

REPUBLIC RANCHES LLC

Our Legacy is in the Land

ROCK CANYON RANCH

Val Verde County, Del Rio, TX

10,700 ± Acres | \$9,897,500 | Shown by Appointment Only



Fantastic Views



Spectacular Main Lodge



15 Water Wells



5,100 acres under high fence



White-tailed deer and exotics



Native American artifacts



With stunning views, outstanding hunting, star-filled night skies and first class improvements, Rock Canyon Ranch is a true gem located where the Trans Pecos, the Hill Country and the Brush Country come together in Val Verde County. At about 10,700 acres with sweeping valleys and awesome ridgelines, Rock Canyon is in an elite group of large high-quality Texas ranches. This ranch boasts some of the finest native and exotic game hunting in the area, with both high fenced and low fenced pastures.

The ranch is located in northern Val Verde County near Loma Alta and approximately 40 miles South of I-10 and Sonora and 40 miles north of Del Rio. The ranch has frontage on both sides of Dolan Creek Road, a county maintained road, and is approximately 6 miles west of Hwy 277. The property can also be accessed by PR 1900, which provides deeded easement access to the northern side of the ranch from Hwy. 277.

The ranch consists of diverse terrain, with over 300' of relief, ranging from majestic hills with fantastic views to rolling rangelands and wide canyons and valleys providing excellent wildlife feed and cover. Harrison Hill, which is believed to be one of the highest points in all of Val Verde County, is located on the ranch. A variety of oaks, junipers, Pinyon Pine, Mesquite, lush native grasses, diverse brush species (including Texas Kidneywood) and other flora typical of the 3 eco-regions represented on the ranch can be found throughout the property.



The ranch contains approximately 5,100 acres under high fence; divided into several distinct pastures with highly improved whitetail genetics and trophy exotic game. The remaining low fence portion of the ranch offers excellent white-tailed deer, other native game and free-range exotic hunting, including trophy aoudad. Abundant dove and Rio Grande turkeys can also be found throughout the ranch, not to mention quail, the occasional black bear and varmints typical for the area. Exotics include axis, blackbuck, aoudad, addax, red stag, fallow, bison, scimitar-horned oryx, red lechwe, gemsbok, wildebeest, zebra and various species of sheep and ram.





One of the things that is immediately noted on a tour of the ranch is how well watered the ranch is. There are 15 water wells, an extensive array of water troughs and wildlife/stock tanks located throughout the ranch providing great water distribution for both wildlife and livestock. The wells serving the lodge and houses are connected to water storage and filtration systems. The ranch has a beautiful all rock dam located in the upper reaches of Robinson Draw that was built in the early 1900s. A valuable water pipeline system is in place that can serve over 32 water troughs/game watering stations and 11 wildlife/stock tanks located throughout the ranch.



