

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## CROSS CREEK RANCH

200 +/- Acres | \$4,400,000 | Walker County, Huntsville, TX

Shown by appointment only

[info@republicranches.com](mailto:info@republicranches.com) | [888-726-2481](tel:888-726-2481) | [www.republicranches.com](http://www.republicranches.com)







## DESCRIPTION

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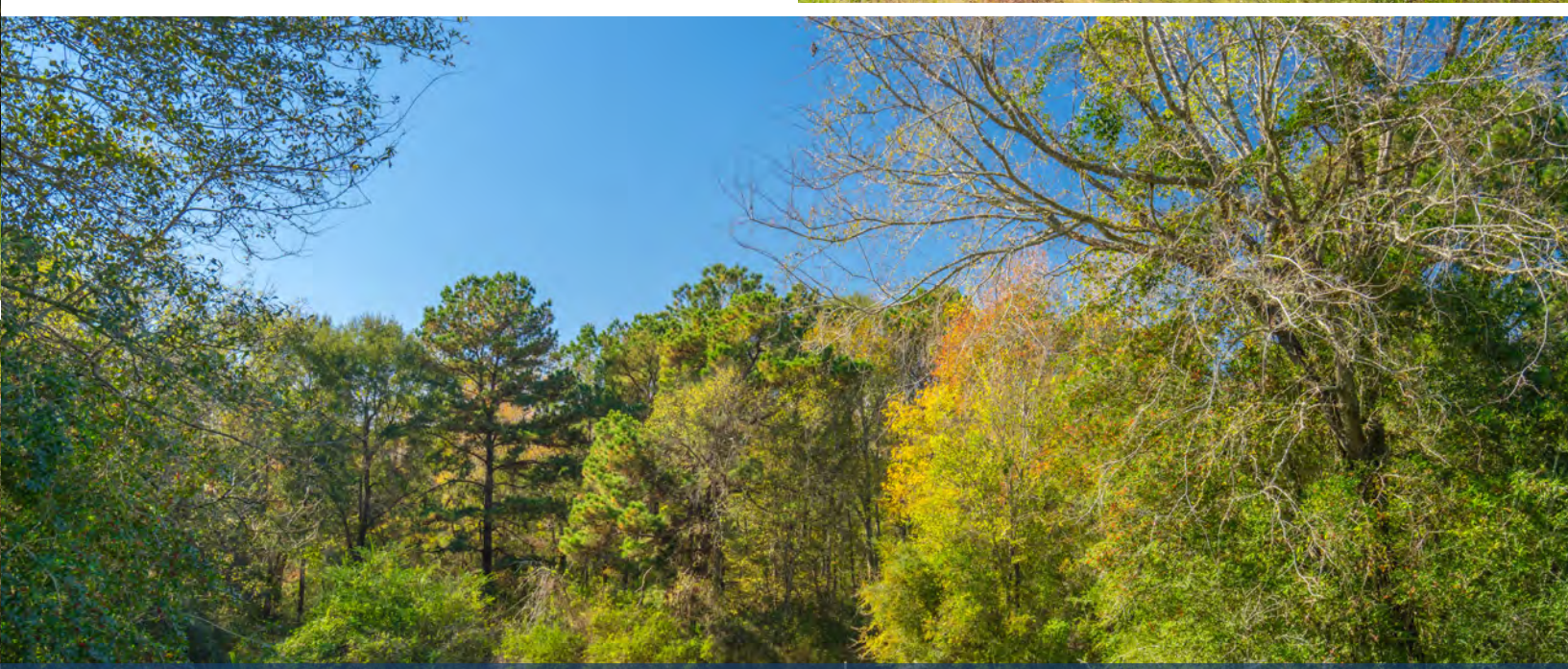
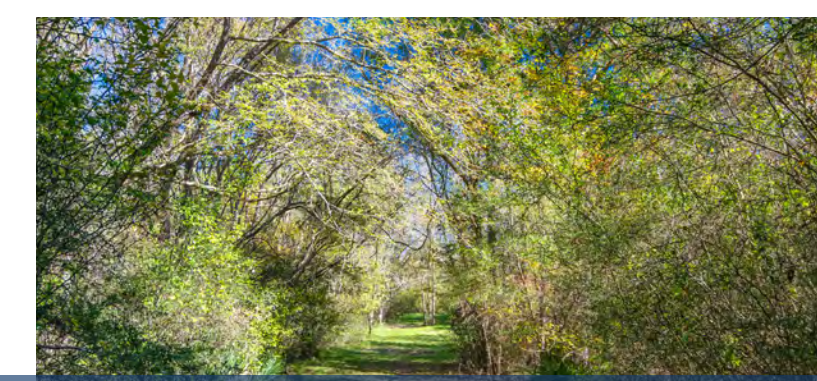
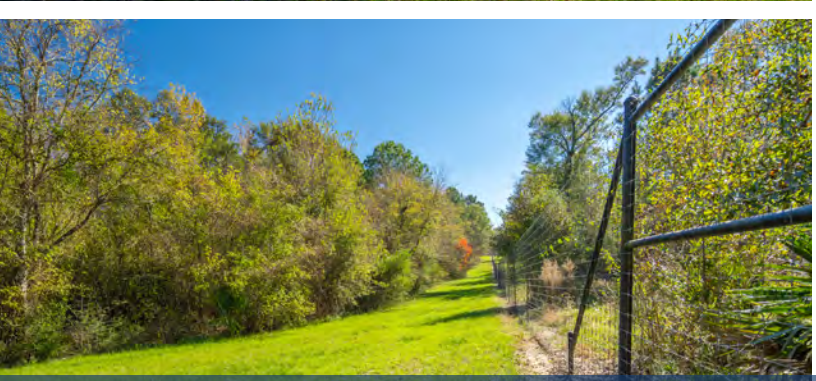
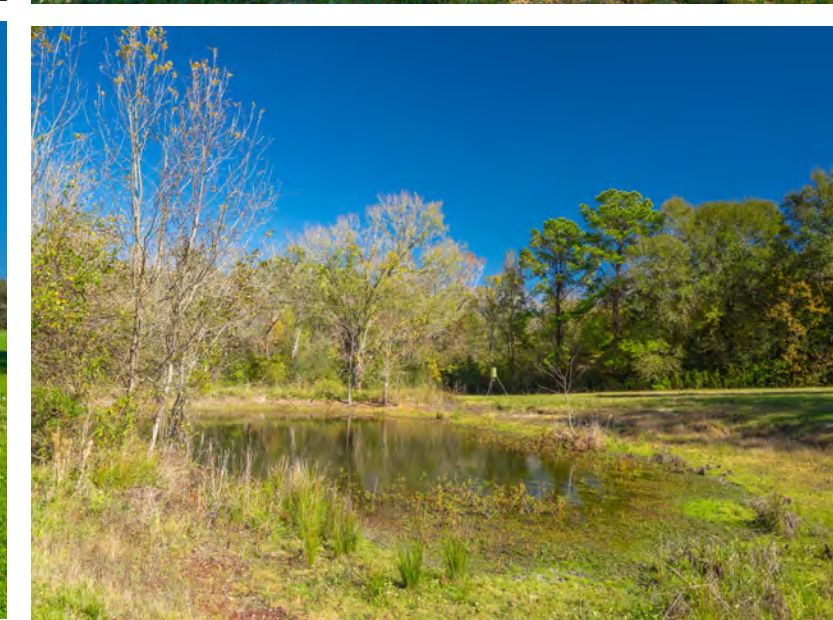
