

REPUBLIC RANCHES LLC

Our Legacy is in the Land

4LJ3 RANCH

860 +/- Acres | Colorado County, Columbus, TX

Shown by appointment only

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





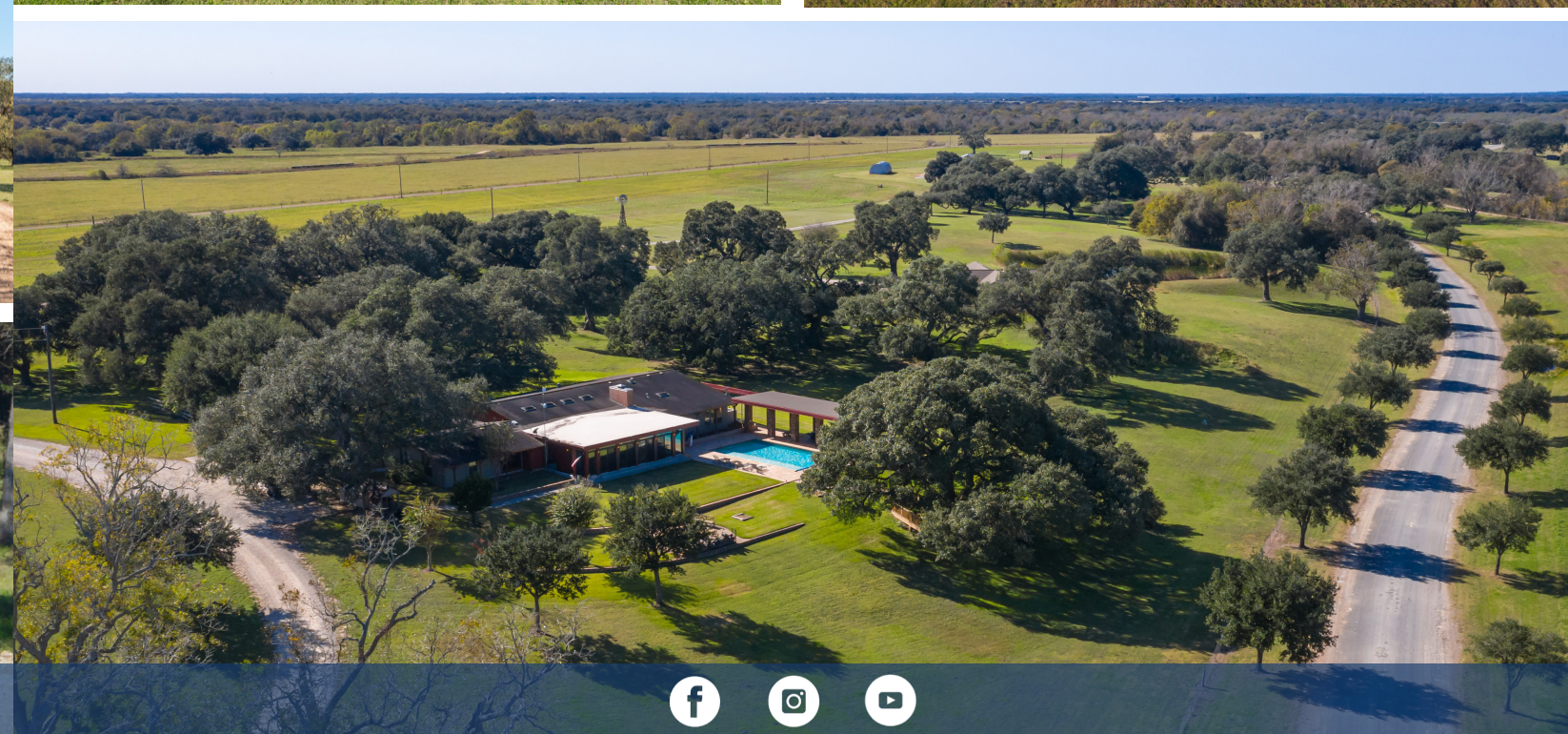
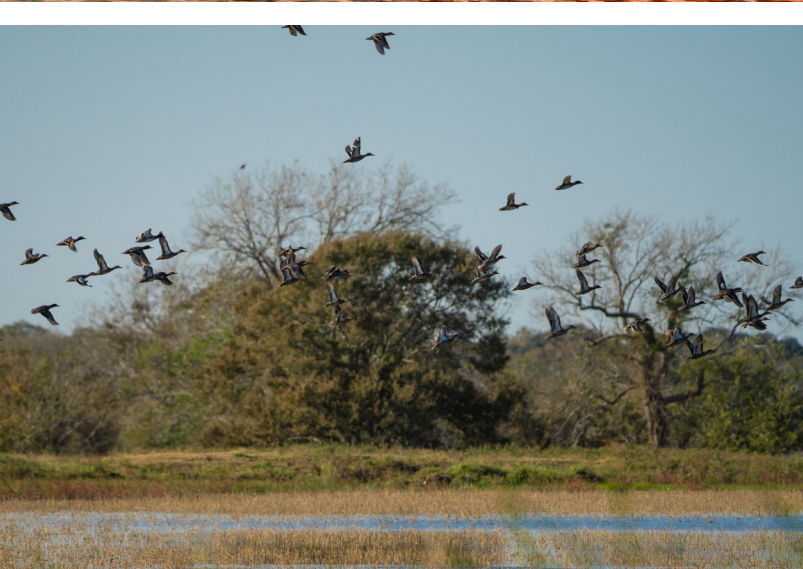
DESCRIPTION

