

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## **Cadena Ranch**

Duval County, Hebronville, TX

9,821 ± Acres | \$24,306,975 | Shown by Appointment Only





- ★ MLDP managed white-tailed deer
- ★ Enhanced for quail habitat
- ★ Three homes on the property
- ★ 17 pastures to rotate cattle
- ★ Macho Creek runs through the ranch
- ★ Low fenced hunting ranch



## RANCH LOCATION



The Cadena is a wonderful low fenced ranch located in the big deer country of southern Duval County, near Hebbronville, Texas. The fine sandy loam soils and the amount of both surface and groundwater set this ranch apart. The ranch harbors a great herd of native white-tailed deer managed under MLDP, huge numbers of turkey, significant brush stripping for bountiful quail hunting and is located in a renowned dove hunting area of South Texas. Two major creek drainages run through the ranch with several smaller creeks as well.

The ranch is located in southern Duval County, just east of Realitos. There are multiple frontages on county roads and highways. The ranch can be accessed from FM 359 and FM 716, as well as several caliche county roads.





The Cadena Ranch is located in the South Texas Plains ecoregion and is dominated by fine sandy loam soils which comprise over 70% of the ranch, with approximately 18% in gravelly sands and remaining 12% in clay dominated soils along the bottomland drainages. Some of the hills have exposed caliche which is used to maintain excellent roads.

To date over 3,500 acres of the ranch has been sculpted, motted and stripped to enhance quail nesting and hunting habitat in the sandy portions of the ranch. The quail production in these areas is first class, and much of the remaining portions of the sandy country are appropriate for further sculpting to enhance quail habitat. The brush management left mottes of primarily large mesquites, spanish dagger, prickly pear and granjeno. Grasses include a diverse mix of sideoats grama, buffalo grass, little bluestem, and buffelgrass.

Native brush areas of the ranch are mostly larger old growth brush providing forage and shelter for wildlife. The brush species includes mesquite, granjeno, black brush, acacias, prickly pear, condalia, guajillo, and hog plum as well as other varieties. It is classic South Texas deer habitat at its best.

Along the creeks where in the heavier clay soils the property has live oaks, persimmons, and sugar hackberries that grow tall creating excellent thick stands to offer further shelter for wildlife. Bull mesquites also dominate these areas proving out the deep and rich soils.







The white-tailed deer on the property are abundant. It has been managed under the MLDP “Conservation Option” which offers the opportunity to work with a TPWD biologist to improve habitat and benefit from a customized harvest plans and extend the hunting season. The entire ranch is low fenced with the exception of 4.5 miles on the northern fence line and 2.3 miles on the southeast corner which are both high fenced. Deer hunting pressure has been minimal, as the management has mostly concentrated on harvesting management bucks and does. The age distribution is excellent on the property.

Turkey hunting on this ranch is phenomenal, with multiple roosts along the the major drainages. The excellent water distribution and multiple small ponds and lakes also allow for the turkey to be well distributed through-out the ranch.

The primary reason the current owner put this ranch together was to create excellent bobwhite quail country. There has been an active and ongoing program to sculpt much of the brush into mottes to allow for grasses to grow and create excellent habitat that can be traditionally hunted in quail trucks with dogs. The majority of the ranch has the fine sandy loams that grow excellent stands of grass to allow the quail to flourish. The process of turning this ranch in topnotch quail country has begun and is ready for a new owner to continue the evolution.

Dove hunting in this area is outstanding and there is a fair amount of grain grown in the vicinity which brings in large numbers of the birds in the fall. Besides mourning dove, there is also an abundance of white-winged doves on this ranch and the hunting is outstanding.

Several of the lakes are stocked with fish, and many of the ponds and lakes hold good numbers of waterfowl during the fall/winter migration.





## WATER

The surface water on the ranch is extensive with multiple small ponds and small lakes that are fed by the multiple water wells throughout the ranch. A major creek drainage runs through the property (Macho Creek) and hold ponds of water throughout much of the year. There are also two artesian springs on the ranch which flow water into small lakes year-round.

The groundwater in this part of Duval County is excellent and is sourced from the Gulf Coast Aquifer. The drilling depth of the multiple water wells range from 300' to 400' with most water depths found between 65' and 100'. All wells produce 50+ gallons per minute, and the opportunity to drill high volume wells exists in this area.

There are currently 9 water wells with electric pumps on the ranch, 2 working windmills, and 6 solar wells. Most of the wells have been drilled in the past five years.





