

REPUBLIC RANCHES L.L.C.

Our Legacy is in the Land

HACKBERRY NORTH PASTURE

2,511+/- Acres | \$6,905,250 | Edwards County, Rocksprings, TX

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DESCRIPTION

Winding through the highest mountains in Real and Edwards Counties, the three roads known as the Twisted Sisters are considered the most scenic drive in the Texas Hill Country. The Hackberry North Pasture, a 2,511 acre raw slice of Texas heaven, sits on the most pristine and visually stunning of the Sisters, paved Ranch Road 335. Bordering several other giant ranches, this conveniently located and affordably priced property is only 2 left turns from San Antonio or Houston. Although it enjoys outstanding privacy, this low-fenced gem is still just 1 hour from HEB, Walmart, a large assortment of restaurants, and the full aviation services of the Kerrville-Kerr County Airport.

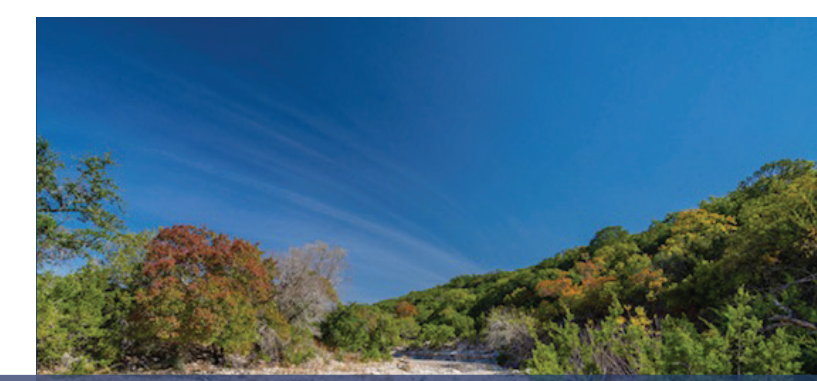
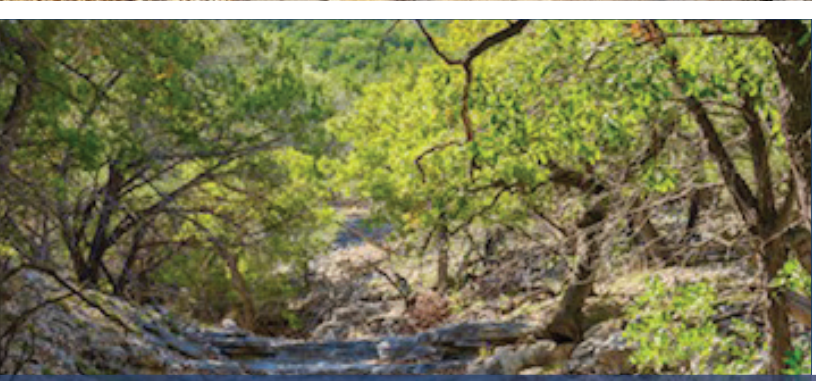
