

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

SALADO CREEK RANCH

1,592 +/- Acres | \$5,811,350 | Jim Wells County, Premont, TX

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DESCRIPTION

The Salado Creek Ranch is a great little ranch that hunts BIG! Deer, quail, turkey, dove and ducks are outstanding on this place. Includes a great little lodge, big groundwater, mix of more open native grasslands for quail and heavier old growth brush for deer. High fenced under MLD program and includes a 5-7 acre lake with water well to keep full. Includes everything to move in and get to hunting.

ASSOCIATE CONTACT

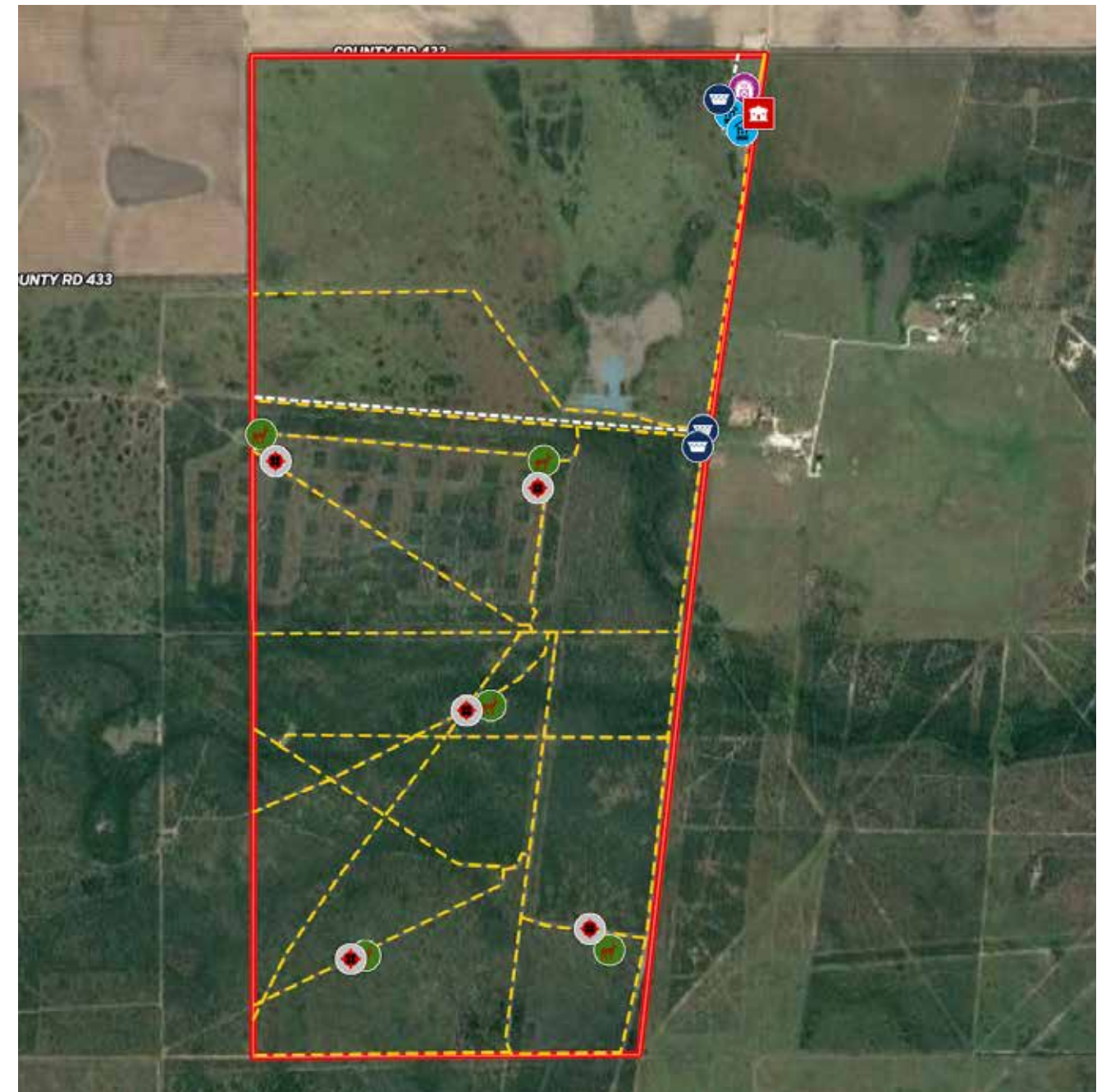
JEFF BOSWELL
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LOCATION

The ranch is 9 miles north of Premont on set on County road just west of Hwy. 281. Close enough to be convenient but far enough to have no road noise. It is also less than 12 miles from the Kleberg County Airport which can handle any planes.



