

REPUBLIC RANCHES LLC

Our Legacy is in the Land

INDEPENDENCE RANCH

120± Acres | \$3,795,000 | Washington County, Burton, TX

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DESCRIPTION

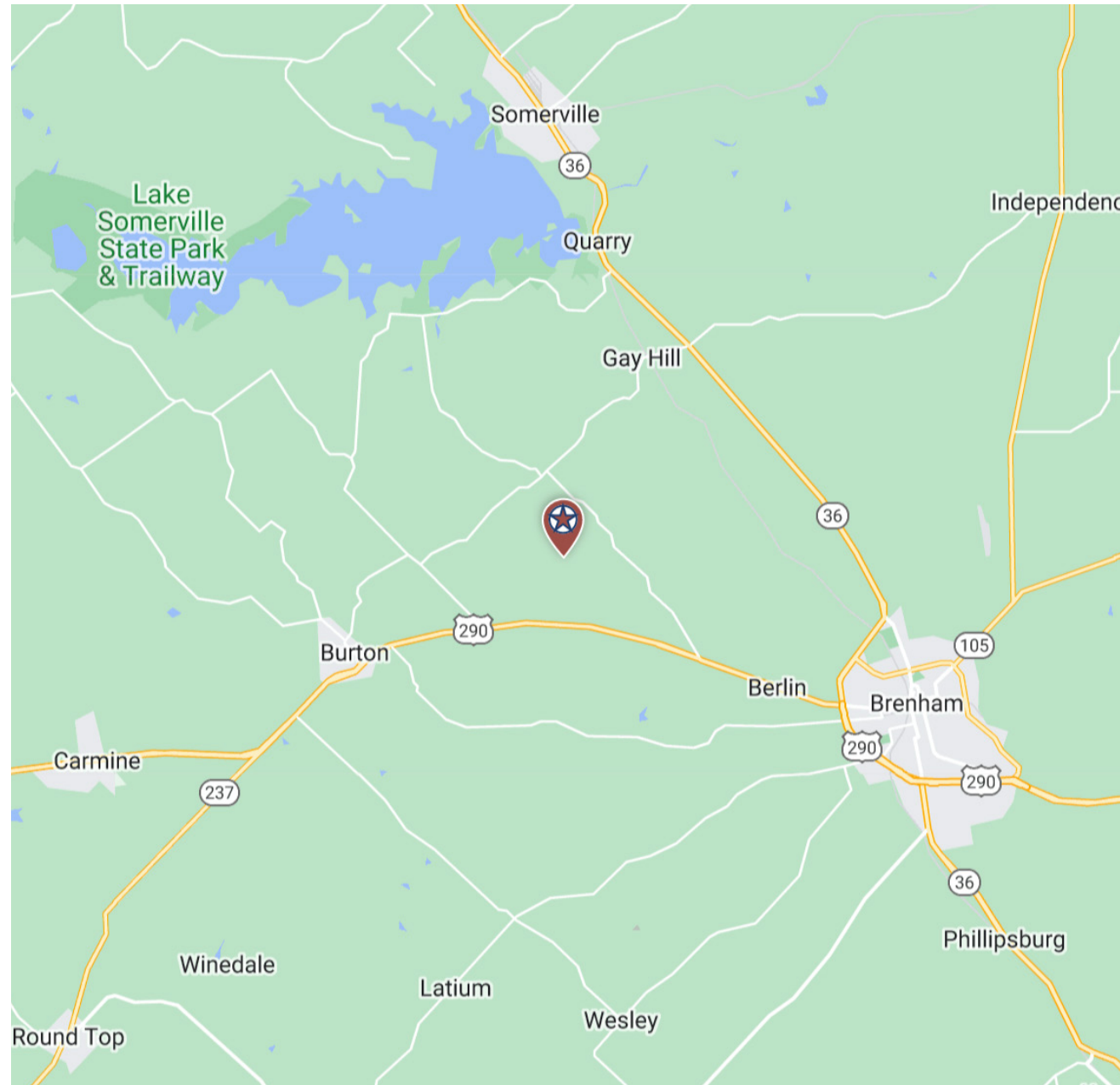
Independence Ranch is a spectacular horse farm located less than 8 miles northwest of Brenham. The property is well groomed open farmland with see-forever views in every direction. With excellent hay production and wonderful amenities, this ranch is a true gem and presents a rare opportunity in the Burton area of Washington County. The improvements are centrally located on the property, which has been a working cattle farm in past and is currently a working equestrian ranch. It is the home to Independence Foxhounds which was established in 2004 and has been a fabulous facility for the training and exercise of horses and hounds for the past 18 years.

