

# REPUBLIC RANCHES<sup>LLC</sup>

*Our Legacy is in the Land*



## *WILLOW CITY 104*

104± Acres | \$2,000,000 | Gillespie County, Fredericksburg, TX

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## DESCRIPTION

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An amazing ranch in the Hill Country, just outside Fredericksburg, Texas. Finding a ranch with the quality of soils that allow you to run a fantastic livestock operation or vineyard is hard to find yet the Willow City 104 is just that. With over 10 acres of trellises and 2 acres of actively growing vines, this property allows you to begin your dream of having your own vineyard and the template is set should you wish to expand.

The ranch is ready to go with 4 water wells all equipped with electric submersible pumps and a combined 113 GPM according to the well log.

A 4,000 square foot insulated metal building contains over 800 square feet as a finished-out guest cottage, allowing you to enjoy the ranch while you build your dream home. The ranch is located within the "Willow City Ranch" HOA and is subject to modest restrictions.

## ASSOCIATE CONTACT

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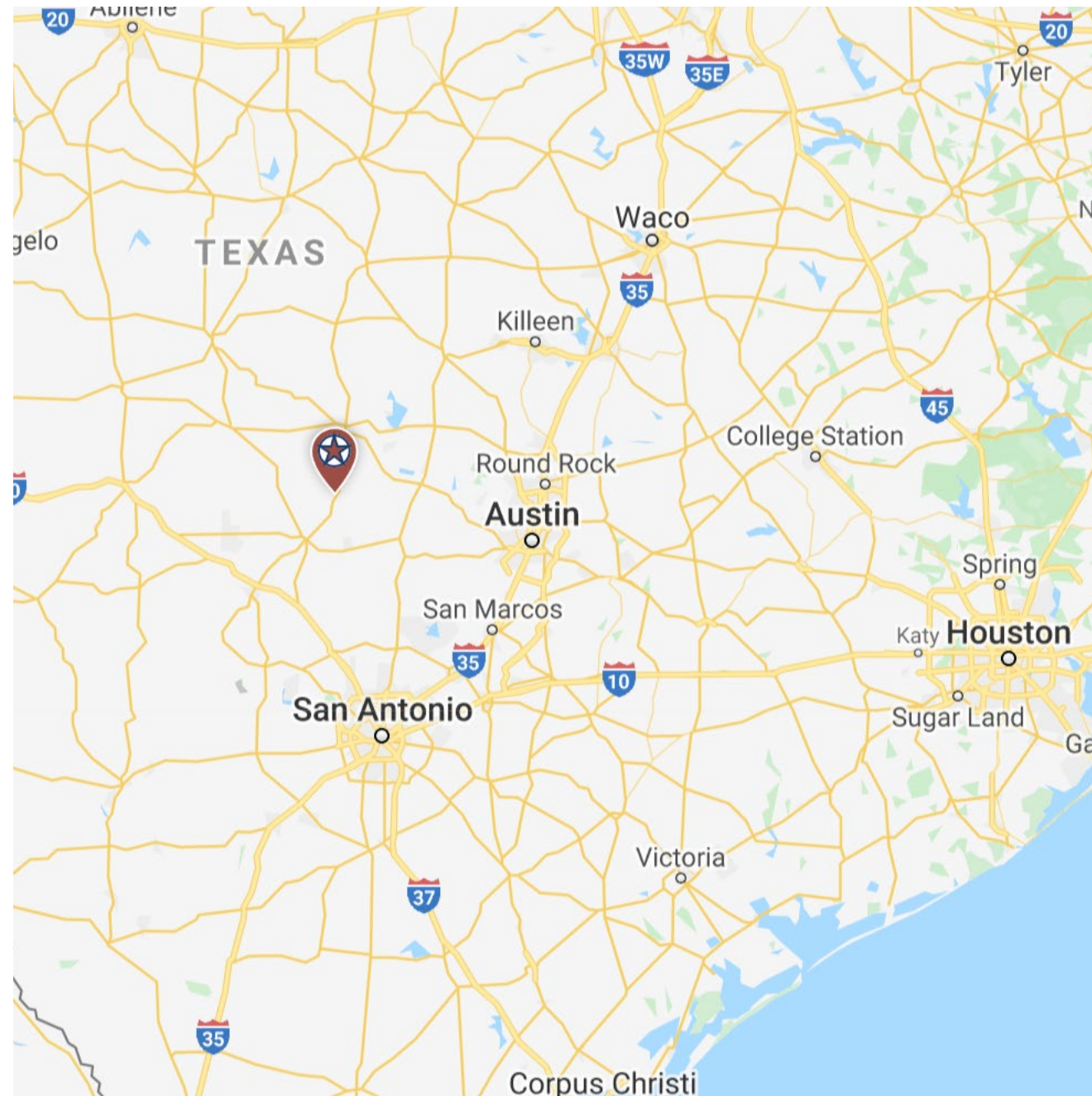
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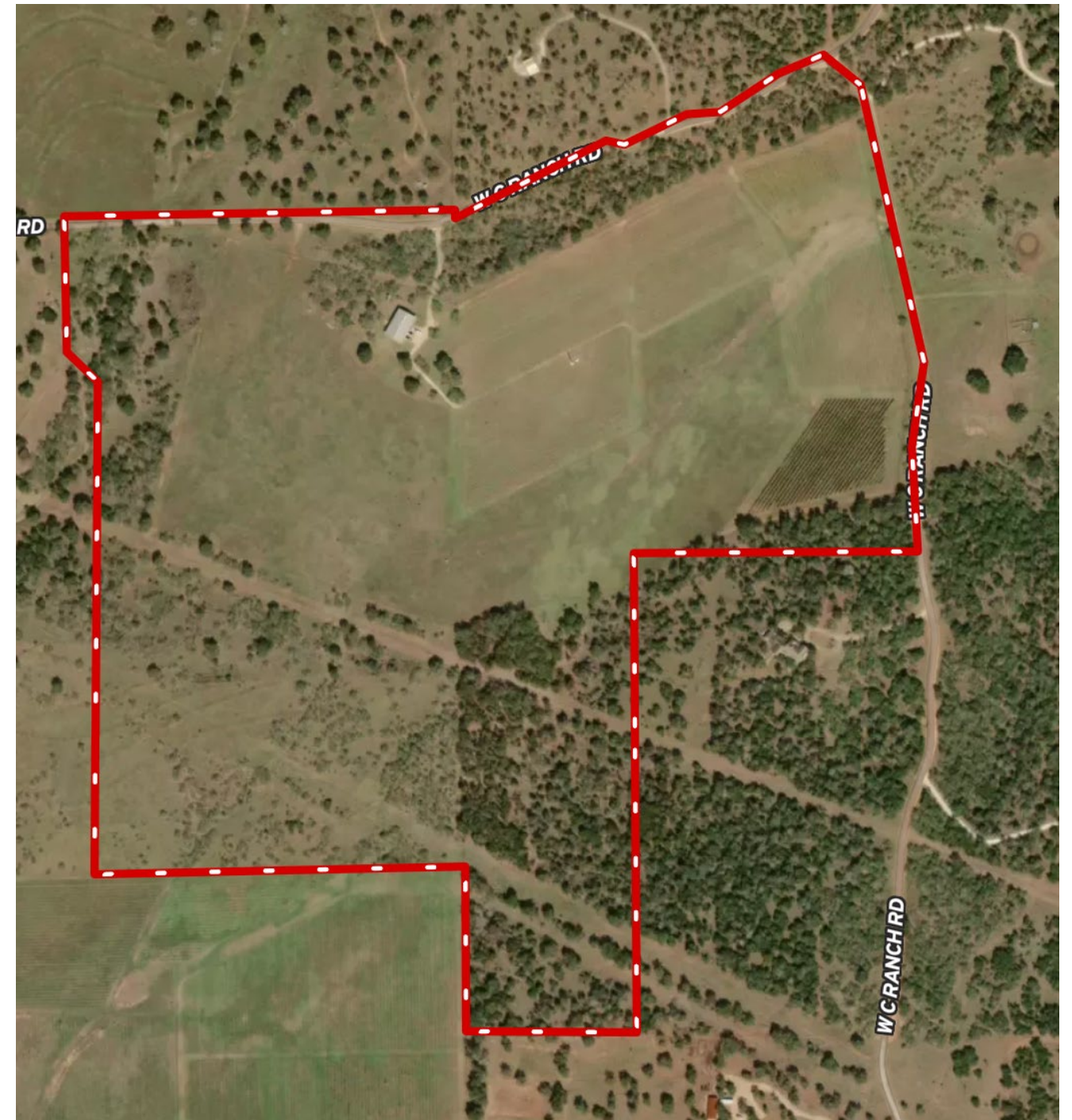


