

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## *CALLAHAN HILLS RANCH*

790± Acres | \$4,345,000 | Callahan County, Baird, TX

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





## DESCRIPTION

---

Callahan Hills Ranch is an incredible 790+/- acre high fenced, turn-key, whitetail hunter's dream ranch. This ranch has provided great trophy hunting year after year with an intensively managed whitetail deer herd plan for the past 19 years. Set in the rolling hills of Callahan County, the ranch has a diverse topography and habitat that are ideal for producing trophy whitetails. A newly built ranch house meets you at the ranch headquarters as you enter the property. Next to the house is a large barn and two small container guest houses. Strategically placed throughout the ranch are feeders and deer blinds. With all the improvements in place the new owners of Callahan Hills Ranch can start enjoying this whitetail hunter's paradise on day one.

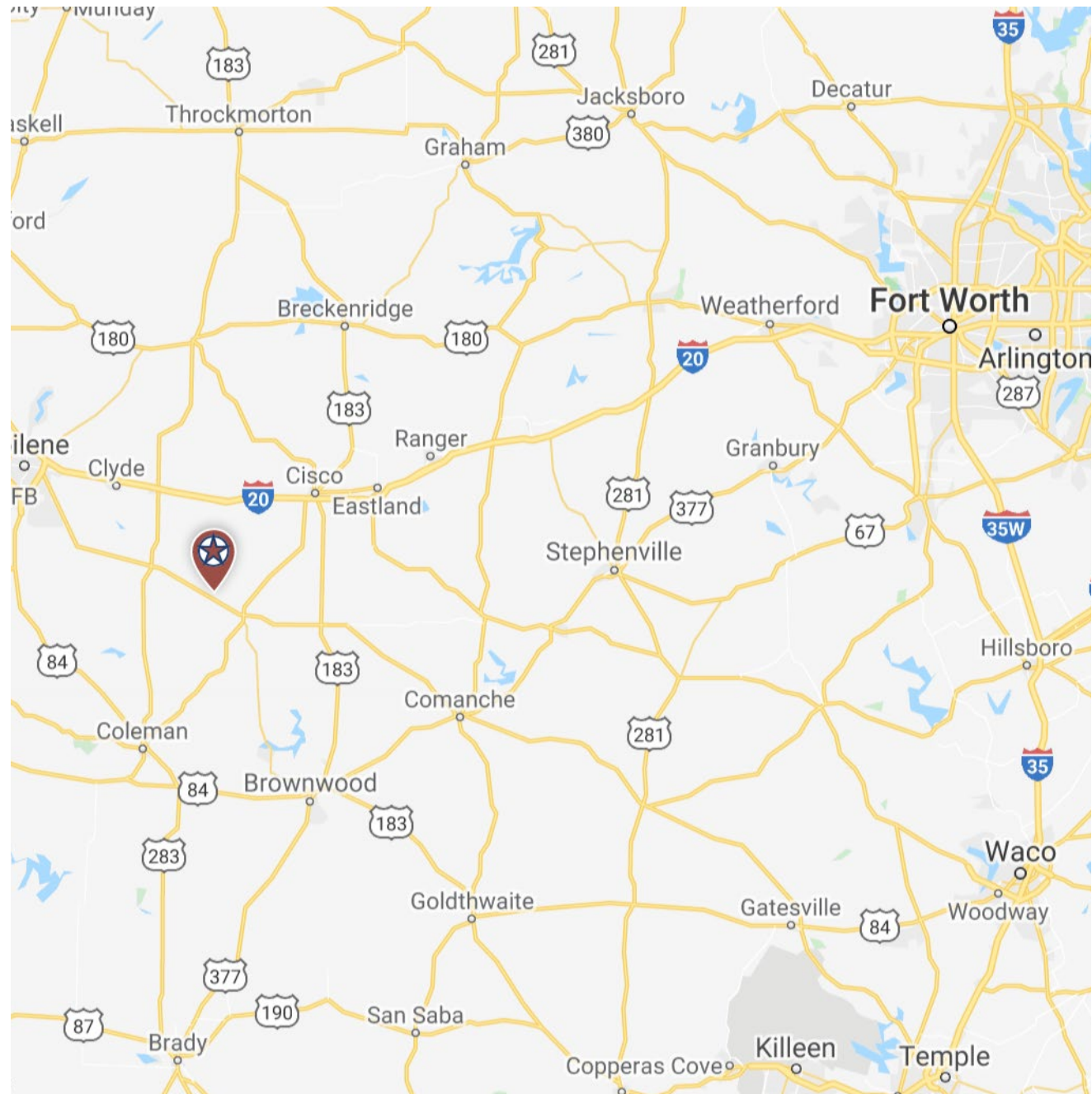
## ASSOCIATE CONTACT

---

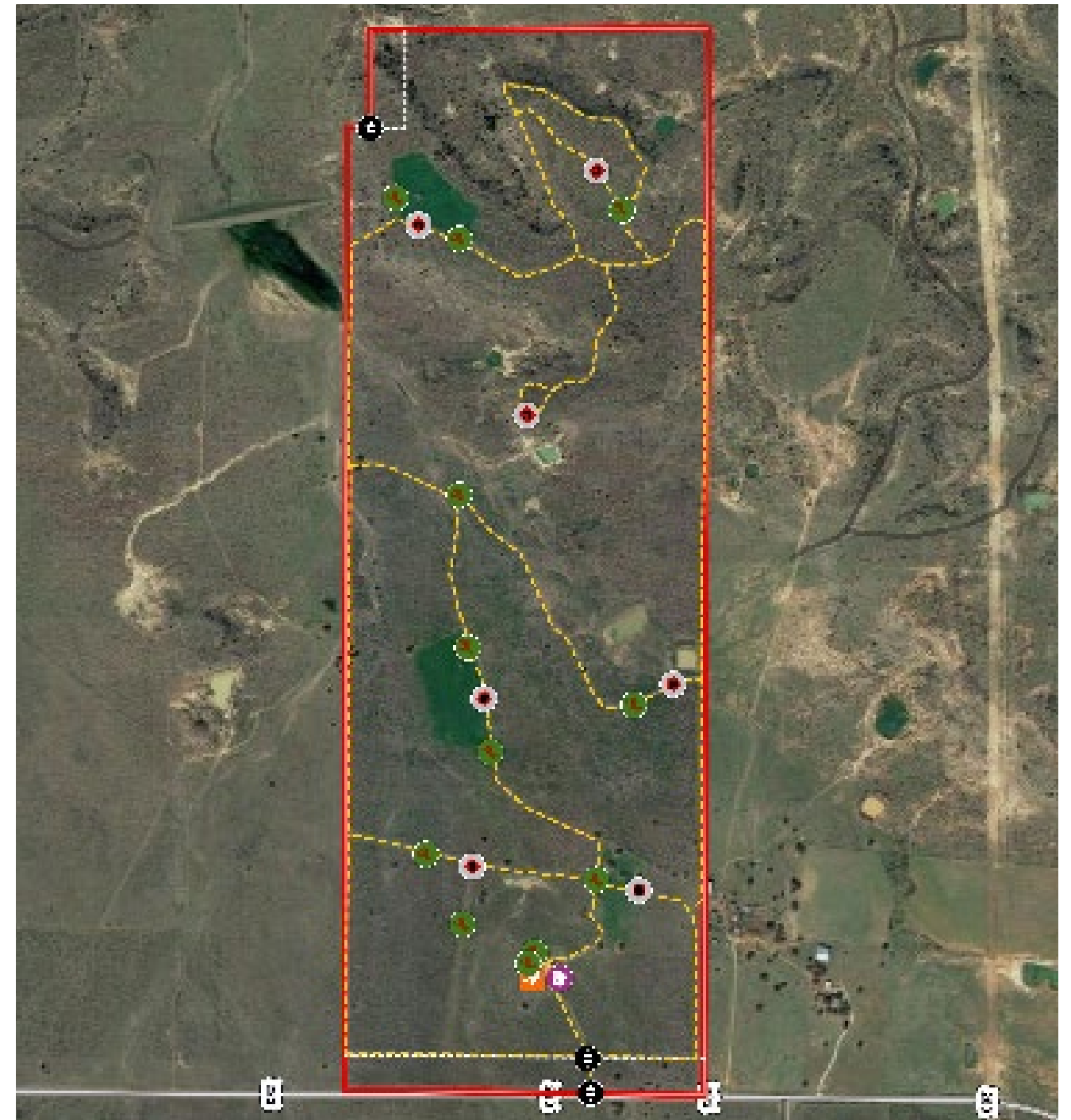
**MICHAEL DEVENY**  
*Sales Associate*  
(325) 603-5244  
[michael@republicranches.com](mailto:michael@republicranches.com)

