

REPUBLIC RANCHES LLC

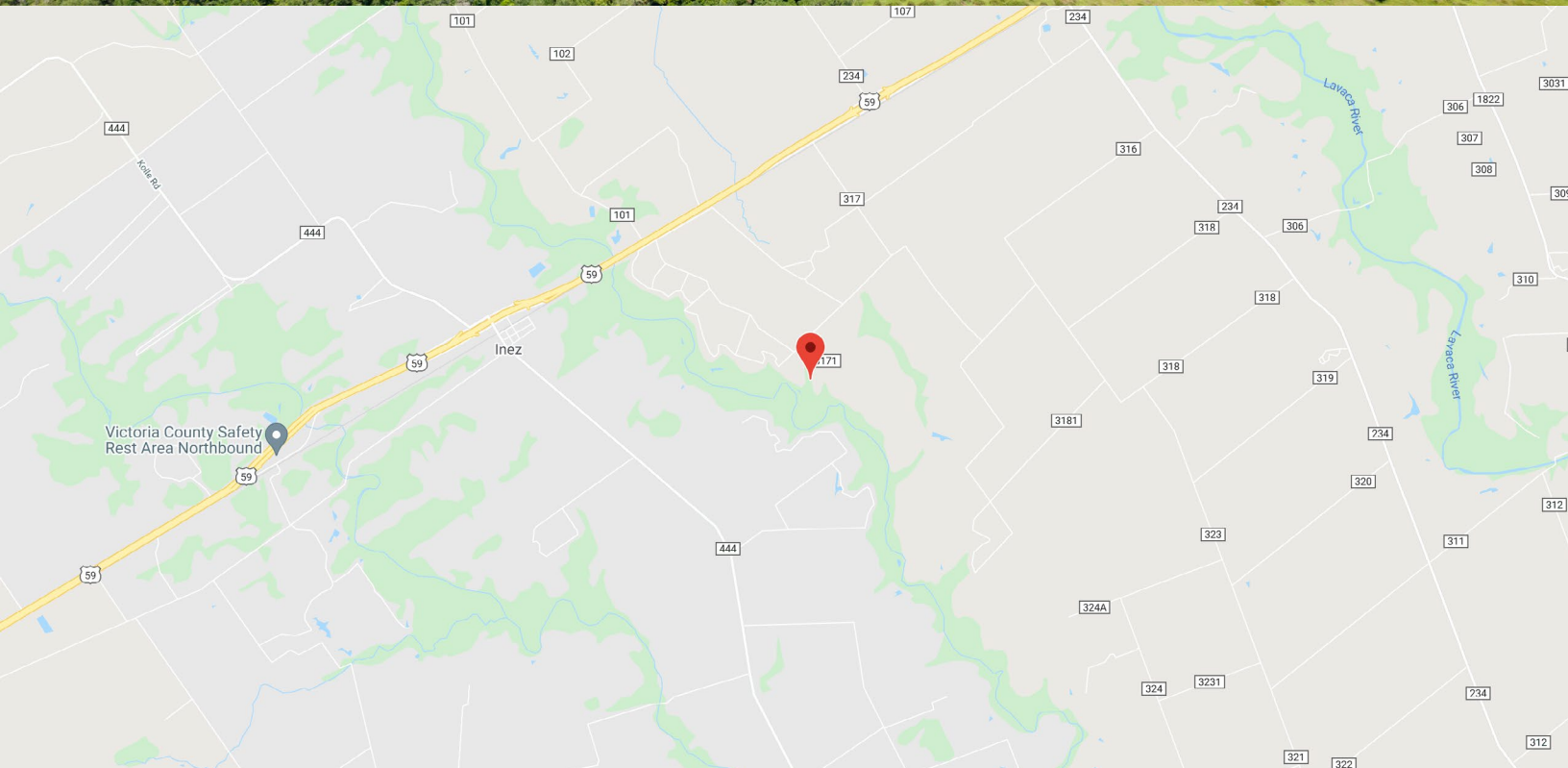
Our Legacy is in the Land

K-888 RANCH

Jackson County, Edna, TX

889.0774± Acres | \$3,956,394 | Shown by Appointment Only

RANCH LOCATION



It's a rarity a ranch of this size with such unique qualities as the K-888 Ranch comes available in western Jackson Co. Offering 3 miles of spring-fed Arenosa Creek, lakes for duck and dove hunting, huge oak trees, thick brush and open pasture for grazing makes this a fantastic ranch holding for the recreational buyer along with the discerning cattleman.

Located in west Jackson County, 3.5-miles east of Inez, TX in Jackson County. Accessed off of CO 317, 15-miles east of Victoria, 110-miles west of Houston. Easily accessed off Hwy-59.



Deer hunting is excellent due to thoughtful management practices over a number of years. The property has yielded one buck netting 164 B&C and other high-quality mature deer. The owner primarily focused on culling and the buck to doe ratio to improve the trophy hunting and it shows! With the thick cover and huge trees for roosting along the 3-miles of creek, Rio Grande Turkeys are prolific. Dove, wood duck and other migratory waterfowl are attracted to the water sources and make for good hunting. There is no shortage of feral hogs and other varmints to round out your hunting experiences. After good rains there is good catfishing (mostly all blue cats) in the creek. When it is down, there are lots of small bass and panfish in the deeper pools scattered all along the creek.



