

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BREAUX RANCH

344± Acres | \$6,480,000 | Grimes County, Anderson, TX

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DESCRIPTION

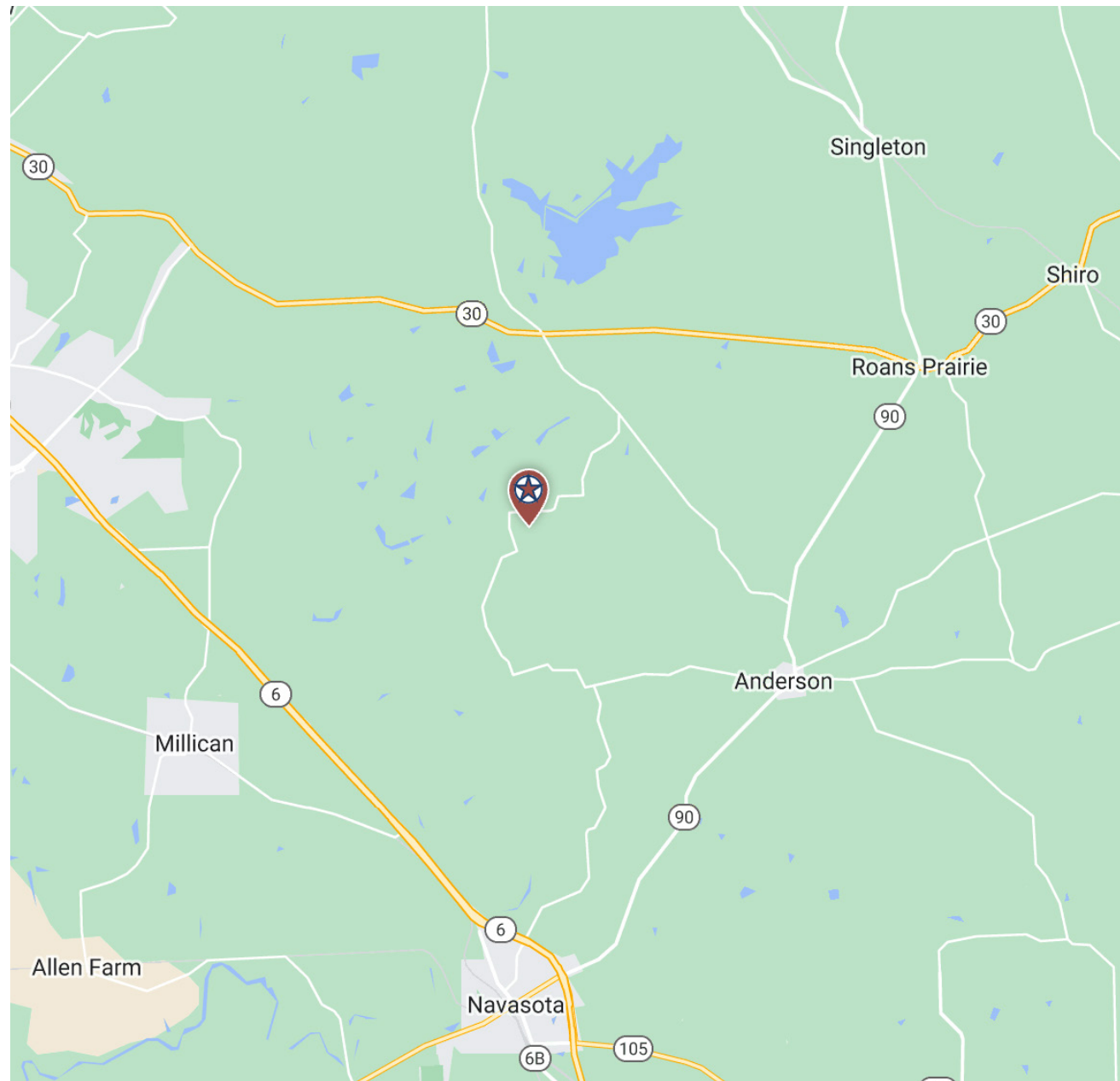
Breaux Ranch is located in the western portion of Grimes County. This area is well known for its many lakes and rolling topography, the countryside in western Grimes County is picturesque. The ranch offers a beautiful custom-built home tucked in a mott of post oak trees surrounded by multiple lakes and ponds, several of which are believed to be artesian. Beautifully manicured rolling pastures with hilltops and long views were thoughtfully developed throughout the ranch. Sand Creek runs through the middle of the ranch, this wet weather creek is lined with beautiful post oaks and water oaks, under their canopies are miles of trails to explore.