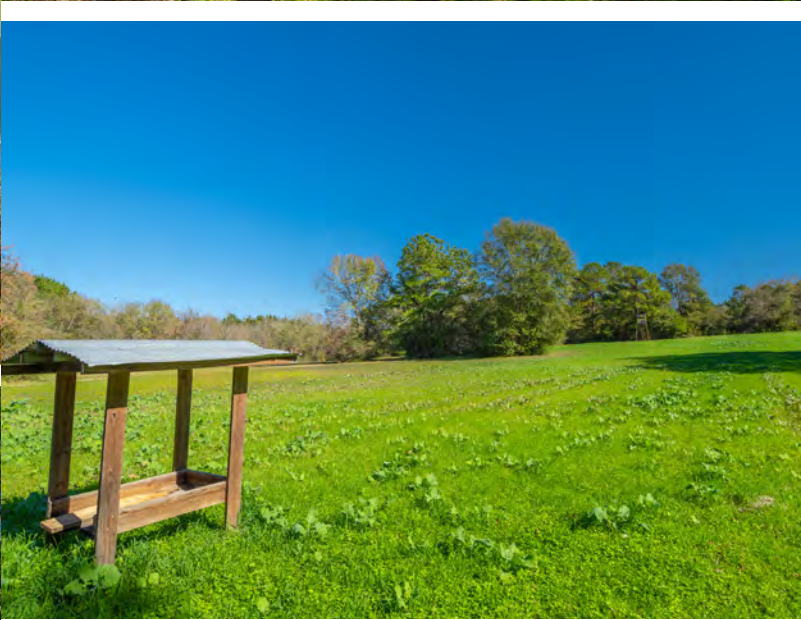
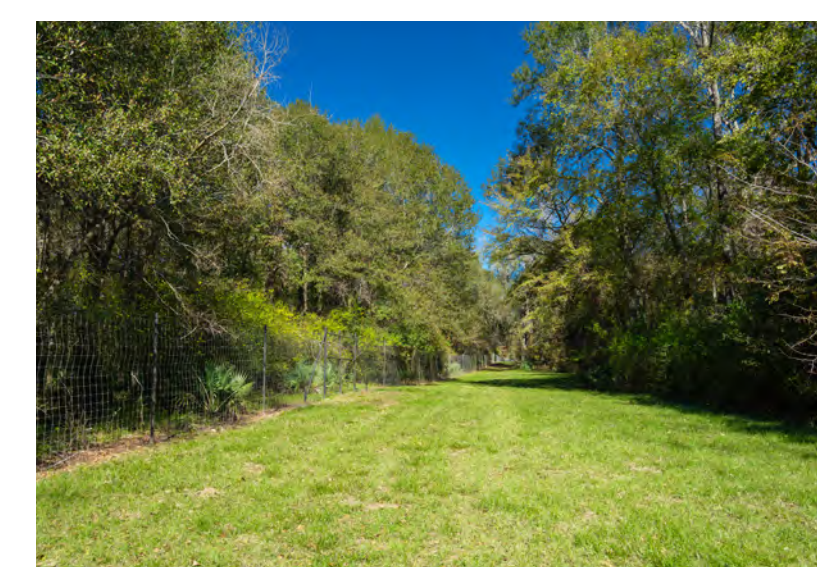
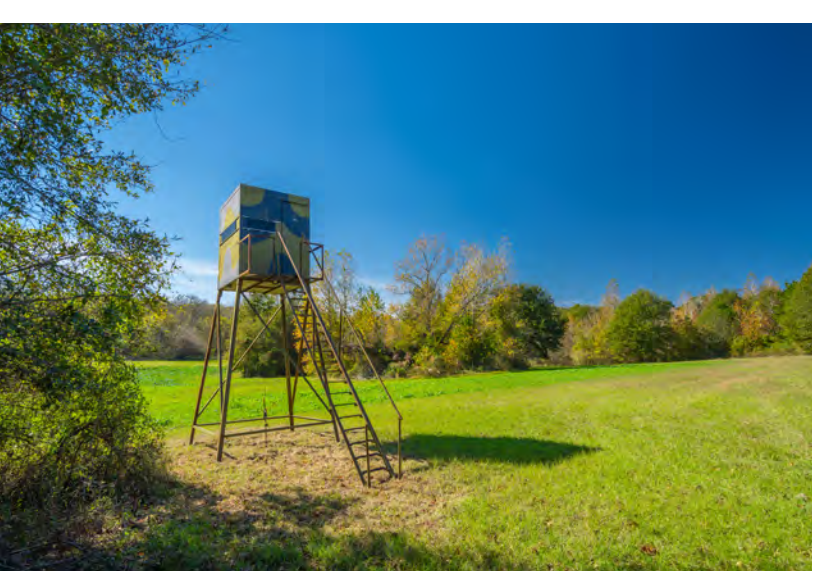
This ranch is a must-see 200 acre high fenced ranch with premium white-tailed deer and full equestrian facilities just minutes from The Woodlands.

