

REPUBLIC RANCHES LLC

Our Legacy is in the Land

CAMPO VERDE RANCH

50 +/- Acres | \$4,400,000 | Kerr County, Hunt, TX

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



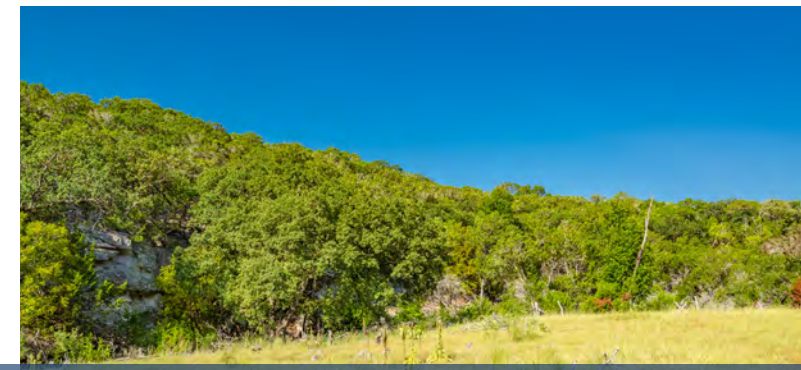
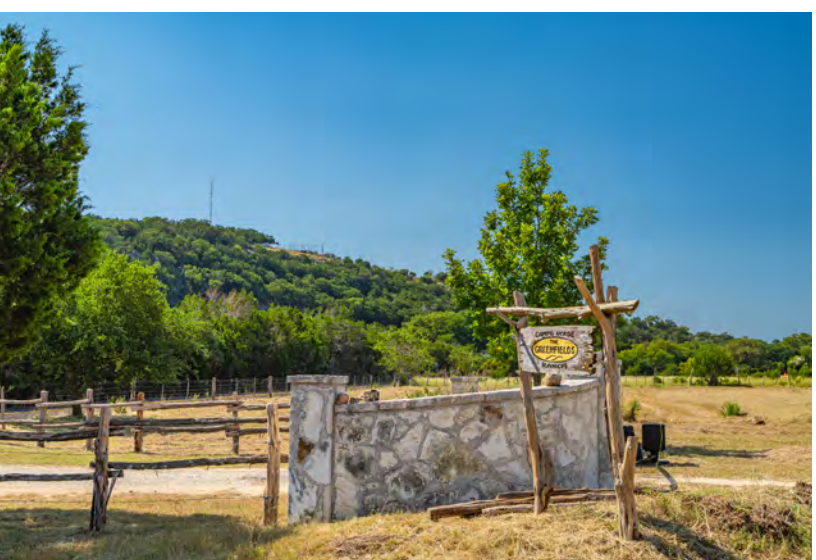


DESCRIPTION

Located on the south fork of the Guadalupe River in one of the most endeared areas of the Texas Hill Country is Campo Verde Ranch. After many years of being part of the the adjacent Camp Mystic experience, the current owners of Campo Verde Ranch were able to acquire their family place in the Texas Hill Country in 1991. The ranch offers 757+/- feet of river, a custom home well out of the floodplain, a guest cabin, no restrictions, easy access off of Highway 39 and front row views of the Sky High "Mystic" sign, all within convenient proximity of Hunt, TX. The time has come for the next stewards to enjoy this special place just as the current owners have for over 30 years.