ASSOCIATE CONTACT

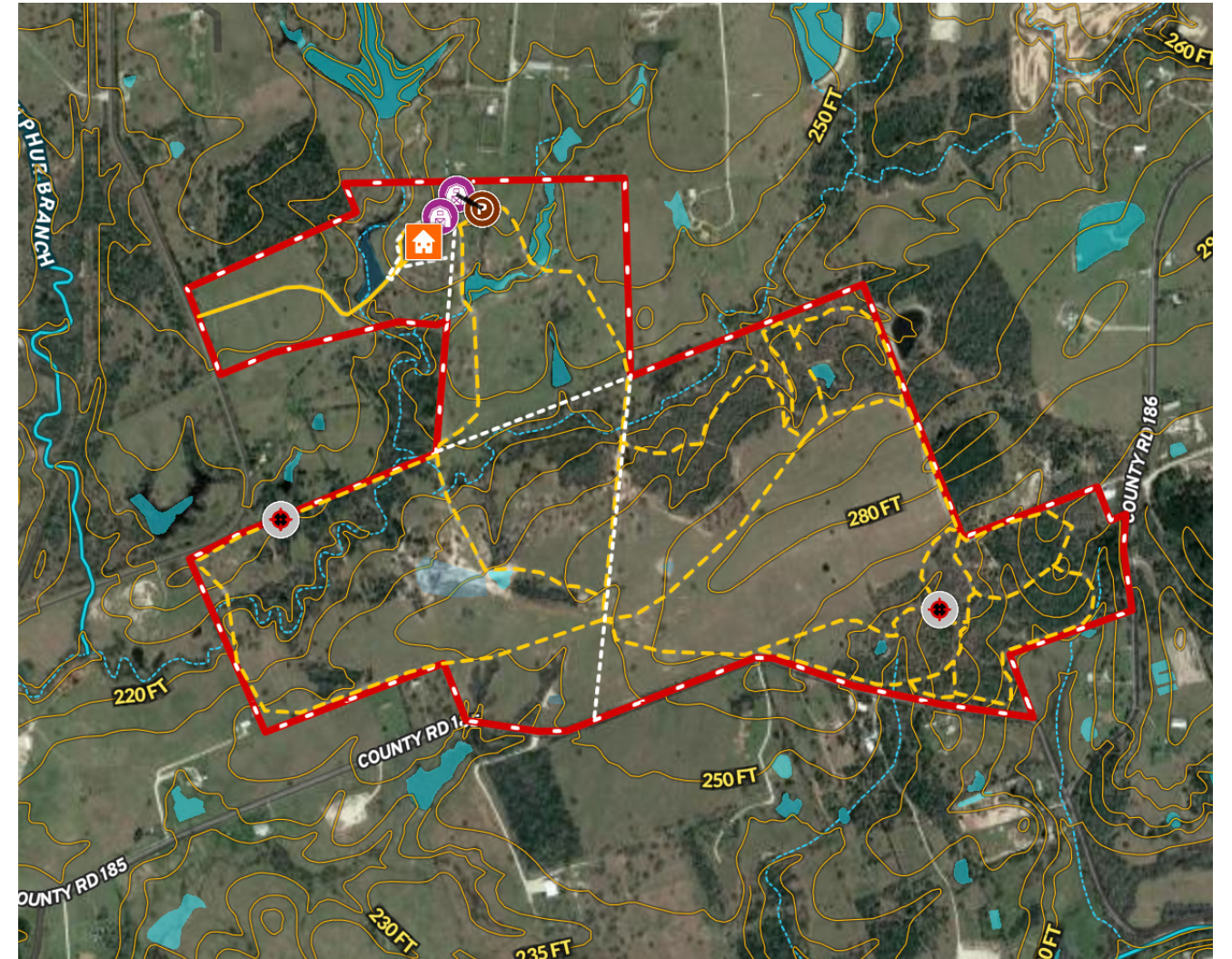
TALLON MARTIN
Broker Associate
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tallon@republicranches.com