## IMPROVEMENTS

The housing improvements on the ranch are modest and well done. There are three existing homes all in great condition scattered around the ranch. Currently, the homes are used as housing for managers and caretakers. All are tastefully decorated and have fenced in yards that are well taken care of.

There is an excellent road system throughout the ranch and the fencing is in good condition. The property is divided into 17 pastures to rotate cattle on the property. With the water distribution and multiple cattle pens and traps the ranch is a great cattle ranch to supplement the wildlife on the place.

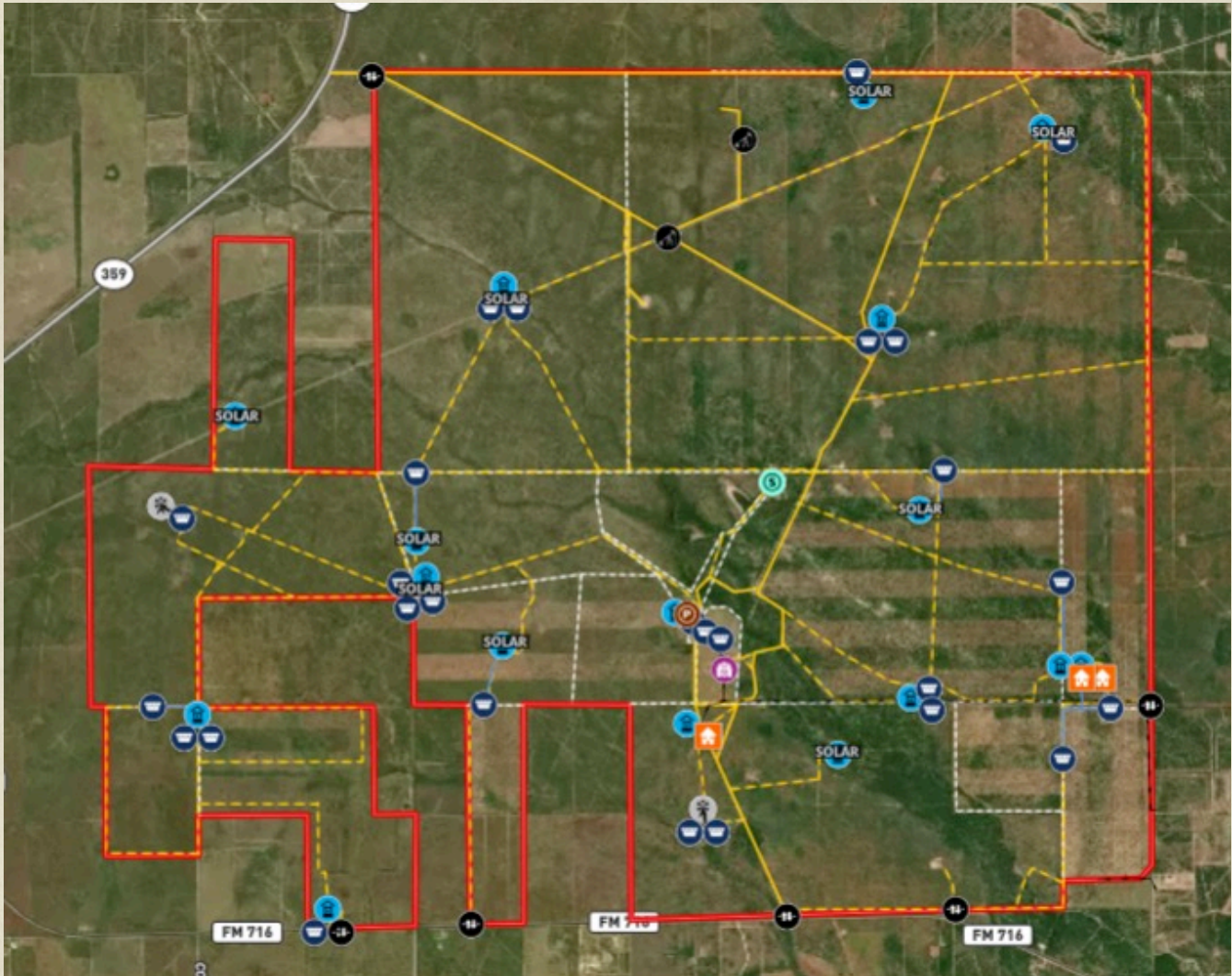




## MAP

Electricity: There are ample electric lines run throughout much of the ranch with plenty of access points to utilize the electricity.

Minerals: Surface sale only. There are four current working oil wells on the property.



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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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Date