ASSOCIATE CONTACT

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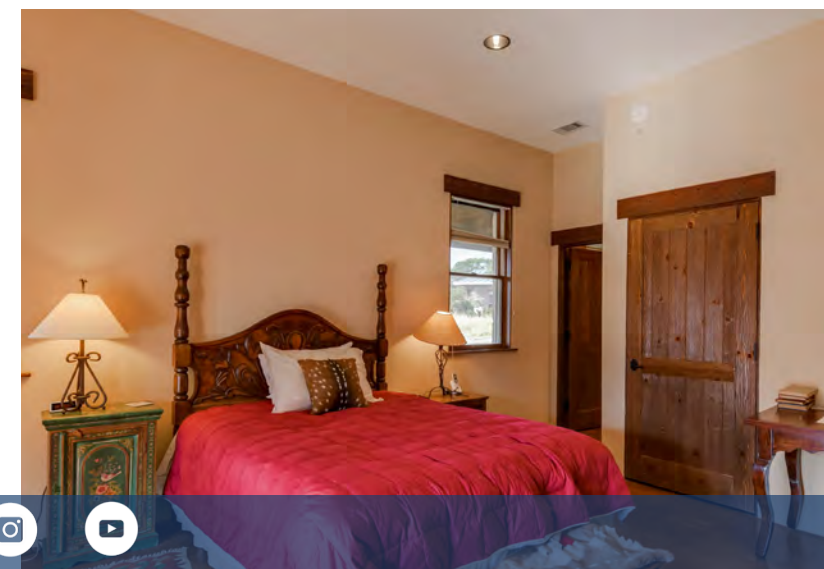
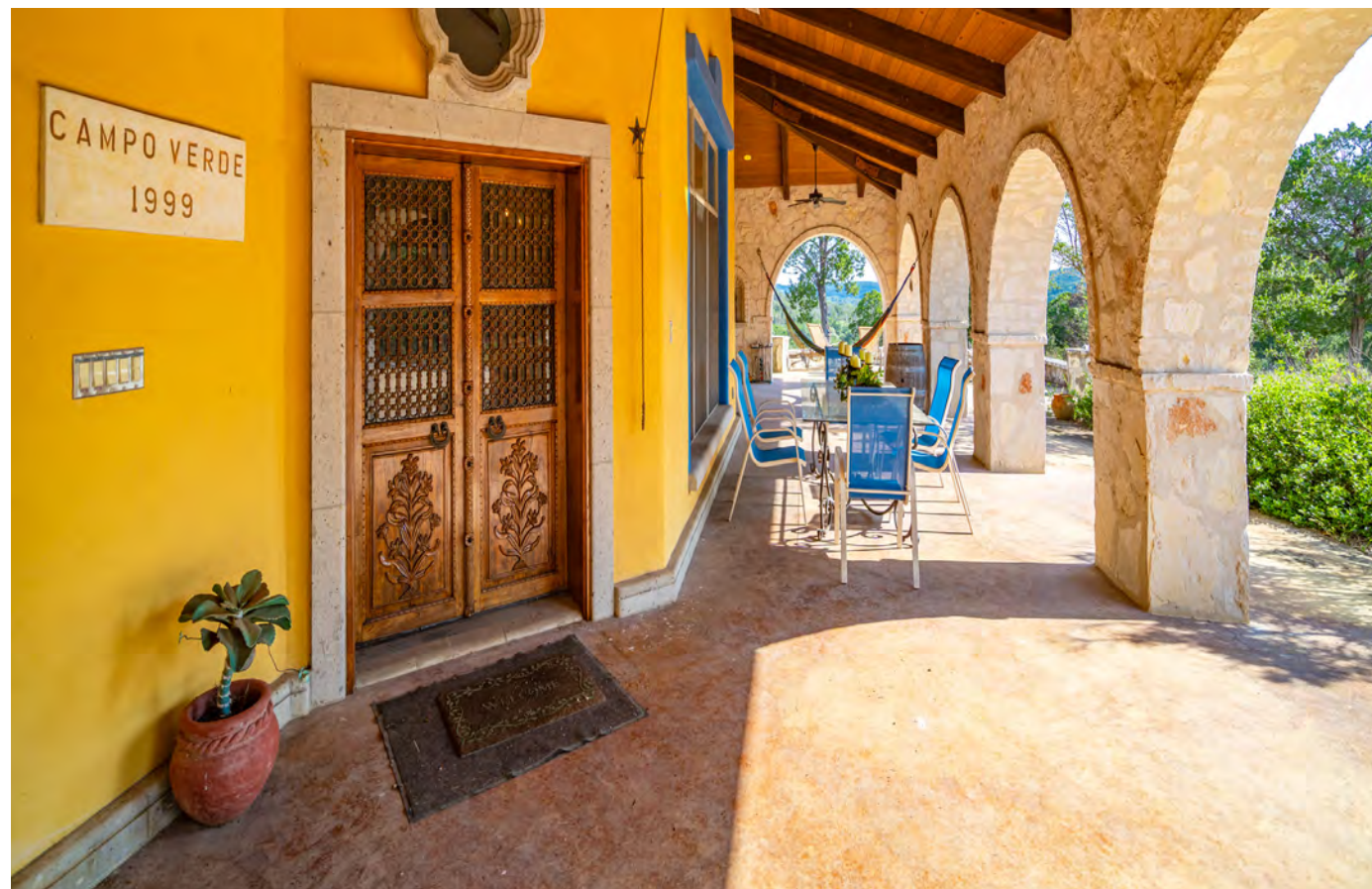


