 miles north of Del Rio and Brackettville, TX off of paved FM 2523.
San Antonio, TX is approximately 2 hour and 30 drive.
Houston, TX is approximately 5 hour and 15 minutes drive.
Austin, TX is approximately 3 hour and 45 minutes drive.

The Cy Mui Ranch is located in the transitional zone between the Edwards Plateau and the South Texas brush country. The blend of topography, fine South Texas brush and locale provides abundant free ranging game with excellent hunting opportunities. In fact, the ranch has a history of harvesting some fantastic trophies!



The habitat at Cy Mui is a mixture of diverse South Texas brush and Hill Country flora. The ranch's topography consists of several draws, thick bottoms and top country. The vegetation in this transitional area is typical of the Hill Country with live oaks, shin oak, mesquite, redbud, mountain laurel, and juniper; along with a mix of South Texas brush including guajillo, blackbrush, guayacan, kidneywood, brazil, and other typical species providing good browse.



IMPROVEMENTS

Cy Mui's improvements consist of a new 3,600 sf ranch house, old barn and an equipment shed. The ranch house is beautifully finished out on the interior with granite counter tops, high ceilings and an open floor plan perfect for the gathering of family and friends. The home has 4 bedrooms and a hallway of bunk beds. Of the 4 bedrooms two are dedicated as master bedrooms.



WATER



The ranch is equipped with one water well (electric with submersible pump) with a 2,500 gallon water storage tank. For the wildlife there are several water storage tanks with water troughs strategically placed around the ranch. There are several spots on the ranch perfect for digging small ponds for wildlife or livestock purposes.

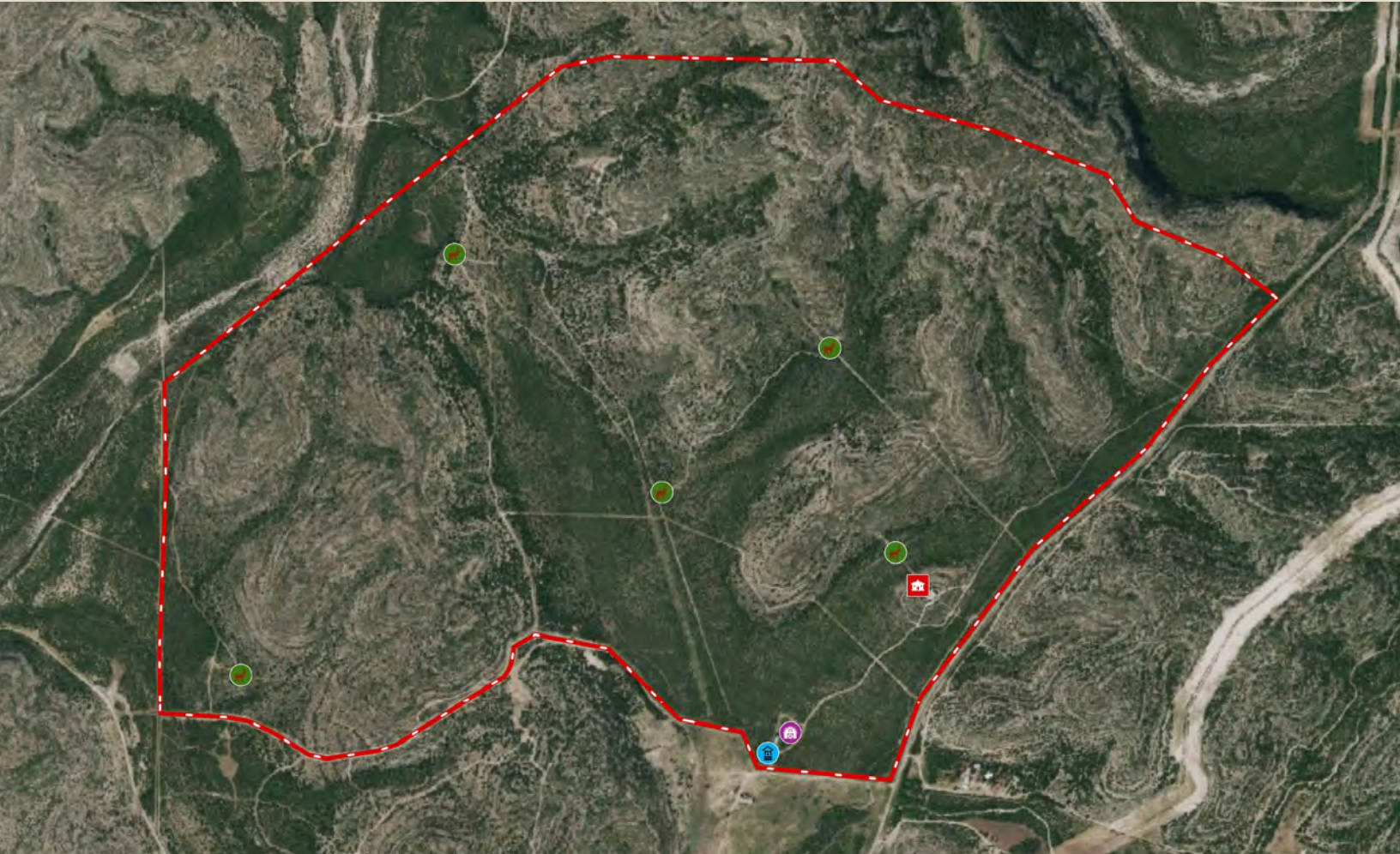




Cy Mui Ranch offers fantastic low-fenced hunting for both free ranging native and exotic game. Wildlife management and feeding programs have been in place for several years and the game has certainly benefited. A whitetail buck scoring as large as 170+ inches has been taken in the past, however bucks scoring in the 130's to 150's is more common. Of the typical free ranging exotics in the area, the most prevalent are axis deer and aoudad.



Other: Seller's owned minerals, if any, will convey with the surface.



ROSS STUDER
SALES ASSOCIATE
Republic Ranches, LLC - Broker
 (210) 355-6840
studer@republicranches.com

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; Colorado; Louisiana; Arkansas; 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
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
Ross Studer	674827	studer@republicranches.com	(210) 355-6840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