ASSOCIATE CONTACT

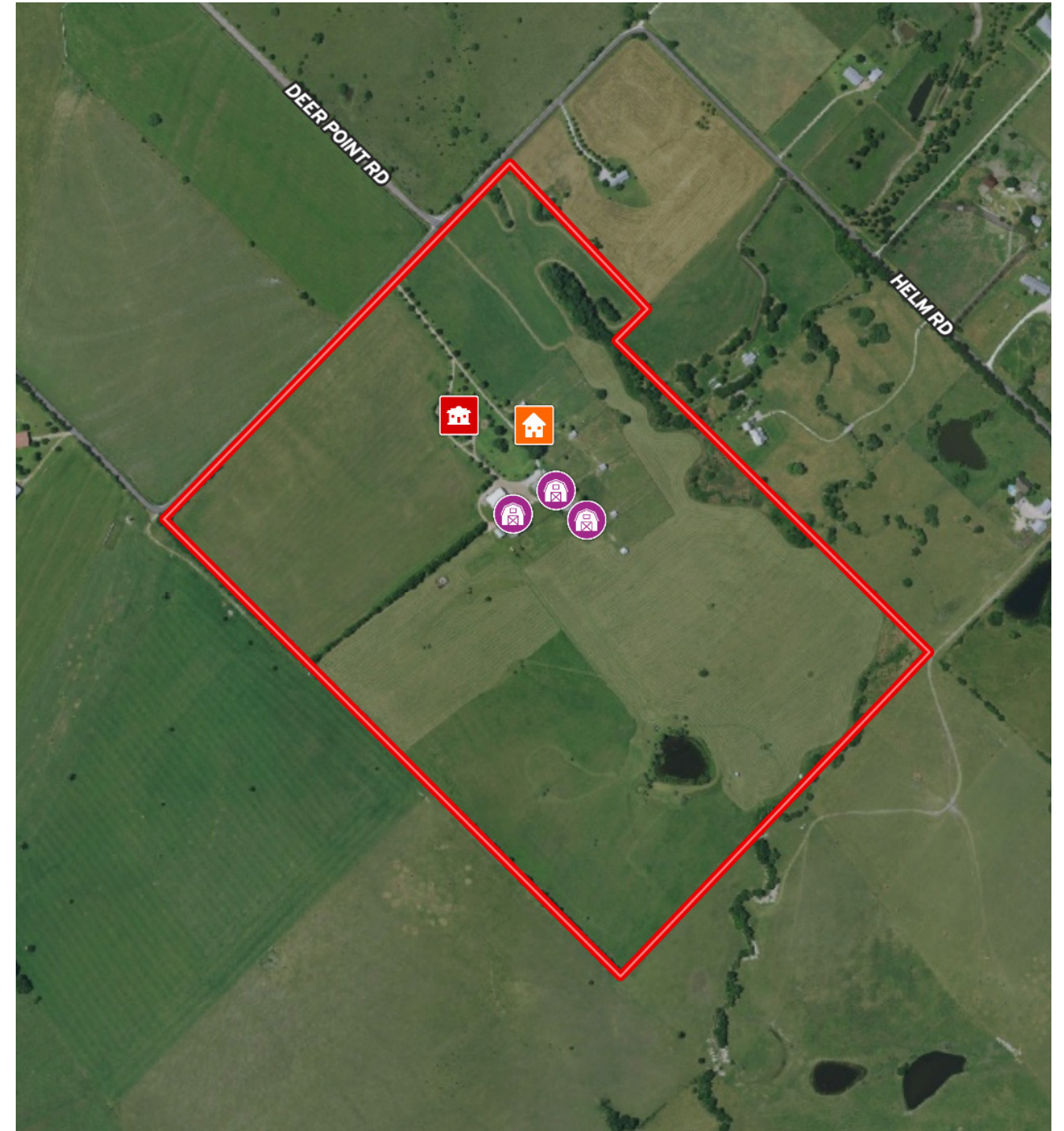
KATE GIBSON
Broker Associate
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kate@republicranches.com