The 4LJ3 Ranch is a beautiful ranch with a bit of everything one could ask for on a ranch for entertaining family and friends. This unique property is less than an hour and a half from Houston and an hour and a half from Austin just south of Columbus, Texas. The ranch includes $\frac{3}{4}$ mile of frontage on the Colorado River, 3 fabulous homes in a compound area dominated by huge live oaks, a 213 acre lake for skiing and fishing, and great duck and deer hunting.

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LOCATION

The ranch is located eleven miles south of Columbus on paved county road 101.



PROPERTY MAP



LAND

The 4LJ3 ranch is a diverse property with several different ecological areas that offer a variety of habitats.

The housing compound area is on the part of the property that is all out of the floodplain and primarily consists of manicured yards with historical live oaks throughout approximately 90 acres. This area is a sandy loam soil type ideal for growing grasses and huge trees with good drainage. The area includes over 100 live oaks and a mix of pecans and other oaks to complement the fauna. This entire area is fenced off from any livestock and kept immaculate.

There are about 330 acres of river bottomland that is a mix of pecan bottoms, hay fields, and thicker hackberry and cedar elm forest that provide excellent cover for wildlife. This area has a mix of alluvial soils very rich in nutrients from river flooding that create the ideal environment for the large pecans that dominate here.

The middle acreage of the property is mostly the huge lake with rolling hay fields around it. The ground around the lake has been overlaid with sandy loam soils to create excellent and beautiful hay fields that are meticulously maintained.

WATER

There is a deep well at the housing compound that provides water to the homes and barns. It has a water filtration system to ensure high quality water for home use. There is also a water well on an electric pump down in the river bottom to provide water for cattle in that pasture. Groundwater here is shallow and abundant, with the smaller well in the river bottom only 120' deep and pumping over 100 gpm.

The crown jewel of the 4LJ3 ranch is the 213 acre lake. The lake was designed with recreation in mind, being very open to give ample room for water skiing, wake boarding, jet skiing and other boating activities. Along the banks, islands and ridges exist to provide fishing opportunities. A large boat dock with electricity and water and a paved boat launch make access to the lake ideal. The lake averages over 18' deep.

There is ¾ miles of Colorado River frontage on the property and the river is accessible.

WILDLIFE

The ranch has a fantastic population of white-tailed deer and being in a river bottom, opportunities for some very nice deer for Colorado County. The thickets in the river bottom have good roads through them for accessing blinds and feeders.

