

REPUBLIC RANCHES LLC

Our Legacy is in the Land

DOS BRISAS RANCH

313 +/- Acres | \$17,500,000 | Washington County, Chappell Hill, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com



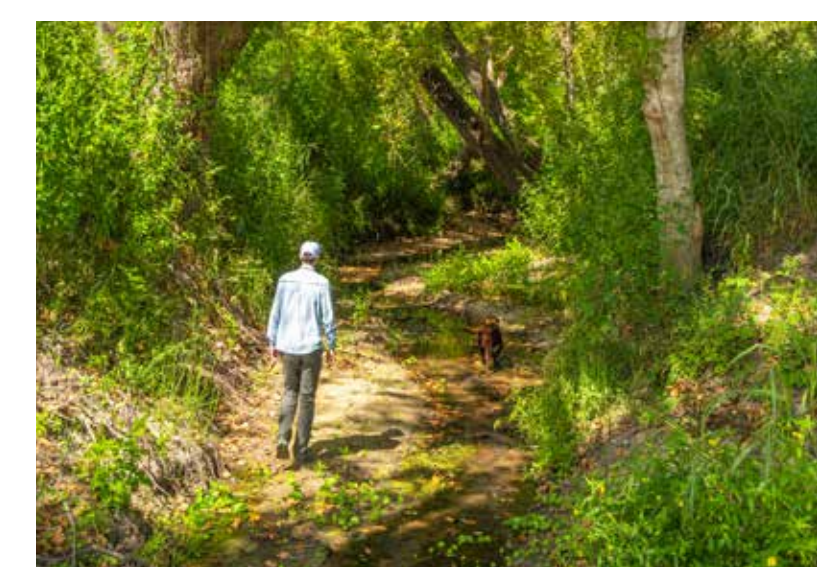


DESCRIPTION

Nestled in the historic hills north of Chappell Hill, Texas, sits the renowned Dos Brisas Ranch. As you drive in the meandering driveway, you cross the pecan tree-lined creek bottom of Peach creek. Sitting on the highest hill overlooking the 313-acre ranch sits the ranch compound with world-class equestrian facilities and some of the finest Haciendas, Casitas, and amenities you will ever see.

