



REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

GOLIAD 3550 RANCH

Goliad County, Goliad, TX

3,549± Acres | \$12,421,500 | Shown by Appointment Only

RANCH LOCATION



Located just 6 miles south of Goliad, TX off of HWY 183. The ranch has 3.19 miles of frontage along HWY 183. Three access gates are positioned at the north, middle and southern ends of the property. Approximately 160 miles to Houston, 100 miles to San Antonio and 135 miles to Austin. The Victoria Regional Airport runway is over 4,900 ft.

This historic ranch is being offered for sale for the first time in over 100 years. With over 2 miles of spring-fed Sarco Creek, the Goliad 3550 is a diverse mixture of classic coastal plains with native grasses, live oak and post oak trees on the northern 1,526 acres and large stands of live oaks and a post oak "forest" in the southern 2,023 acres. Sarco Creek is very well watered with perennial large pools of clear spring water. This is truly something special; a discerning buyer will certainly appreciate the opportunity to purchase a large ranch of this caliber, location and canvas ready for their masterpiece.



The northern 1,526 acres consist of primarily open coastal plains with some scattered mesquite and huisache trees. In the southwest portion of this pasture are large live oak and post oak trees along with live oak mottes. The seasonal Buzzard Branch runs north-south in the western portion of the pasture for the entire length terminating in Sarco Creek located in the 2,023-acre pasture. Topography is gently sloping from the highest point of 1,65 ft on the northeast portion down to 135 ft along the cross fence separating the two large pastures.

The southern 2,023 acres is more heavily wooded with some areas of great native grass stands and open country. Hardwoods consist of live oak mottes, huge live oaks and a large area of dense post oaks in the southwestern portion. Typical South Texas brush varieties are also present along with mesquite and huisache trees. The focal point of this pasture is the 2.16 miles of Sarco Creek. The strength and beauty of this creek is something of an anomaly in this part of Texas.



WATER

2.16 miles of spring-fed Sarco Creek, 3.77 miles of the Buzzard Branch Creek, a dry weather creek feeding into Sarco Creek. Five stock tanks are scattered throughout the property, all with access to nearby water wells. One tank is fed by windmill.





White-tailed deer are known to be above average for the area, turkey are abundant, excellent quail habitat, dove and hogs.

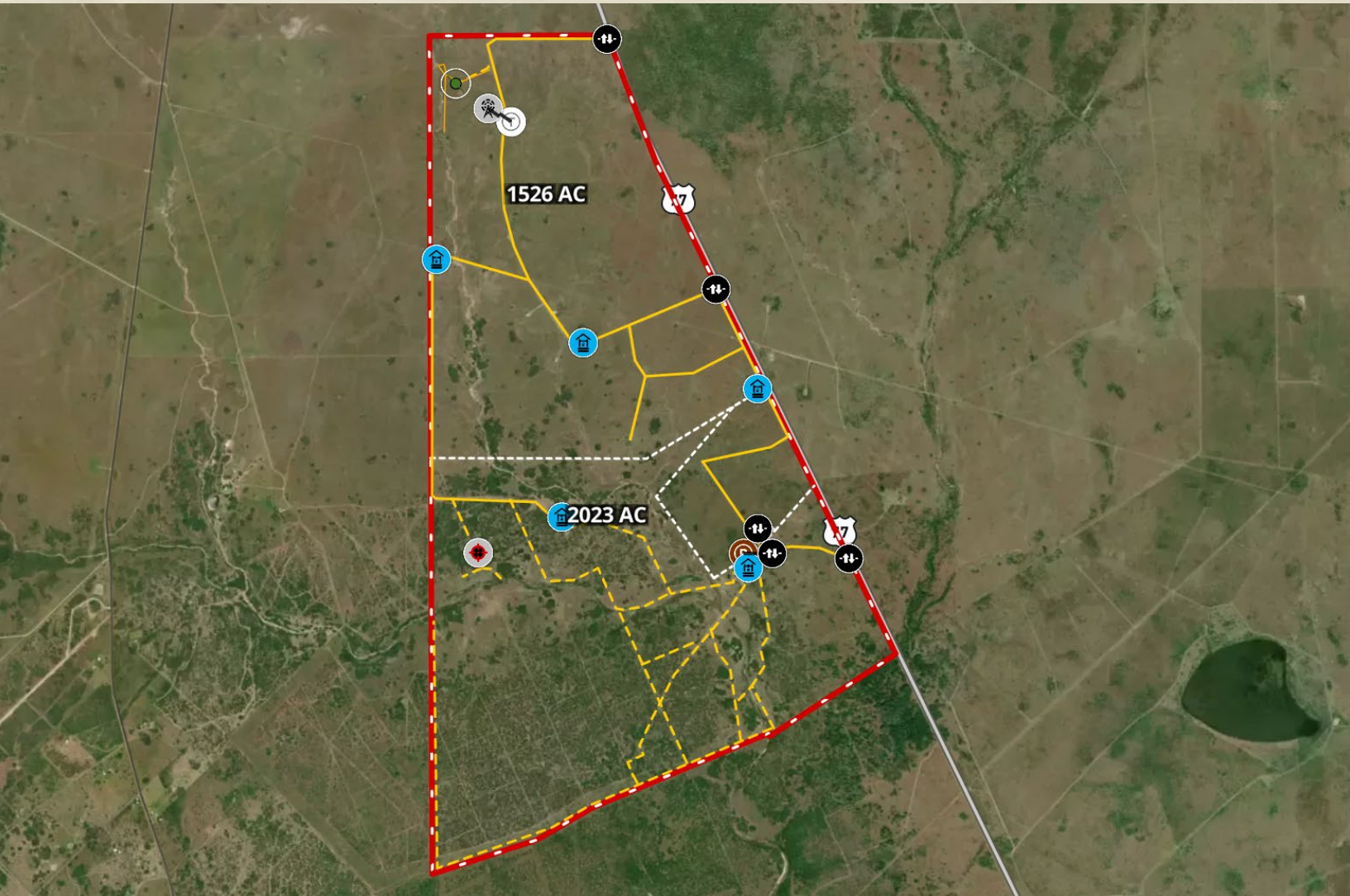


IMPROVEMENTS

Ranch improvements include a large set of wooden cattle pens in the southeast portion of the ranch. The pens are near HWY 183 and easily accessed from the south entrance. There are miles of all-weather caliche roads throughout the interior of the ranch.



Other: Fencing along HWY 183 is new and very well built. The northern and western fencing is in great condition. The southern portion is older but in good condition. One cross fence separates the northern 1,526-acre Beef Pasture and 2,023-acre Elkins pasture. There is also a 227-acre trap adjacent to the working pens. There is one natural gas pipeline traversing the property east to west. No other easements are apparent. Minerals are surface sale only, no minerals are offered for sale. Historically there has been production on the ranch providing for good access through the heart of the property. Currently, the minerals are under lease with only a very marginal amount of production.



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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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Buyer/Tenant/Seller/Landlord Initials

Date