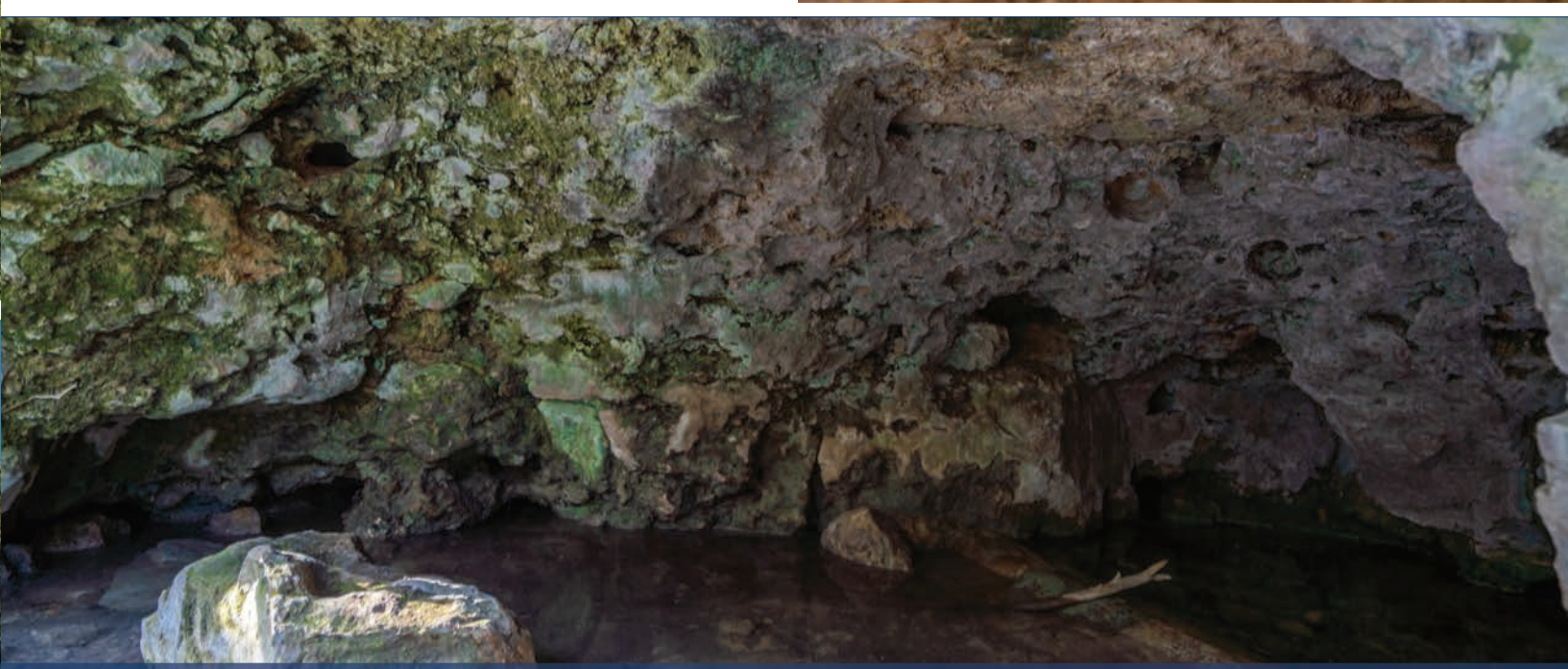
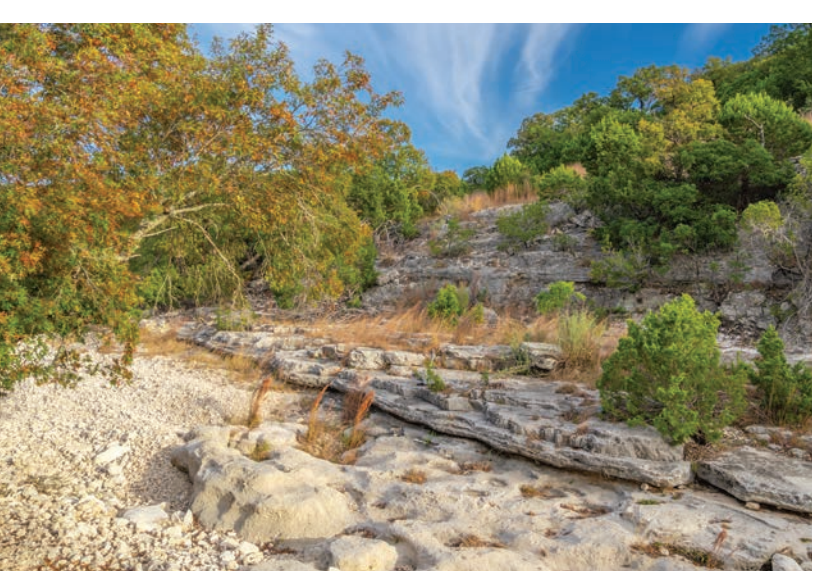
The showpiece of the Hackberry North Pasture is its main valley which stretches for an astonishing 3 miles, and is flanked by over 15 separate side canyons, many containing recently discovered springs and seeps. The entire valley floor, and all of the header canyons, are a continuous blanket of majestic hardwoods and soft meadows providing the perfect habitat for whitetail deer, turkey, feral hogs and numerous exotic species. A large herd of elk roam the towering mountain ridges, and bulls have recently been heard bugling at sunrise.

The Hackberry North Pasture has one strong spring which the owner is currently developing into a swimming hole/lounging pool, and numerous seep springs are scattered across the property. Along with an existing long-established electric well, 2 solar wells have recently been ordered that will provide additional gorgeous water features to this already dazzling ranch.

