

REPUBLIC RANCHES LLC

Our Legacy is in the Land

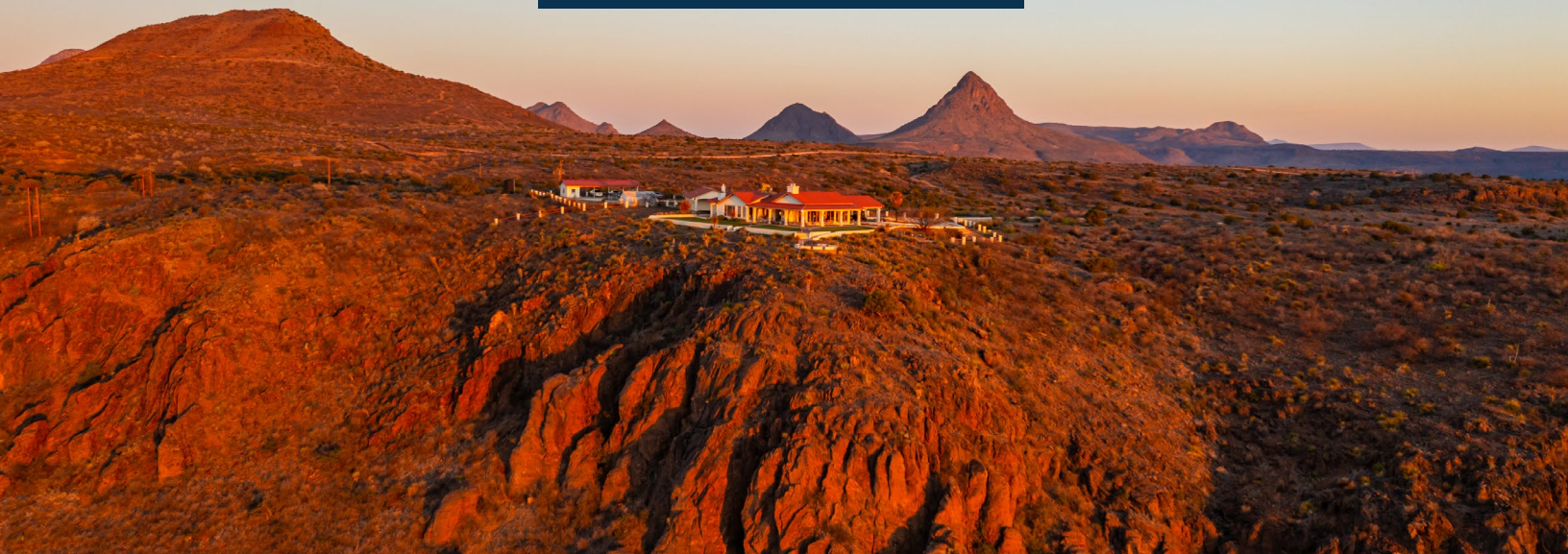


MERIWETHER HEADQUARTERS RANCH

Brewster County, Alpine, TX

1,002± Acres | \$5,250,000 | Shown by Appointment Only

RANCH LOCATION



The Meriwether Headquarters Ranch is located a short 7 miles north of Alpine, Texas on the Old Ft. Davis Rd. (HWY 118). The ranch has approximately 1.15 miles of frontage on Old Ft. Davis Rd. (aka HWY 118). The ranch entrance is less than a 5 minute drive to the Alpine-Casparis Municipal Airport.

Following nearly a century of ownership by the Meriwether family, we are honored to bring the Meriwether Headquarters Ranch to market. The historic Meriwether Ranch was established in 1922 by W.T. Meriwether. The ranch is comprised of 1,002+/- acres of West Texas ruggedness and charm. The sweeping views, endless igneous rim rock, canyons, bountiful West Texas wildlife and plentiful surface water make this the perfect West Texas ranch in a uniquely sized package.



The western portions of the ranch are situated several hundred feet above the canyons and easterly portions of the ranch offering spectacular views from the nearly 2 miles of igneous rock rim both of the lower canyons and grasslands as well as long distance views across the surrounding landscape. This western portion or mesa area also has its own features including drainages, additional mesas and diverse wildlife habitat. The lower elevation portions of the ranch include a mile long section of a box canyon with nearly 300 foot walls at its mouth and several smaller canyon areas. The canyons have a variety of hardwoods providing habitat benefits for wildlife and diversity benefits to humans. The various canyons and drainages all fall off into the eastern grasslands.

A large shelter or cave with pictographs and nearby metates indicate that native american peoples once inhabited this rich and diverse landscape. There is no telling what someone could find with more exploration!

The highest elevation on the ranch is ~4,807 feet above sea level, and the lowest level of the property is at ~4,421 feet above sea level. Benefitting from the varying topography found on the ranch, the ranch has three of the five primary vegetation types found in the Trans Pecos region: desert grasslands, oak-juniper-woodlands and riparian woodlands. The trees on the ranch include a diverse variety of oaks, madrone, hackberry, ponderosa pine (planted), junipers, little walnut and southwest chokecherry.



