

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *MIDDLE YEGUA CREEK RANCH*

577± Acres | \$4,995,000 | Lee County, Lexington, TX

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# DESCRIPTION

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Middle Yegua Creek Ranch is the ideal recreational property located within an hour of downtown Austin. It boasts over a mile (5700+/- ft.) of both sides of Middle Yegua Creek, convenient access with over 4200 ft. of road frontage on FM 1624, and enough acreage to satisfy those looking for a true outdoorsman's ranch within close proximity to the city.

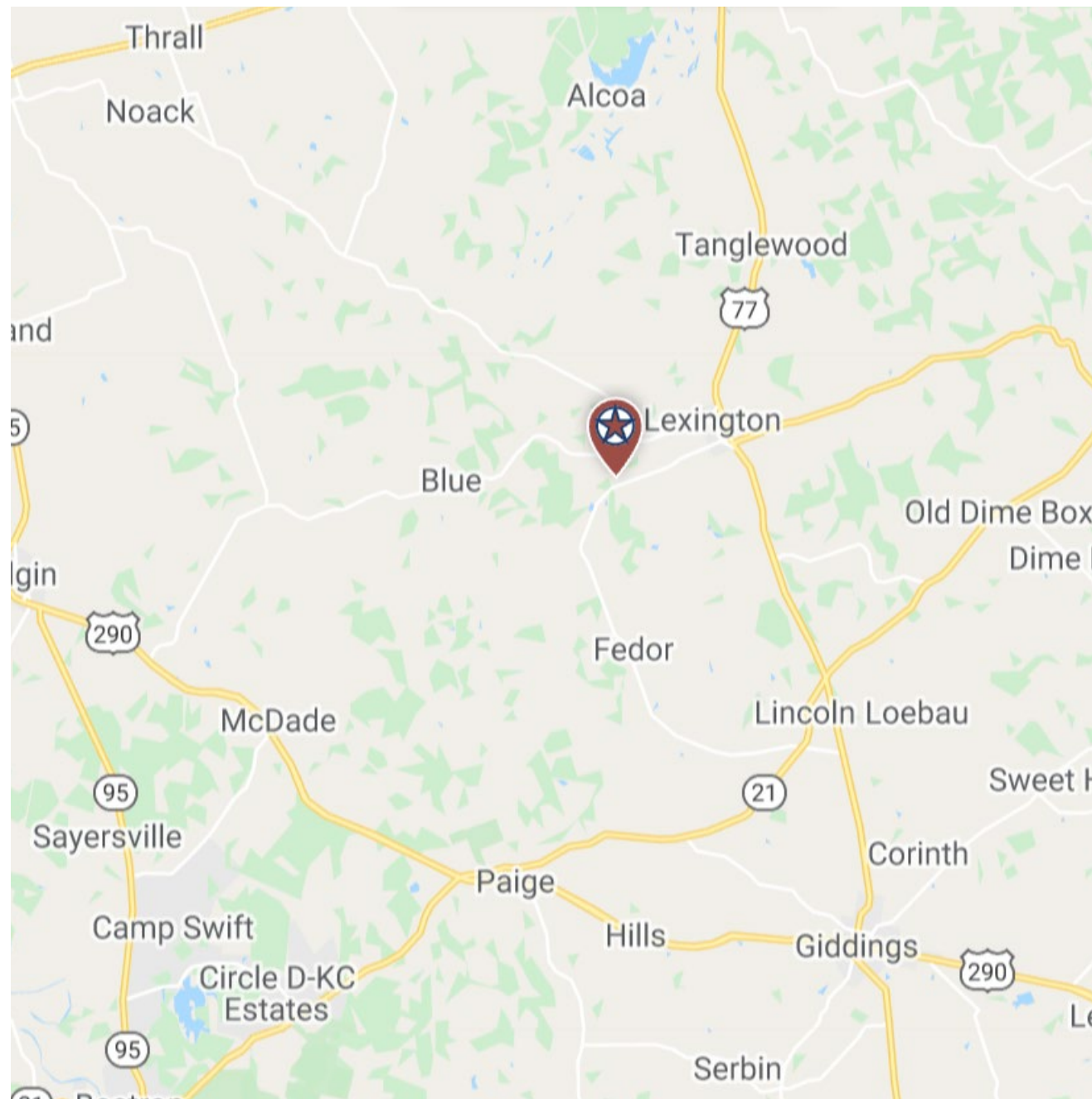
# ASSOCIATE CONTACT

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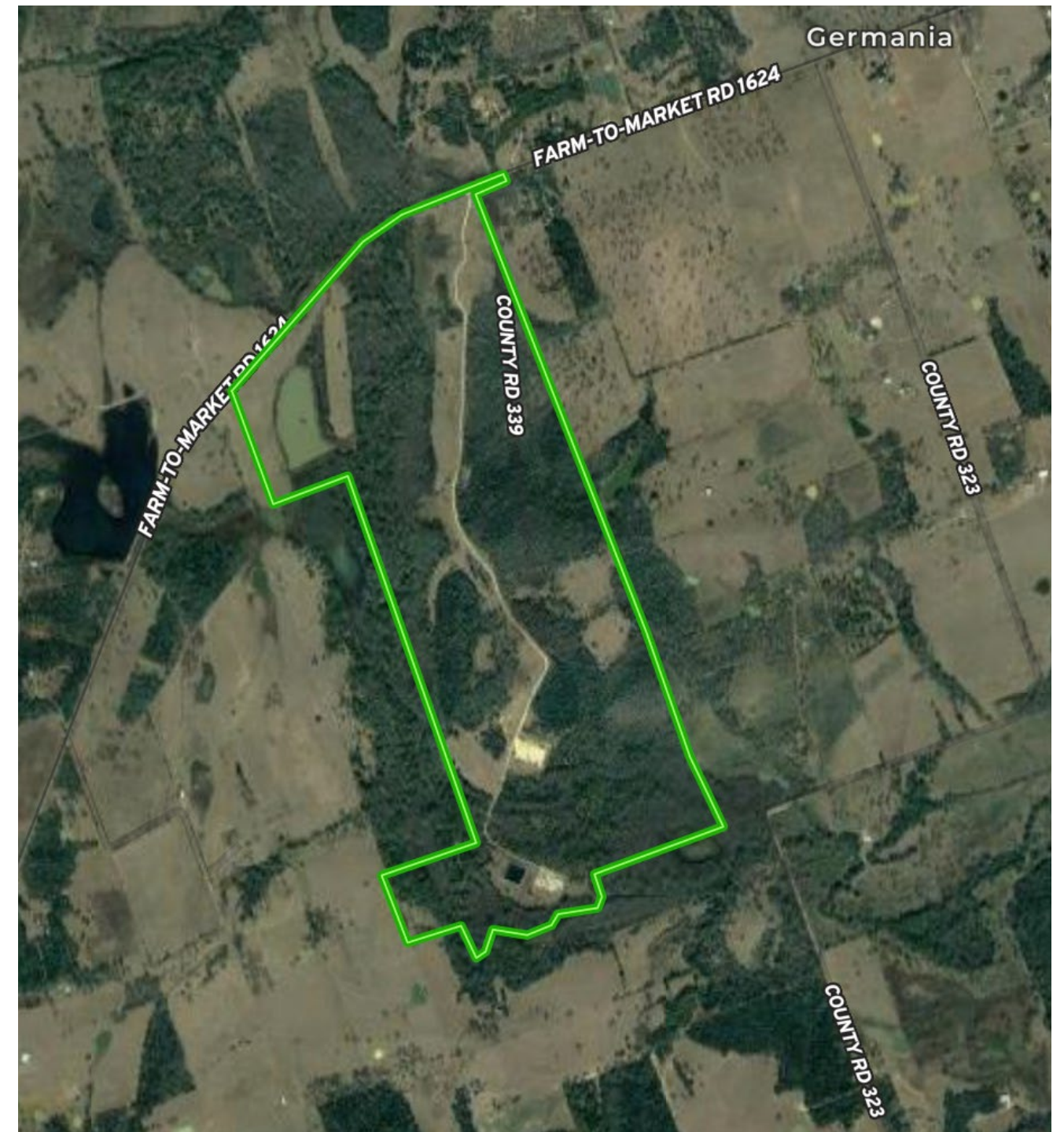
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# LOCATION

Middle Yegua Creek Ranch is accessed directly off of FM 1624. The ranch is approximately 4 miles west of Lexington and 51 miles from downtown Austin.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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This ranch offers quite of bit of habitat diversity and sufficient topography. Approximately 170 acres of the ranch is cleared pasture that is currently used for cattle grazing. The remaining 400 acres is generally thick wooded area with incredible trees throughout. Due to the large amount of creek frontage, about half the ranch is in flood plain. However, the east side of the ranch is not and offers some beautiful potential homesite locations with views.



## WILDLIFE

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Hunting and fishing are both excellent on the property. Hogs are plentiful up and down the banks of Yegua creek in addition to whitetail deer. The ranch has surprisingly good duck hunting with a high percentage of wood ducks. All kinds of fish have been caught on the property, most notably large amounts of crappie.



## IMPROVEMENTS

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Middle Yegua is mostly raw and unimproved. There is an all-weather oilfield road from the front gate to the back of the property making most of the ranch accessible. There is currently no residence, water well, or electricity on the property.



# WATER

Approximately 5700+/- ft. of both sides of Middle Yegua Creek. Two ponds.

# MINERALS

No minerals convey with the property. See agent for details.



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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.

11-2-2015

### 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](http://www.trec.texas.gov)

IABS 1-0

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