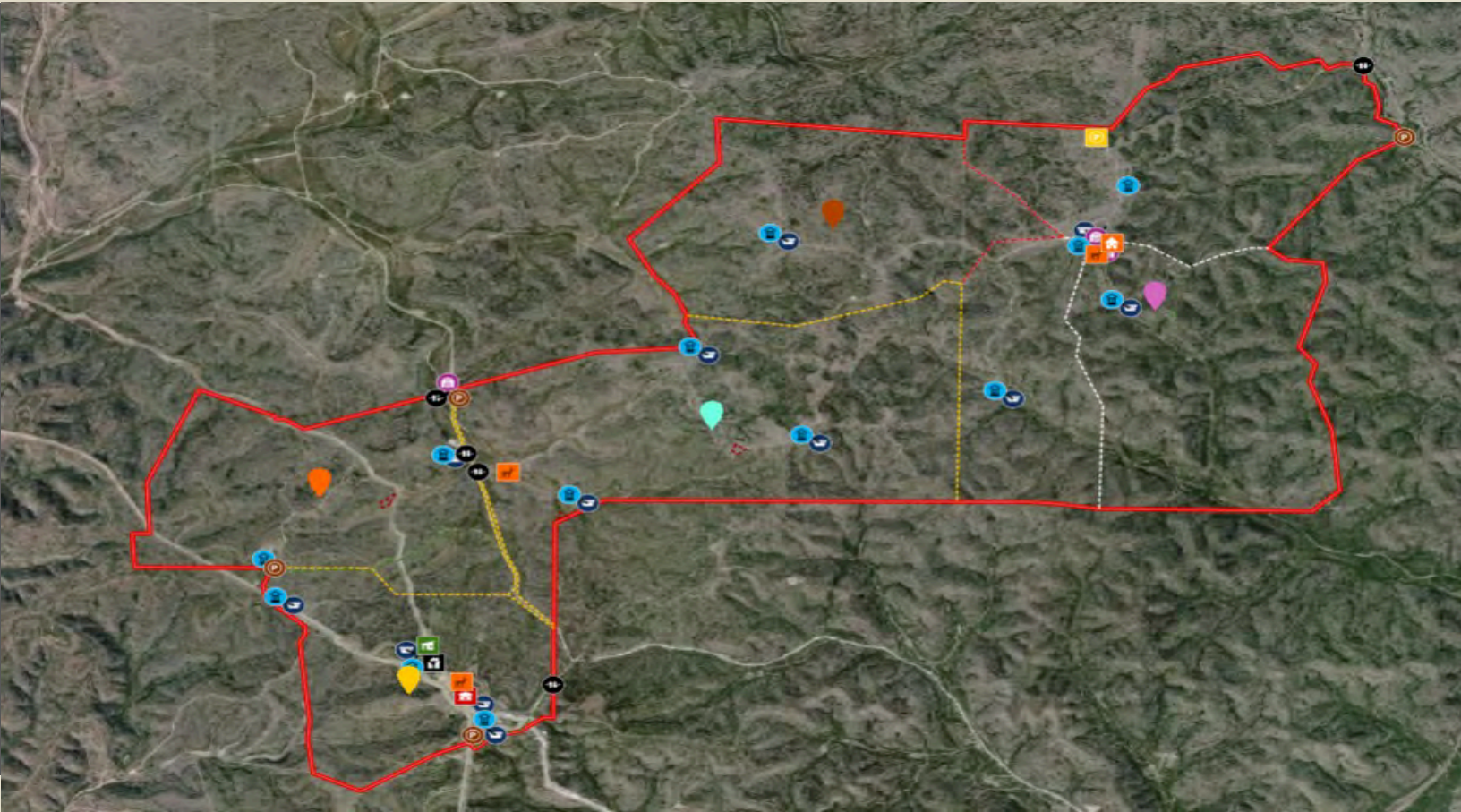


Main Lodge: The 7,000 +/- square foot Main Lodge located in the southwestern portion of the ranch was completed in 2011 and sits atop a high point on the ranch with tremendous views. This lodge provides extremely classy, yet practical and comfortable, accommodations for year-round enjoyment and entertainment. The main entry opens up into an amazing 22-foot vaulted ceiling great room with dining, bar and lounge areas (complete with saltillo tile, granite countertops, a huge rock fireplace accented with quartz cave rock, shuffleboard and pool tables). The lodge contains a modern commercial kitchen with all the amenities you would need to serve any number of guests. There are a total of 10 bedrooms located in two corridors extending from each side of the great room. Each bedroom has its own bathroom and HVAC controls. Gun rooms are located at the end of each hallway. The back patio is a perfect relaxation spot with a large outdoor kitchen, fire pit, hot tub and entertaining area.

Owner's Home: The Ranch Owner's home (built in 2007 and remodeled in 2011) is a 2100 sq. ft. 3 bedroom/2 bath rock home located on the north side of the ranch at another high point with great views. This home is in excellent condition, with the existing home having been remodeled and updated.. The house features an open floor plan with large front and back porches, a three-car garage and an irrigated lawn. A short distance from the owner's home sits a large barn and equipment shed with a workshop, carport, RV storage, horse stalls, turnout pens, tack room, office, small kitchen and restroom. The enclosed RV storage is 20' x 50' with drains in the floor and a catwalk along each side for cleaning and maintenance access.

Roads: One of the most important components of any large ranch are its roads. The Rock Canyon Ranch features an impressive road system with over 40 miles of heavily improved ranch roads providing easy access throughout the property.

Other Improvements: A 4/2 Ranch Manager's house; 70'x30' barn with a carport, game cleaning station, electric hoists and walk-in cooler; 7 feed silos; feed trailer; skeet range; 27 deer blinds, 27 corn feeders, 25 protein feeders; hay barn, multiple sets of livestock working pens; exotic breeding and handling pens/facilities and bump gates or electric gates throughout the ranch.



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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



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