Raw and scenic unimproved properties of this size, surrounded by even larger neighbors, are almost impossible to find in the red-hot Texas ranch market, and this one will certainly not be available for long. Call today to preview this private and pristine beauty.

ASSOCIATE CONTACT

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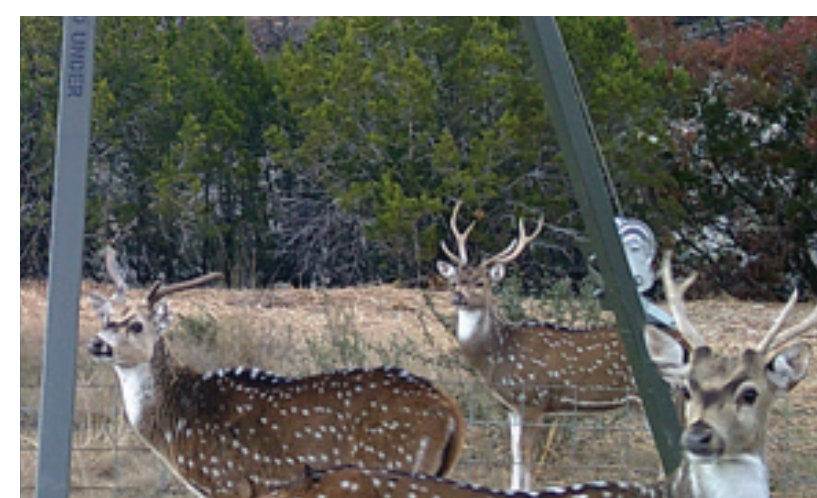
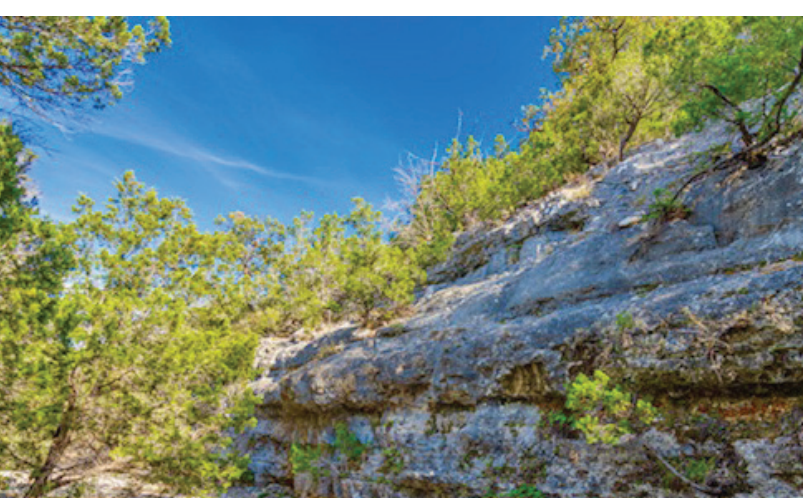


LOCATION MAP



PROPERTY MAP







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.

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
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate's Name	License No.	Email	Phone

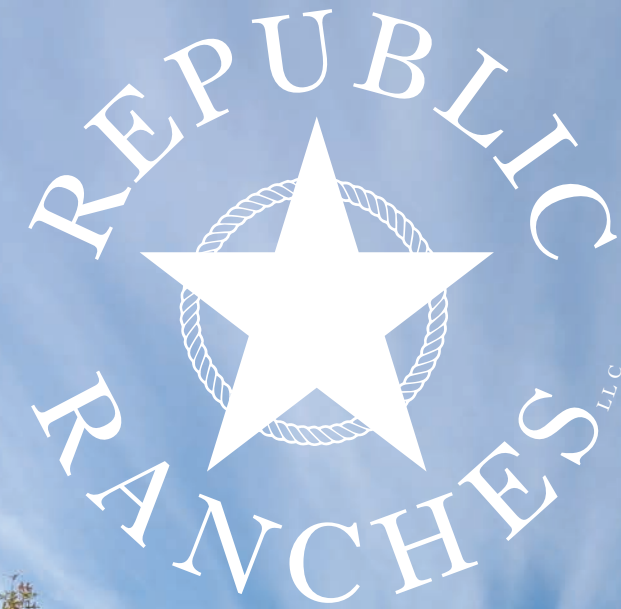
Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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