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IMPROVEMENTS

The approximately 4,015 SF custom home, built in 2002, has a large and inviting living and dining area just off the kitchen with a wonderful fireplace to warm the room and provide ambiance during the colder seasons. The home has total of 4 bedrooms (with one attached but separated for privacy) and a garage with a closet/shop. The main home also has fantastic porches on all sides (several screened and several open) providing multiple opportunities for outdoor relaxing, dining and entertaining. Nearby is a 440 SF guest cabin with 2 bedrooms (sleeps six) a small kitchen, a bathroom and a covered porch plus a separate storage garage for tools and recreational gear.



TOPOGRAPHY, RANGELAND & HABITAT

The incredible cypress lined river portion of the ranch is very accessible, private and usable. The riverfront has exceptional bald cypress trees of varying ages. There are a little under 4 acres of riverfront property with most of the across the river neighboring ranch's frontage being a gorgeous bluff, further enhancing the privacy.

Moving off the river and directly across the highway, is the entrance to the upland portion of the ranch. As you enter this portion of the ranch you will wind through a well maintained pasture and then up a nice caliche road arriving at the main home. The upland natural areas are typical of this part of the Hill Country with nice topography (over 160' of relief with a high point at about 1,980 feet above sea level), oak-juniper woodlands and several more meadows. This part of the hill country is known for more pleasant summer temperatures, lower humidity and cool summer breezes, all a welcome relief! Tree species found on the upland portion of the ranch include , live oak, shin oak, walnut, Spanish Oak, cherry, hackberry, juniper and others.

WATER

In addition to the 757+/- feet of the Guadalupe River, the ranch has one water well (newly drilled and outfitted in 2021) servicing the home and guest cabin, as well as a nice concrete livestock trough in the front pasture. Also, the hollow on the north side of the ranch has a bluff lined seasonal creek.

MINERALS

A portion of Seller's owned minerals are negotiable.

WILDLIFE

Native white-tailed deer, turkey, dove, free-ranging exotics, varmints and songbirds can be found on the property; along with largemouth bass, Guadalupe Bass, catfish and sunfish in the river.

Campo Verde Ranch offers year round recreational opportunities including swimming, fishing, canoeing/kayaking, hunting, hiking, ATV'ing, stargazing and birdwatching. The riverfront offers a combination of deep swimming holes, boulders for jumping, fish structure and ample kayaking/canoeing opportunities; not to mention fantastic privacy! There is a concrete dock/picnic area as well. One of the owners made the local papers in 2014 when he landed an estimated 10 pound largemouth bass from the river!

From a hunting perspective, the ranch offers incredible hunting opportunities beyond its size. It's location between natural areas of Camp Mystic (minimally hunted) and Comanche Caves Ranch (restricted to most hunting), provides the opportunity for enhanced wildlife populations on Campo Verde. In 2013, the then #1 SCI world record free range axis deer was taken on the ranch. The ranch has also yielded trophy white-tailed deer, fallow deer, feral hogs and other species for hunters.

OTHER

Basic home furnishings and some personal property will convey with sale. The Griffin Ranch across the river uses Campo Verde's river pasture entrance to access their property by way of a low water crossing and maintains the river entrance as well. Taxes: The ranch is currently 3 years into getting on 1D1 Ag for its open spaces via a cattle lease arrangement with the Griffin Ranch.