RANGELAND, HABITAT & TOPOGRAPHY

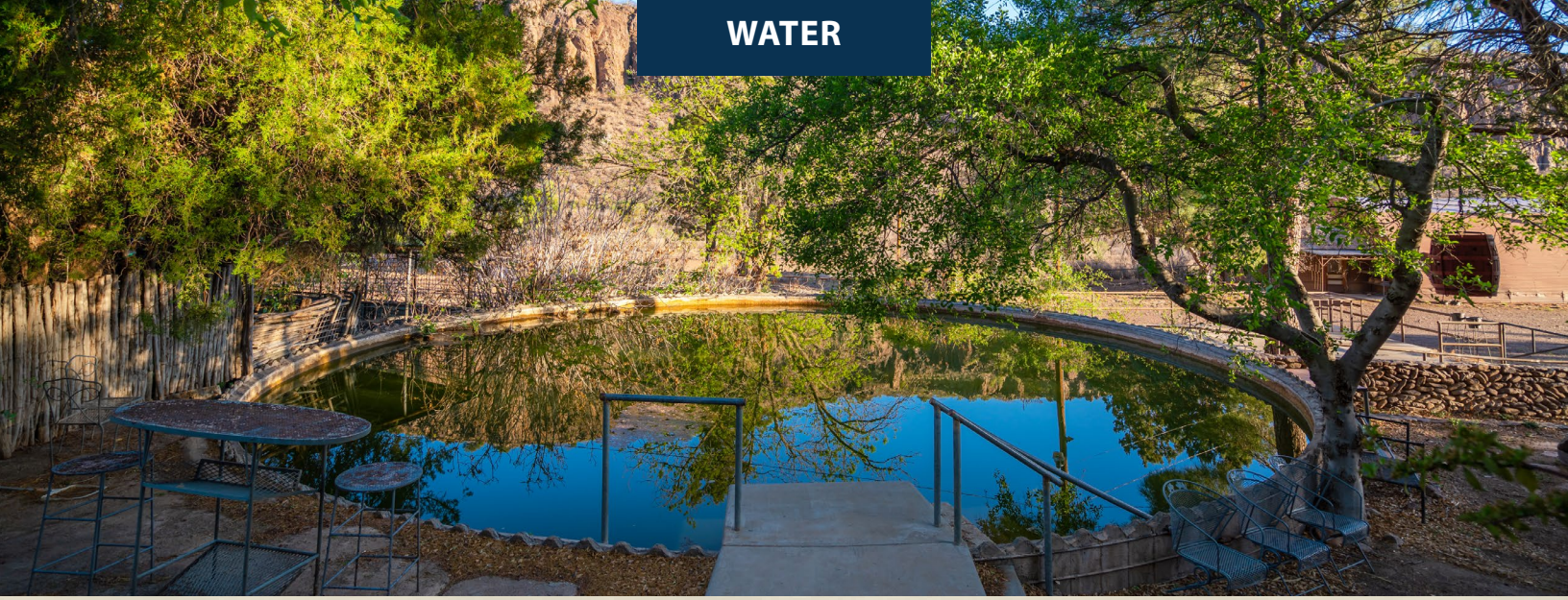


WILDLIFE & HUNTING

With large neighbors, easily accessible water and quality habitat throughout the ranch, the big game and upland bird populations on the ranch are fantastic. During our visits to the ranch thus far we have seen populations of mule deer, blue quail, javelina, white-tailed deer, aoudad and various predators. Although we haven't see them personally, there have been elk sighted annually. Seasonal migrations of mourning dove, white-winged dove and waterfowl also provide wing shooting opportunities; which can be very good when conditions are right.



WATER



The ranch is extremely well watered with a 1-1/2 plus acre lake and three smaller tanks used by both wildlife and livestock, and multiple troughs. There are seven water wells of which three are currently being used to maintain water for wildlife and livestock across the ranch, in addition to domestic needs. The water system in place provides for supplementation of the water features and delivery points mentioned above.



IMPROVEMENTS

Located in the center of the ranch and with commanding views of several iconic ranges and peaks is a beautiful 2,941 SF home and 891 SF guest quarters plus porches, multiple fireplaces, a porte cochere, covered parking, walkways, landscaping, greenhouse, a small work room and chicken coop. The views from the home are about as beautiful as they get and the setting is truly one of a kind.

Off the porch, panning from the east to the south you have a beautiful view of the Glass Mountains and the Del Norte Mountains. The view panning from the north to the west includes many named peaks including Mitre Peak, Haystack mountain, Twin Mountains and in the distance the Davis Mountains. You can even see the McDonald Observatory!

The home and guest quarters were custom built in the early 2000's by the current owner using stone from New Mexico. The views from every room are stunning and unique in their own way. The main home has 2 bedrooms and 2-1/2 bathrooms while the guest quarters has a large open floor plan with a kitchen, fire place and full bathroom.