There is excellent waterfowl habitat on this property making for premier duck hunting. The 200+ acre lake holds large numbers of ducks all winter and has many nooks and crannies with shallow water and aquatic vegetation that are ideal spots for laying out decoys. There is also an eight-acre wetland unit overlooking the lake that can be manipulated to create ideal waterfowl habitat. The Colorado River offers winter duck hunting when the river is along the banks or out on sandbars. There are also several opportunities to create more wetland units along the lake that would have access to water to manipulate habitat to further expand the hunting opportunities.

There is good dove hunting along the hay fields next to the lake that could be enhanced with additional plantings.

Fishing is excellent in the lake, which holds bass, catfish, crappie and bream.



IMPROVEMENTS

Coming through the west gate onto the ranch follows a paved road lined with live oaks, to the housing compound area, which is at a higher elevation entirely out of the floodplain. The area of over 90 acres is fenced and includes the main home, two guest homes, game room, barns, fenced in vegetable and herb gardens and is wonderfully manicured, making an amazing site with views looking over the hay field and lake.

Main House: this home consists of 6 bedrooms (3 bedrooms on the East side and 3 bedrooms the West side) and 4 baths and 1 half bath. The kitchen ceilings and the entire central living areas are donned with custom crafted-wood, there is an oversized granite island in the kitchen, abundance of counter space, natural light from several Paella windows, custom appliances, such as a Sub Zero refrigerator, and a large breakfast table. There is a large walk-in pantry just off the kitchen that has two additional refrigerators and lots of shelf space. Just around the corner from the kitchen is an enormous outdoor kitchen, complete with a screened in porch that can easily accommodate 30 guests and provides views of the backyard and its plentiful Century Oaks.

The main living room boasts an enormous antique bar built by the Brunswick Co. in New York that was brought to the ranch in the 1960's from a saloon in Schulenburg. The bar includes a beveled mirror over the bar, and the bar itself is over 15 feet long and is sure to bring out lots of interesting tales of the wild west. This room features a fireplace, big screen tv's, couches and sky lights. Attached to the living room is an indoor/outdoor patio sun-room that has doors that can be closed off and several sliding glass doors with screens. The room has ample seating and can easily be used for card games or a casino night. The pool area hosts a spectacular pavilion on one side and a firepit on the other side of a large lawn area. One of the focal points of the backyard is a Century Oak with built-in wrap around deck seating, a glorious place to sit and read and enjoy the vista overlooking the 200+ acre lake.

Guest House 1: A short drive from the main house heading west is the first guest home where you pull up under a porte-cochere and enter through the front door. The master suite has an in-suite bathroom with a large walk-in tile shower and an oversized closet with plenty of space for clothing and safes. The other two bedrooms are on the opposite side of the house so you can enjoy privacy when there are guest staying there. The exterior of this home has an inground trampoline, a stone fireplace on a gorgeous patio and a short walk to a beautiful pond with deck... perfect for catching a bass or bluegill for a fish fry. There is a small garage off the front drive that houses duck hunting supplies and ATV's.

Guest House 2: To the east of the Main House is another guest home that has 2 bedrooms, 2 baths and a lovely living room, fireplace, open kitchen concept with plenty of seating to entertain. There is a fireplace outside on the patio with seating for guests and a place to roast marshmallows!! There is a small garage and another covered porch that could be used for an outdoor kitchen. The home has plenty of French doors that lead out to views of the mature oaks and areas surrounding the home.