# LOCATION

Located a short 15 minute drive north of Fredericksburg on Hwy 16. You will enter the Willow City ranch gate located on the east side of Hwy 16 and the property is a short 4/10 of a mile further.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

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The ranch has gently rolling hills with several long-range views to the south and west. The soil is a beautiful red sand that is fantastic for livestock, farming and wildlife. With a diverse mixture of large post oaks, mesquites, cedars and elms the ranch is an ideal palate.

## WILDLIFE

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Whitetail deer, Turkeys, Axis Deer, Hogs, Doves and many other species call this ranch home.

## AGRICULTURE

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The ranch has been used for livestock and a vineyard in the past.





# IMPROVEMENTS

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4,000 square foot insulated barn  
800 square foot guest quarters within barn  
4 water wells all active with electric submersible pumps  
Concrete drive  
50 acres high fenced and cross fenced to protect the vines from deer.



# WATER

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4 water wells all active with submersible pumps.  
Data according to well logs:  
Well 1- 75 GPM  
Well 2- 7 GPM  
Well 3- 20 GPM  
Well 4- 11 GPM



# ELECTRICITY

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There are 3 electric meters on the ranch, one services the barn and 2 water wells and two others service the remaining water wells.

# MINERALS

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Unknown but any owned will convey.





# AREA HISTORY

For years Fredericksburg has been a destination retreat for many Texans, and with over 50 vineyards and tasting rooms, fantastic shopping and dining the area has become a perfect place to live or have a second home. Don't just take our word for it below is a link to the Fredericksburg Convention and Visitors Bureau to find out all that is available in this part of Texas.

<https://www.visitfredericksburgtx.com/plan/discover-midweek-fredericksburg/>

The listing Agents are also owners of the property.



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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:
    - 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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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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