## ASSOCIATE CONTACT

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**SHANCE TYSON**  
**SALES ASSOCIATE**  
281-389-2700  
[shance@republicranches.com](mailto:shance@republicranches.com)



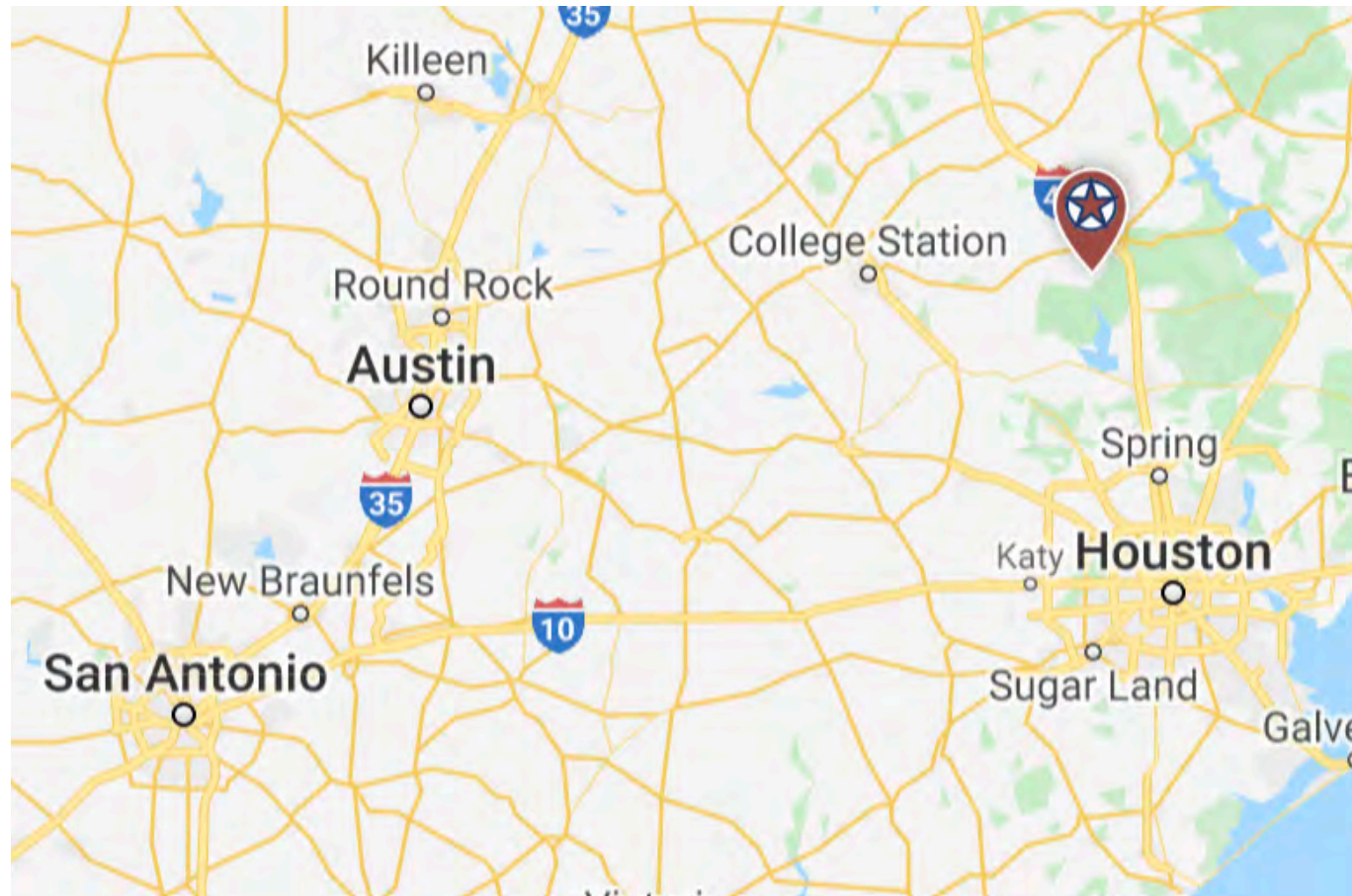




# LOCATION

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Take 45 north just 30 minutes from The Woodlands, less than 10 minutes from Lake Conroe, and under 10 minutes from shopping in Huntsville.



# PROPERTY MAP

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## LAND

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Rolling hills covered in mature hardwood forest with yaupon, beautyberry and other assorted shrubs providing excellent deer and wildlife forage. There are several creek drainages running through the property for future lake sites and wetlands.

## AGRICULTURE

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A 15-acre improved coastal bermuda pasture produces the hay for the equestrian facilities and the remaining hay is sold.

## WATER

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The rolling topography of this region creates several large drains that run through the forested areas perfect for future lake and wetland development. A 4-acre bass lake was built on a large drain and can be enlarged if needed. This lake also has its own dedicated water well for filling if needed. A man-made green tree reservoir can be flooded in the fall for waterfowl and has its own dedicated well for filling. The house and headquarters area has two wells for supply and irrigation.

## WILDLIFE

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This ranch is a complete wildlife haven. Premium white-tailed deer genetics were introduced and the population is strong and under a management plan. A 4-acre bass lake was constructed on one of the main drains and has trophy bass fishing also under a management plan. Wood ducks, mallards and other waterfowl pile into the flooded timber man-made green tree reservoir.





# IMPROVEMENTS

This ranch has a beautiful 4,000 sf elegant farmhouse with 4 bedrooms, 4.5 baths with incredible exterior architecture and interior design. There is a large 4 stall horse barn with living quarters built in. There are five separate turnouts with water. The equipment barn is 4,000 sf with a built-in apartment for guests or ranch manager. There is another large barn for storage and a complete workshop.







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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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Shance Tyson	706626	shance@republicranches.com	(281) 389-2700
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](http://www.trec.texas.gov)

IABS 1-0

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