WATER

3-miles of spring-fed Arenosa Creek, two-acre natural lake, one half-acre man-made tank and multiple smaller natural ponds. A domestic water well is located at the camp with an additional water well located at the SW property corner. Lots of potential to add additional surface water throughout the property. Even during extreme drought conditions the creek has never stopped flowing during the current ownership's tenure.



IMPROVEMENTS

There is a three-bedroom two-bath trailer, large Morgan building used as a social building, metal shed for storage, Water well, aerobic septic system and electricity all located at the camp. There are over 5 miles of native soil roads providing access around the ranch. The roads were built with a motor grader with native soils and are in good condition.

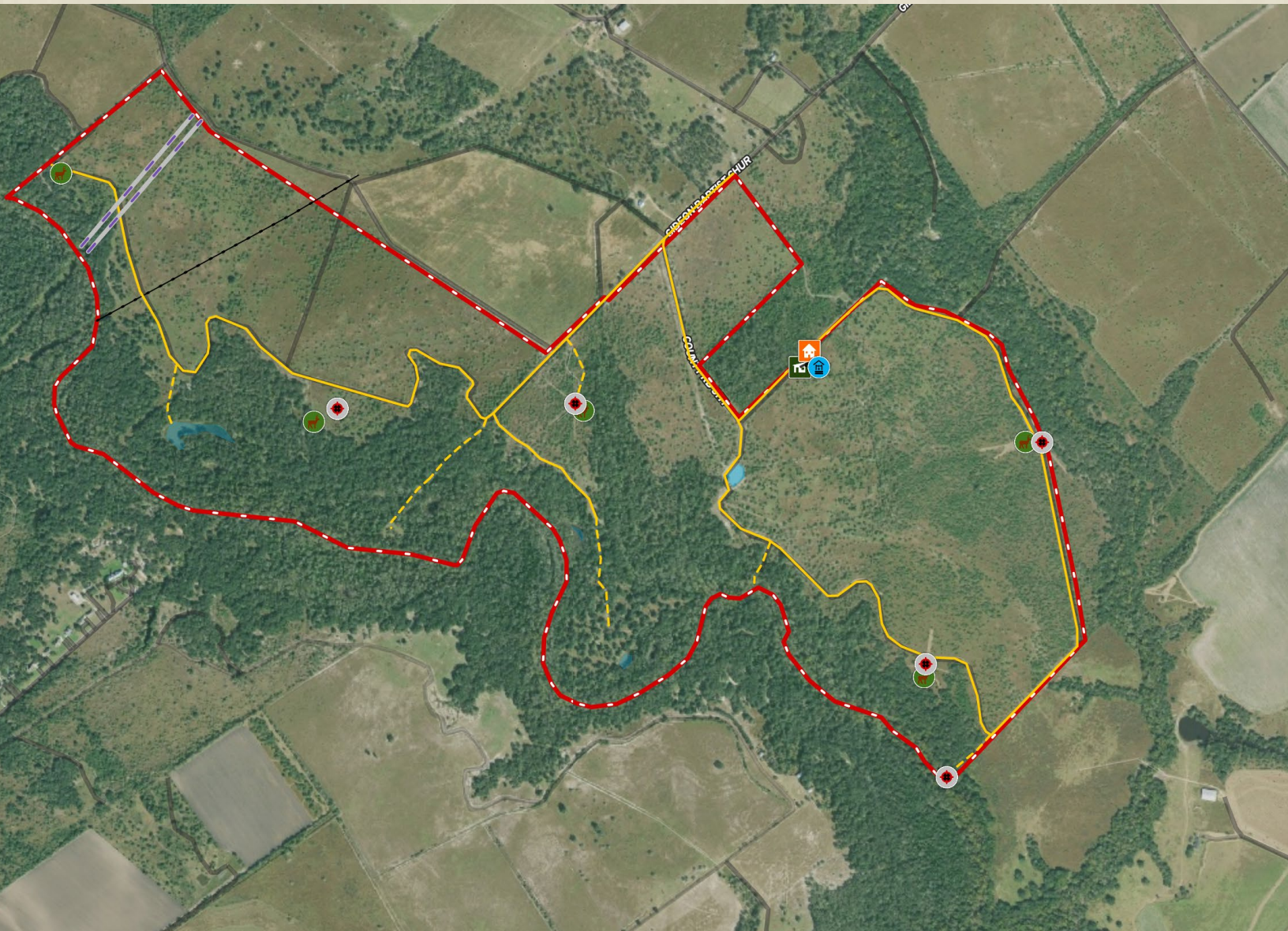


RANGE/TOPOGRAPHY

The property is roughly a mix of native pasture with mesquite and huisache brush with some nice live oaks scattered throughout. Along the creek the cover is a dense canopy of live oaks, white oaks, other hardwoods and brush. Topography is generally flat with a gentle slope toward the creek, the highest point being 60ft with elevations of 35ft along the creek. The property drains well. Soils generally consist of fine sandy loam in the pastures and sandy clay along the creek. Multiple entrances spread throughout the property to enter into the canopy leading down to the creek make leaving the prairie feel like entering a different world. Trails along the creek and open meadows within are incredibly scenic and full of game.



Other: This sale is a surface estate sale only. There is no current production on the ranch. There is a pipeline easement and transmission easement in the north end of the property. There is a pipeline easement and transmission easement in the north end of 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