Nestled in the canyon is a cozy stucco home perfect for guest overflow or a full time foreman. The 1,712 SF stucco home has 2 bedrooms 1 bathroom, kitchen, dining room and a living room (with fireplace) plus a nice porch facing east towards the mouth of the canyon. It also has a detached carport and storage room.

In addition to the homes on the property there is a quonset hut/barn with a portion finished out with a kitchen, bathroom and bedroom. There is also an older home from Mr. Meriwether's days that could either be remodeled or removed by a new owner.

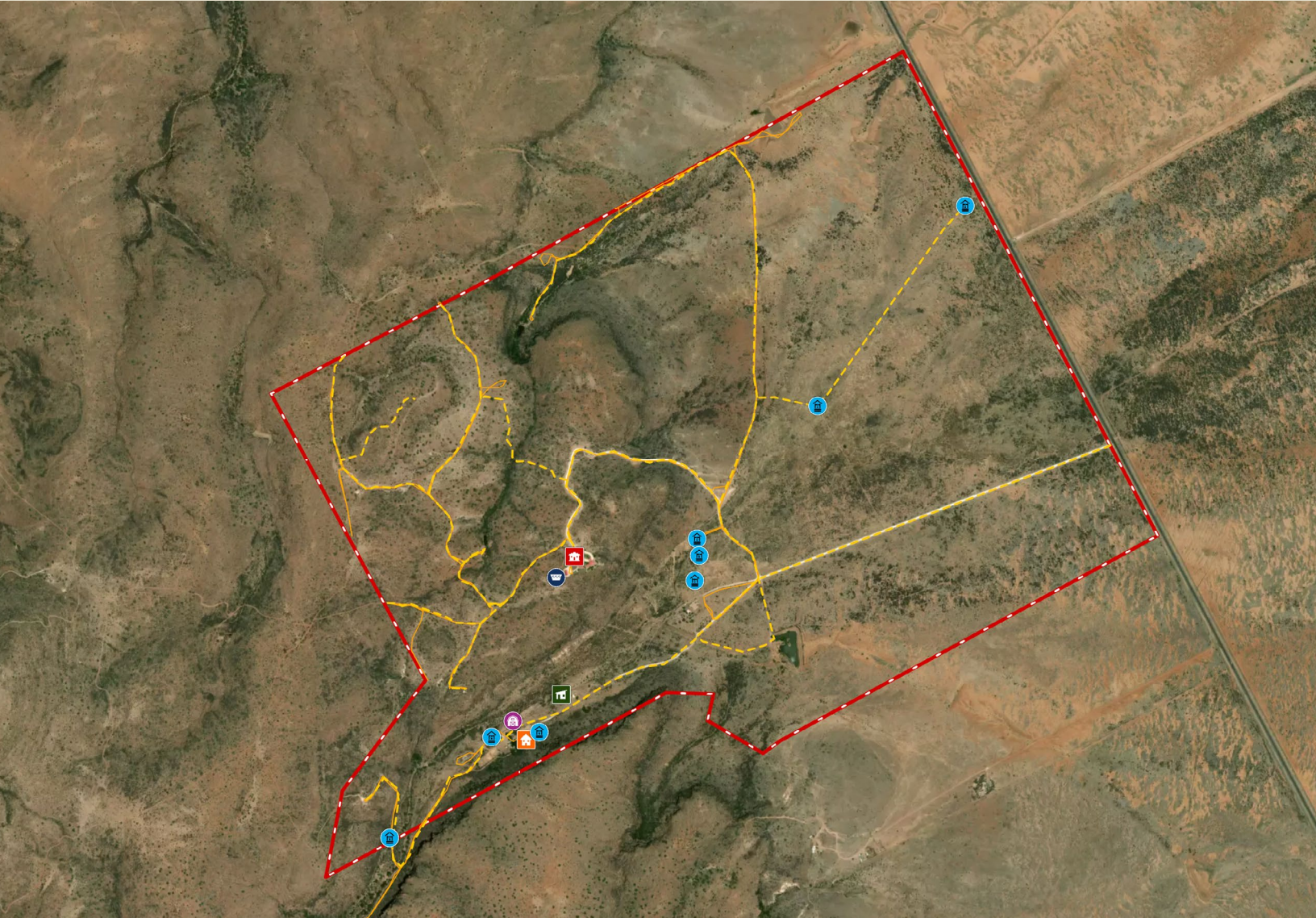


IMPROVEMENTS



MAP

Other: Wylie sprayer and cattle sprayer are included in the offering. All other personal property including, furnishings, art work, kitchen items, linens, clothing, firearms, ammunition, other personal effects, vehicles, trailers, equipment, tools, etc. are excluded from the offering. Minerals: This offering includes the conveyance of 1/2 of Seller's owned mineral estate.



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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



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