ASSOCIATE CONTACT

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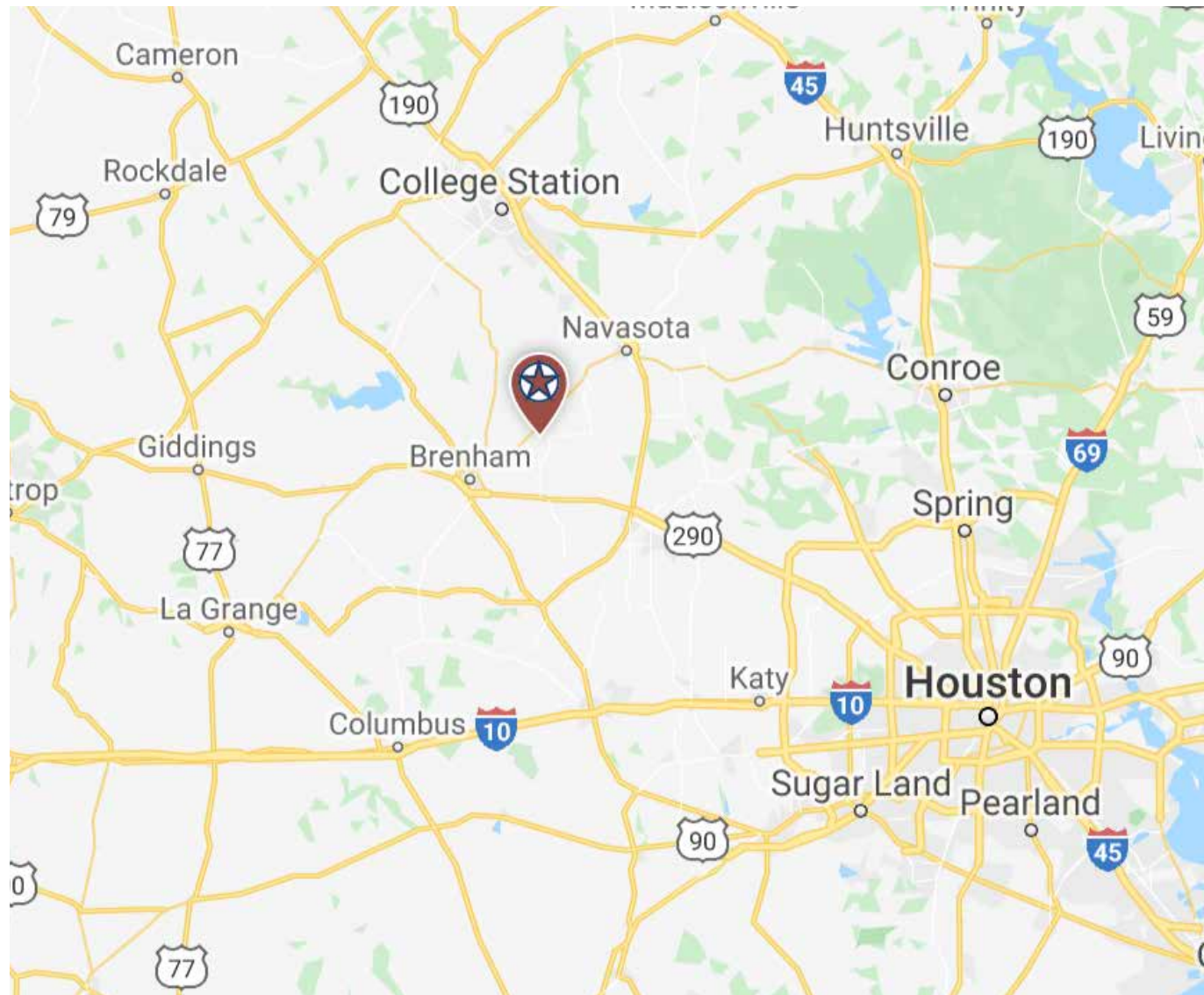
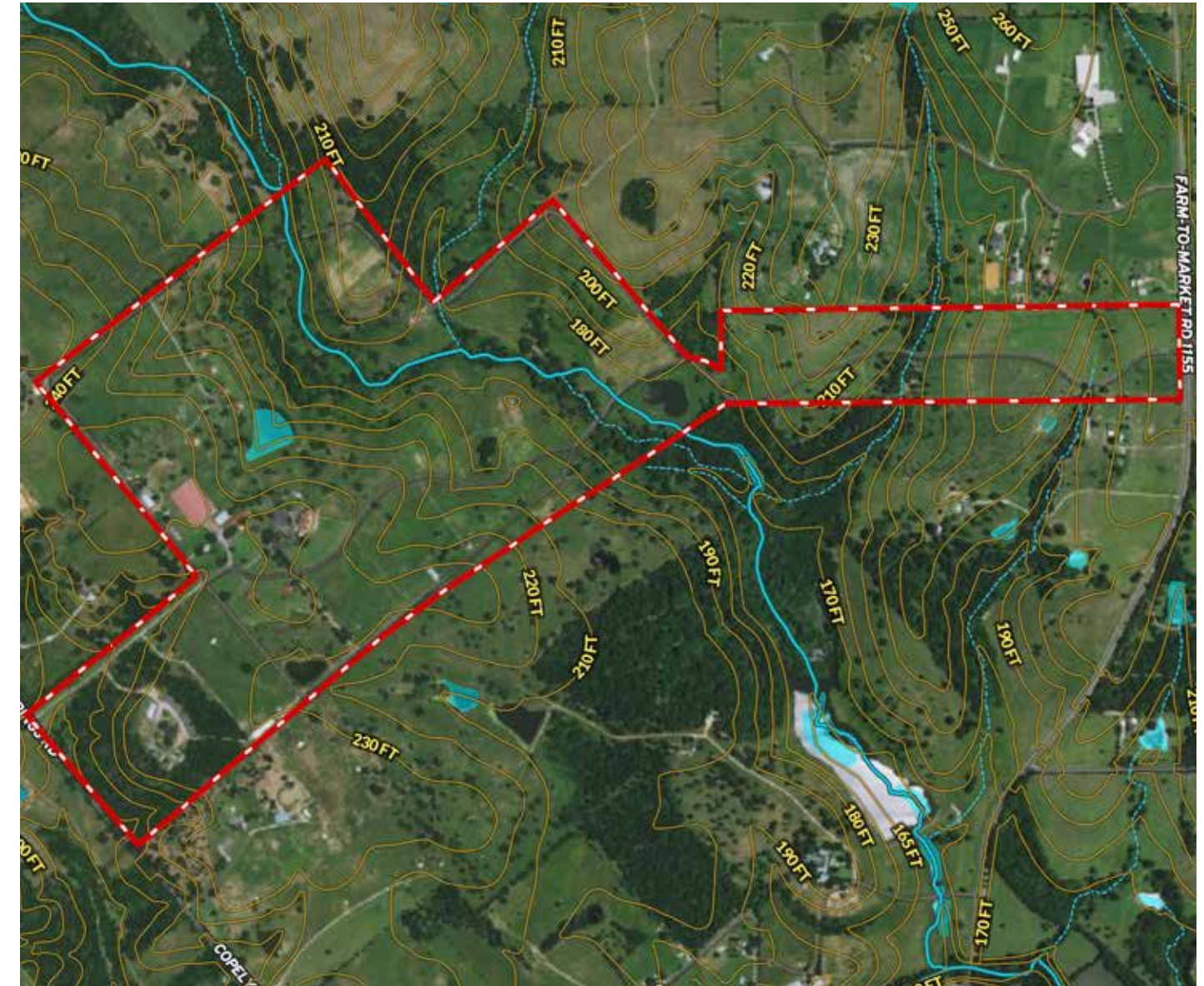
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LOCATION