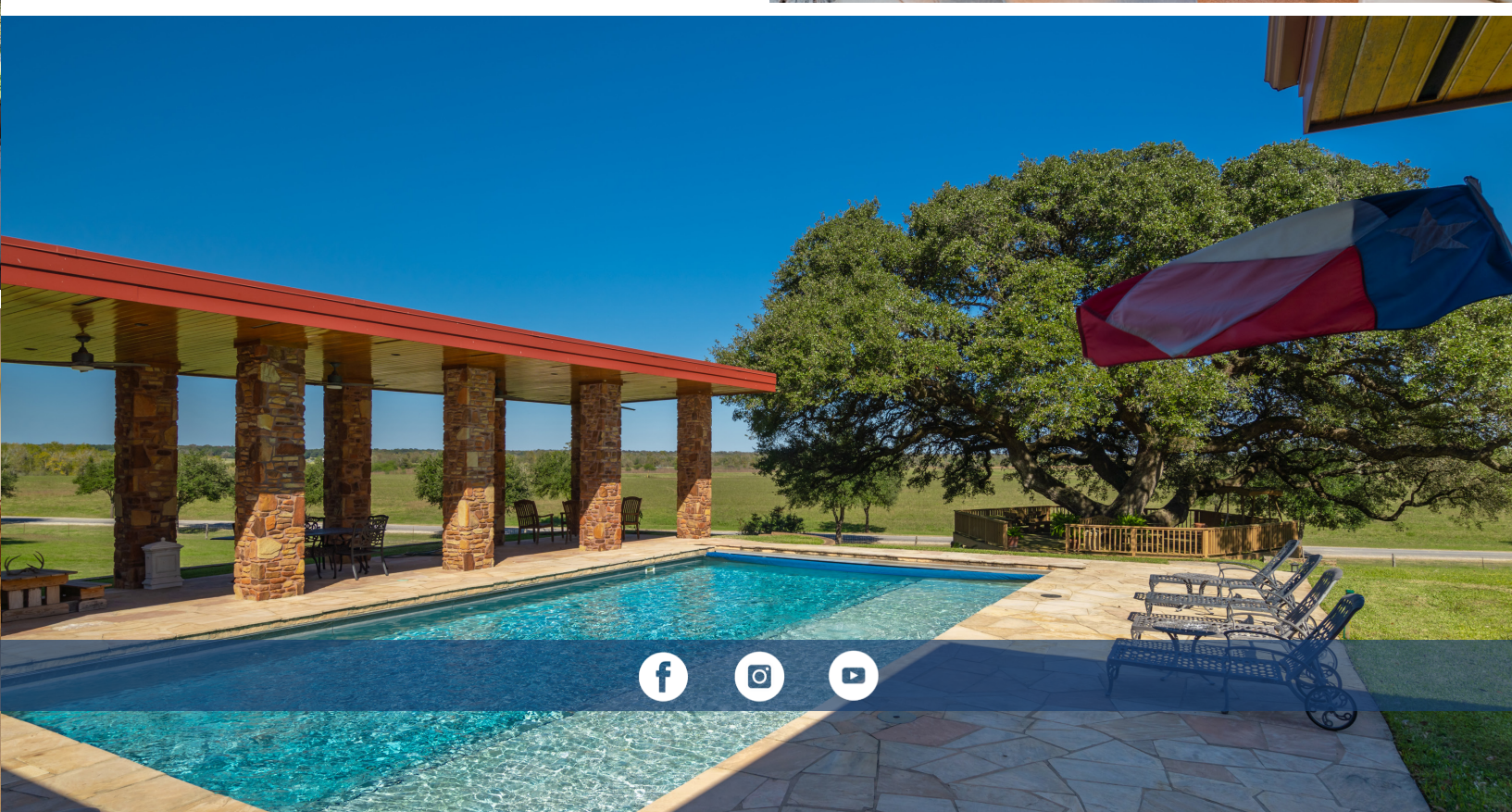
There is a building between the main house and guest house that houses golf carts, a huge game room with a kitchen and a full bath. There is a second floor above the game room that has 3 queen beds for spillover company or lots of kids having a sleep over. The game room includes pool table, ping pong, shuffleboard and other games to entertain.

There is a spacious potting shed inside of a high-fenced garden with elevated beds for growing vegetables, flowers and herbs.

Other: There is currently a neighbor running a gravel-loading operation on the property which does produce income for the ranch, but the operation may be cancelled and all equipment removed with proper notice.

Owner has no minerals and there is no production on 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:
 - 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.

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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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An aerial photograph of a lush green ranch with scattered trees and a central building. A large white star logo is superimposed over the center of the image. The star is surrounded by a rope-like border. The word "REPUBLIC" is arched above the star, and "RANCHES" is arched below it. The letters "LLC" are positioned to the right of the word "RANCHES".

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