LOCATION

5255 Ganske Road Burton, TX 77835. Just 8 miles northwest of Brenham and minutes from the charming town of Burton, Independence Ranch is close to 290 with easy drives to Round Top, Austin or Houston. Ganske Road is a beautifully paved road with lovely homes and farms surrounding the ranch.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Sitting on one of the highest points of Washington County, the property rolls and drains well. With improved hay pastures and rolling hills, the land is easily navigated with room to graze cattle or gallop horses up and down the terrain.



WATER

The main house has county water and the other two houses, barns and pond use 2 high-flow wells. Each house has its own septic system.

There is a 1-acre pond at the back of the property with big trees creating shady banks for afternoon fishing and a skeet shooting area behind the pond.



MINERALS

There are no minerals with the property and the surface is protected.



IMPROVEMENTS

The main house (completed in 2004) is 4,500 sq. ft. with 4 bedrooms, 4 baths and one powder room and a bunk room above the game room that can sleep many. It has a beautiful covered front porch, an enclosed rear porch for outdoor dining, a stone-decked pool, and a large stone patio with a fire pit for stargazing.

The guest house (completed in 2007) is 3,200 sq. ft. and has 3 bedrooms and 3.5 baths. It has a large sitting and entertainment area with an adjacent but separate gym, luxury kitchen and a 3-car garage with a fully equipped workshop in an adjoining room.

Originally built to enclose a dairy operation, the house has solid concrete walls throughout most of its area and expanded foam insulation, making it highly efficient to heat and cool. This house is attached to a 150 ft X 80 ft clear span covered arena. This area is currently used for equipment storage, but the views are endless and could easily be an indoor arena, a pickleball court or an extraordinary party barn with 360-degree views.

The third house (for staff or additional guests) was completed in 2009, is 1,200 sq. ft. and sits under 2 majestic oaks. It features two bedrooms, one bath, a large sitting area, a full kitchen with dining room and laundry room. A standby emergency generator serves this house and the well pump house which is located near the barn. The house was built with insulated concrete and steel forms with a stone exterior, making the walls 16" thick and very efficient.

There is also a 16-stall barn, wash racks and a 20' X 15' tack room with great ventilation and always a breeze for the horses. The 3,000 sq ft kennel is just down the hill and great for dogs or could be easily converted to another barn or storage facility.

The kennels has its own bathrooms and septic system. There are 16 board-fenced paddocks with water and walk-in sheds for each horse, and a professionally designed cross country jumping course around the property for 3-day event training and galloping the horses, hounds or kids! There is hay storage in a purpose-built hay barn adjacent to the guest house.





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:
 - 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.

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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Kate Gibson	600686	kate@republicranches.com	(713) 304-5257
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

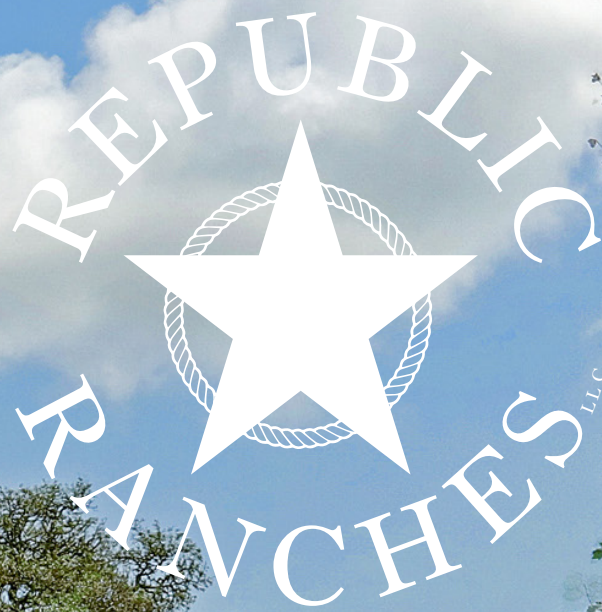
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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