Dos Brisas is located 6 miles north of Chappell Hill on FM 1155 there is also access to the backside of the ranch on Copelyn Springs Road. It is about a 15-minute drive to downtown Brenham.

PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch offers a high hilltop overlooking the creek bottom. Most of the property is rolling topography, giving it great definition and beautiful views. The highest point is about 240 feet above sea level, and the lowest point at the creek is roughly 170 ft above sea level.

AREA HISTORY

Dos Brisas was once part of a 4428-acre property, granted to Samuel R. Miller and his wife in 1824 when they arrived in Texas. Mr. Miller was a Texas Pioneer from Virginia; he was a farmer and stockman by trade. He was part of Stephen F. Austin's Old Three Hundred, and after several years of arriving, he held the position of Sheriff for the community. He was also one of the signers of the petition to establish the Washington Municipality.

WATER

Over 4000 ft. of Peach Creek traverses this property through groves of pecan trees. There are also three ponds on the property for fishing.

WILDLIFE

At one time, the property was growing organic vegetables in extensive fertile gardens around the property for HEB and Houston restaurants. Because of this, the ranch was high fenced to keep deer and other game from eating the crops. It is ready to go if someone wants to bring exotics or whitetail in.



IMPROVEMENTS

Dos Brisas headquarters offers beautiful Spanish-style architecture throughout the sprawling manicured grounds. There are five elegant Haciendas and two luxurious Casitas to accommodate family and friends. Additionally, there is a 60,000 sq. ft. covered riding arena and 24 indoor world-class horse stalls. There is also an entertainment lodge with a pool, full bar, commercial kitchen, dining room, and climate-controlled wine room. Additionally, there are several other housing options on the site for guests and employees. To fully understand the passion and detail that went into designing this property, you must see it.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.





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