LOCATION

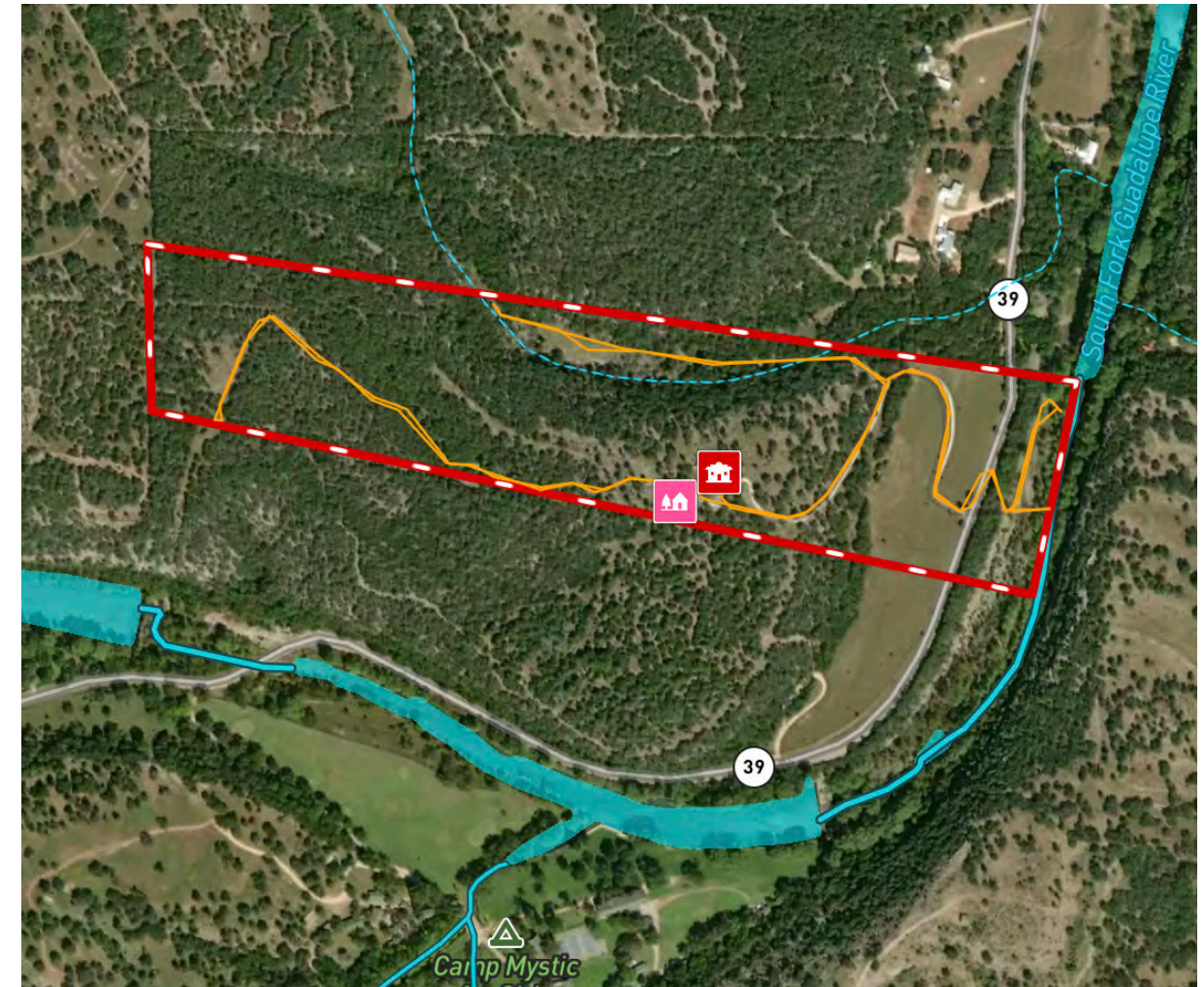
The property is located 4.6 miles south of Hunt on Hwy. 39, just past Crider's and bordering Camp Mystic. Driving distance to Kerrville is 17.2 miles; to San Antonio is a quick 82.6 miles and to Austin is only 121 miles.



AREA ATTRACTIONS

In addition to the local summer camps, Hunt, TX is known far and wide for The Hunt Store, offering dining and entertainment as well basic convenience items. Crider's Rodeo and Dancehall is 1.3 miles from the ranch gate and has been a staple and a rite of passage for many Texans. Just past Hunt, Bridget's Basket offers quality dining, homegrown ingredients and a small store. The ranch's location is perfect for camp pick-up and drop-off from all of the area summer camps including: Mystic, La Junta, Heart of The Hills, Rio Vista, Sierra Vista, Stewart, Waldemar and Honey Creek.

PROPERTY MAP





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Information About Brokerage Services

11-2-2015

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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