LOCATION

The ranch is located 15 miles southeast of College Station in Grimes County. The ranch has the following public road frontage: approximately 1000' on FM 149 (main entrance). Approx. 4090' on County Road 185 and approx. 640' on County Road 186.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

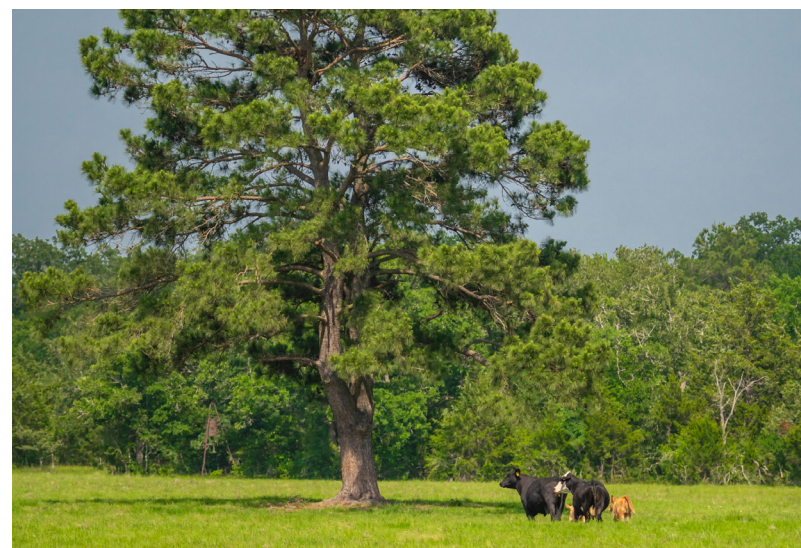
A majority of the woods on the property are large stands of post oak trees, with scattered water oaks and live oaks. Several of the pastures on the east side have scattered pine trees. The pastures have been improved throughout the ranch. They are seasonally fertilized, sprayed with herbicides for weeds, and treated for gophers. The front pasture by the house is Bermuda for hay cutting and the back pastures have been planted with sprigs of Coastal.

WILDLIFE

The white-tailed deer population is abundant across the ranch. With several arms of Sand Creek running through the ranch, the habitat creates excellent conditions for abundant deer on the ranch. The ponds and lakes scattered across the ranch are also home to wood ducks year-round and the wintering population of ducks in the area is strong due to the close proximity to wetlands, roasting lakes, and river bottoms. Additionally, the owners have done a great job at controlling the wild pig population, the ranch has traps strategically set out around the ranch to keep the hog from rutting up the improved pastures.

WATER

Surrounding the house there are 4 ponds totaling approximately 3.9 surface acres of water. The ponds have been stocked with native bass, crappie, and catfish. Sand Creek traverses through the middle of the ranch, it is a wet weather creek, but it does trickle in months with higher rain totals. A great place to explore with the family. In the southern pasture, there are four small ponds for wildlife and livestock, two of which are believed to be artesian. A new lake has recently been constructed in the southwest pasture, it is estimated to be 1-2 acres when full. The home is serviced by county water.



IMPROVEMENTS

There is a 2-story W.L. Martin Home Design custom-built home which was built in 2005. The home has 5 bedrooms, 4 full baths, and one-half bath. There is a large kitchen with a breakfast nook. Additionally, there is a living room, formal dining room, theater room, and office. The home has a two-car garage. The home is 4,451 SF of heat and cool space with a slab measurement of 4,920 SF according to the home plans. Fiber has been run to the home for high-speed internet, a unique feature in the country. Next to the home sits two barns approx. 1,200 SF each, one is used to store equipment and the other has been converted to a party barn with a bar and roll-up doors on both sides for a cross-breeze.



ELECTRICITY

Electricity is found at various places throughout the ranch.





11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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
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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
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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