# LOCATION

Callahan Hills Ranch is located in the Rolling Plains region of Texas, 11 miles south of Baird, TX, on HWY 283. Proximity to Major Cities: Abilene: 30 miles, Fort Worth, 140 miles, Midland: 180 miles, Austin: 190 miles



# PROPERTY MAP

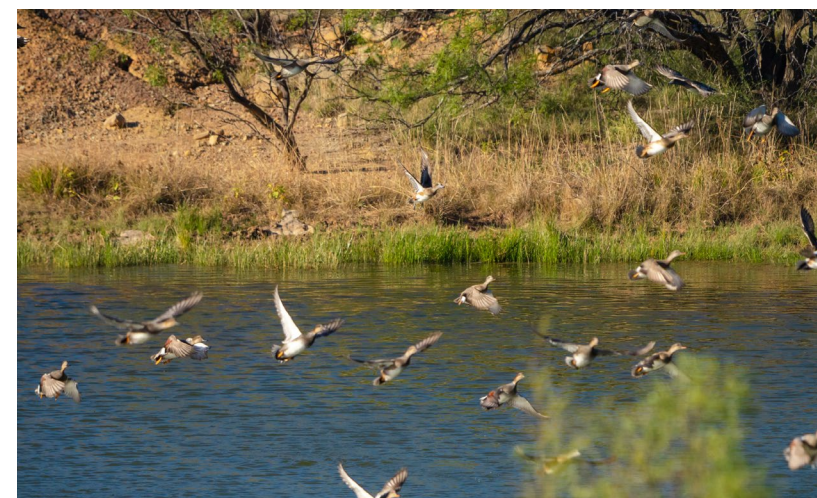


# TOPOGRAPHY, RANGELAND & HABITAT

Entering the ranch from the east the landscape is comprised of mesquite flats with large live oaks scattered throughout. As you make your way west, the terrain changes to beautiful Oak covered hills that give way to some gorgeous views with deep draws that provide excellent cover for wildlife. Several strategically placed food plots provide important winter forage and great hunting areas. A very successful Arial prickly pair herbicide spray was applied to the entire ranch 4-5 years ago. This has created great stands of grass and forbs in the under-story that greatly benefit all wildlife. Five tanks that range in size from .5 to 3 acres are a great source of water for all wildlife and attract good numbers of wintering waterfowl.

## WILDLIFE

The Deer herd at Callahan Hills Ranch has been meticulously managed for 19 years. Using the TPWD TTT program South Texas does were introduced to improve the genetics of the original whitetail herd. Since then, 300" genetics have been introduced every year for several years. As a result, the herd now has produced 200" bucks born on the ranch. The foundation is set to produce multiple trophy bucks every year for the new owner with proper continued management. The ranch is enrolled in TPWD MLD program level 3. Along with the incredible whitetail deer herd, the ranch provides excellent habitat and hunting opportunities for other wildlife, including Ducks, Dove, Turkey, and Feral Hogs.



# IMPROVEMENTS

---

Callahan Hills Ranch is entirely high fenced with approximately 31,680' of fence surrounding the premier. A few years ago, the entire ranch was Arial sprayed for pickle pear removal with great success. There is virtually no prickly pear left on the place. This has allowed the grass and forbs to flourish. Eight protein feeders supply supplemental feed to the deer herd throughout the year. An excellent road system allows great access throughout the ranch by truck or UTV.