GOOGLE MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch is a mix of native grasslands with natural motts, heavier native old-growth brush and some areas have been opened up in the heavier brush to create more quail hunting land. The area has a mix of sandy, sandy loam, and heavier soils along Salado Creek which runs through the middle of the property. The more open grasslands have just the right amount of brush to create excellent habitat for quail and open enough to easily hunt with quail trucks and dogs. This part of the ranch is just over 635 acres. Primarily native grasses and in excellent condition. Most motts are mesquite but other brush species are also found in this habitat. This area is primarily very sandy soils. The mechanically opened up portion of the ranch in a hatch pattern to allow for quail hunting with trucks and dogs is also native grasses with a greater mix of brush species. This portion of the ranch is approximately 200 acres and is sandy to sandy loam soils. The back portion of the property is primarily thicker old-growth brush providing excellent cover for the white-tailed deer.

ELECTRICITY

Electricity if located at the main housing compound.

MINERALS

Electricity if located at the main housing compound.

WILDLIFE

The white-tailed deer have been managed under a protein feeding program for years to produce a great herd of deer. The mix of more open country and thick brush create the ideal habitat for the herd. The bob-white quail populations are extremely strong and the mix of habitat has created a fantastic opportunity to have a very high level of bird density. The mourning and white-wing dove hunting may be the best I have ever seen on any ranch. The ranch is absolutely loaded with doves mostly from being next door to an over 15,000 acre farm where the dove are constantly flying back and forth at all times of the day. Lots of turkey are found on the ranch and are seen everywhere. The big lake on the property has a large shallow area that can be filled up going into the fall season with the large volume water well and produces a great flat for bringing in both ducks and geese.



IMPROVEMENTS

Improvements include a den/kitchen area that is approximately 1,000 S.F. with a kitchen island and a large fireplace. A casita set up next door includes three bedroom/two full baths set up with a covered porch to the den area. There is a large covered fire pit just outside of the den and casita overlooking the ranch for outdoor enjoyment. A large barn, game cleaning area with walk-in cooler, four bedrooms with A/C created from containers (used for housing dog handler/quail rig drivers), two feed bins for holding corn and protein feed make up the remainder of the housing compound. The entire housing compound is a fenced-in 10-acre area that is well kept with a beautiful lawn with large oaks, olive and mesquite trees.



WATER

There are two water wells on the property, one for the housing area and a larger volume well for keeping the lake full. The main lake is between 5-7 acres. There are several smaller ponds on the property and several water tanks to distribute water around the ranch. Salado Creek also holds water in several areas most of the year. The groundwater here is relatively shallow and very good. Irrigation wells can be drilled here.







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:
 - 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

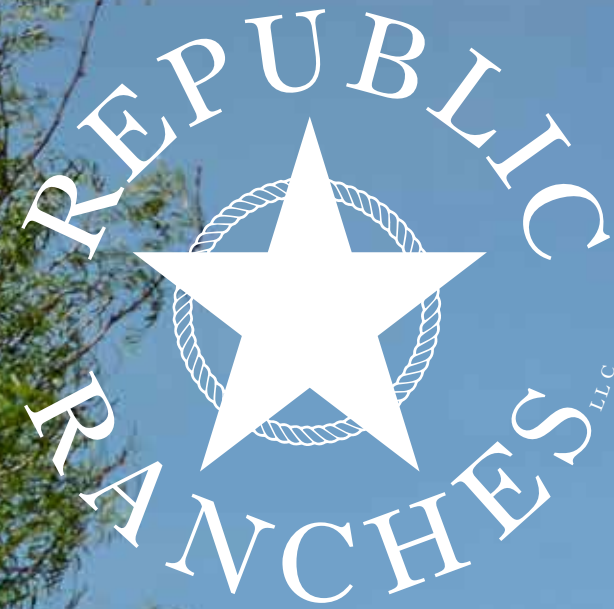
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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