## Ranch house:

1850 sqft custom residence - approx. 5 years old

3 beds, 2 baths

Open concept with eating area, living area, and fully equipped

kitchen with GE appliances and custom cabinetry

Large laundry room with GE washer and dryer

Large attached 2 car garage with built-in workbench 1500 sqft outdoor living space.

Covered and extended open patio with cedar fencing surround and built-in brick fire pit

Blinds on all windows

City water, electricity, propane heat/air, septic

## Additional Improvements:

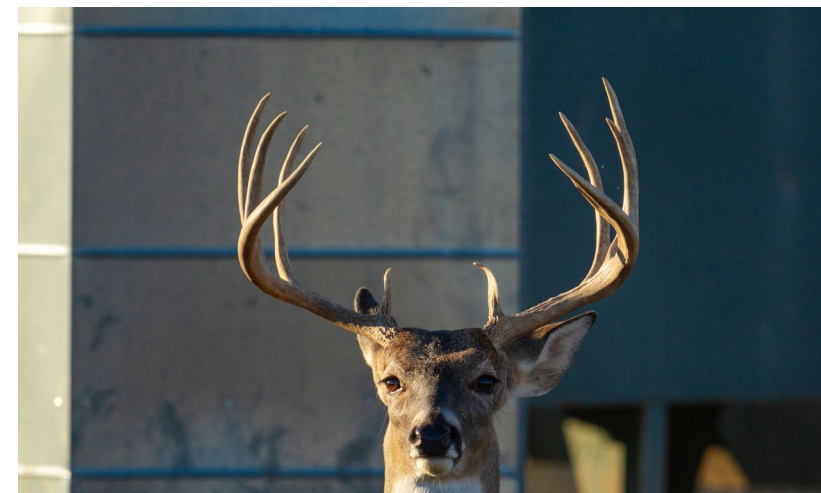
2100 sqft barn

2 fully furnished container homes approx. 300 sqft each. 2000 sqft covered outdoor space connects the 2 containers. They are located right across the road from the primary residence. Great for hunters or guests.

# WATER

---

The ranch is well watered with 5 ponds ranging from .5 acres to 3 acres in size. Water is supplied to the house and barns by Callahan County WSC.



# ELECTRICITY

Electricity Provided by Taylor Electric.

# MINERALS

Negotiable.



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



## 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.

REPUBLIC RANCHES, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker's Name	License No.	Email	Phone
<b>BRYAN PICKENS</b>	592462	bryan@republicranches.com	(214) 552-4417
Agent's Supervisor's Name	License No.	Email	Phone
<b>MICHAEL DEVENY</b>	648841	michael@republicranches.com	(325) 603-5244
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

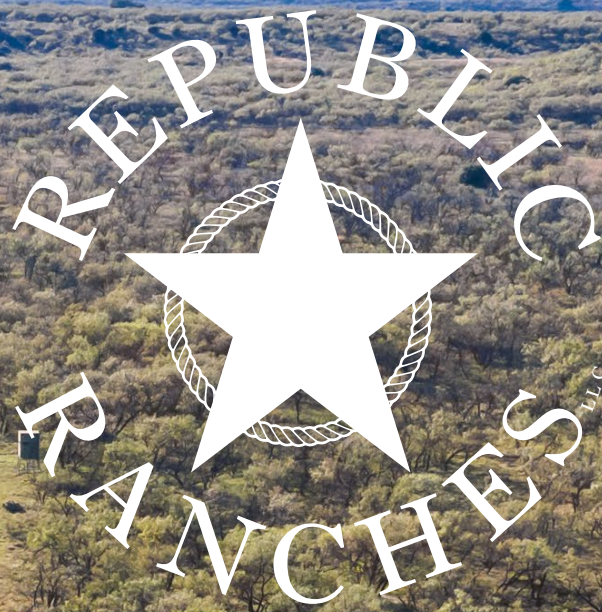
Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas, Oklahoma, Colorado, Louisiana, Arkansas, and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.





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

