

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land



LIBERTY MARTINI & OYSTER CLUB

1,432± Acres | \$4,480,500 | Liberty County, Liberty, TX

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DESCRIPTION

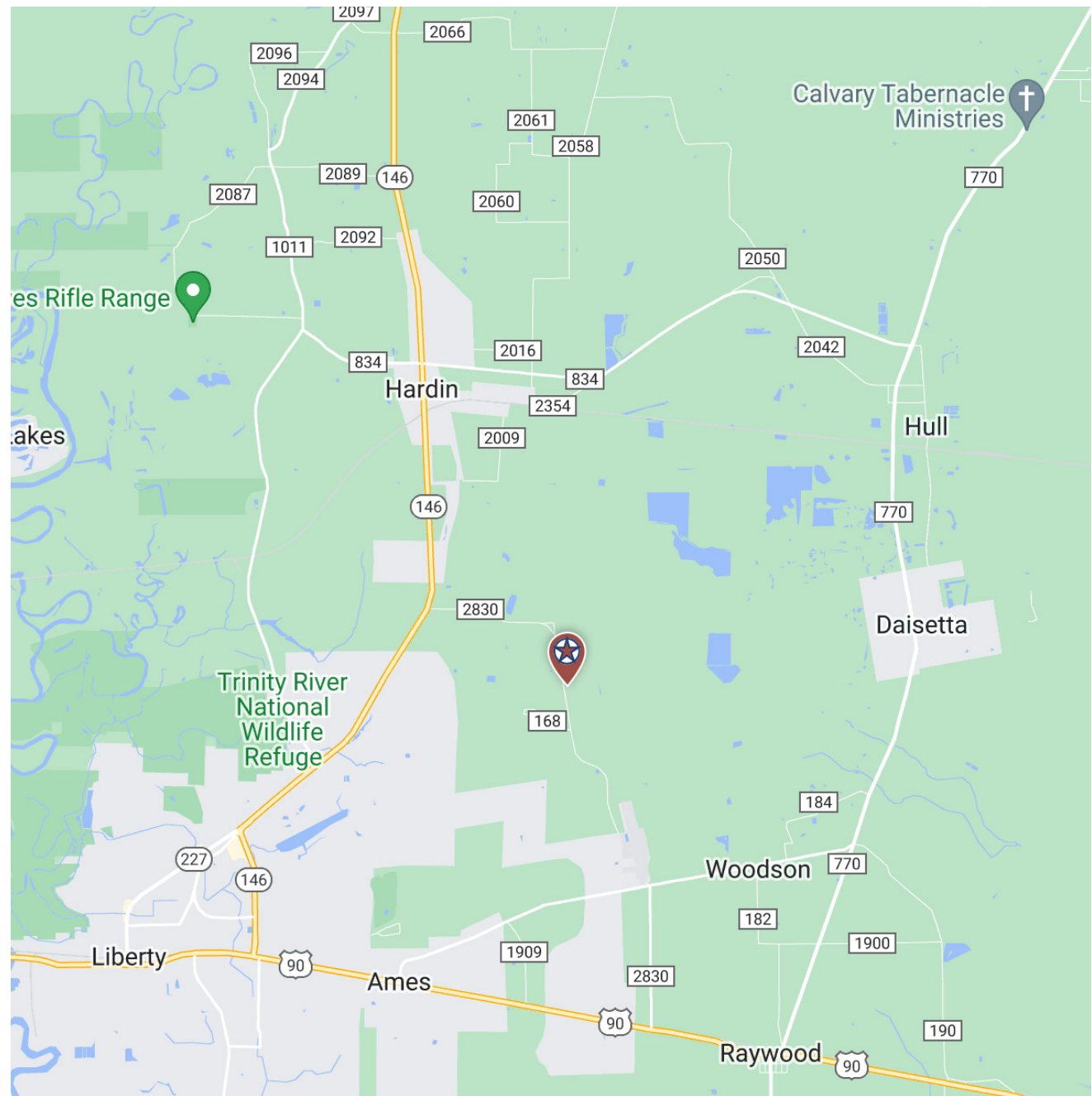
Liberty Martini & Oyster Club is 1,432 acres of highly maintained and improved sportsmen's paradise. Located less than an hour from downtown Houston, the lodge boasts large group hosting with two separate kitchens and comfortable sleeping for well over twenty people. There is a full skeet set up complete with high and low trap houses as well as covered pistol and rifle ranges. The diverse landscape varies from hay fields, to hundreds of acres of improved wetlands, all the way to mature forests. All manner of wildlife are found in abundance, with well over 100 species of birds that utilize the wide-ranging habitat. With over 20 miles of smooth interior roads, there is great access to enjoy the entire place.

ASSOCIATE CONTACT

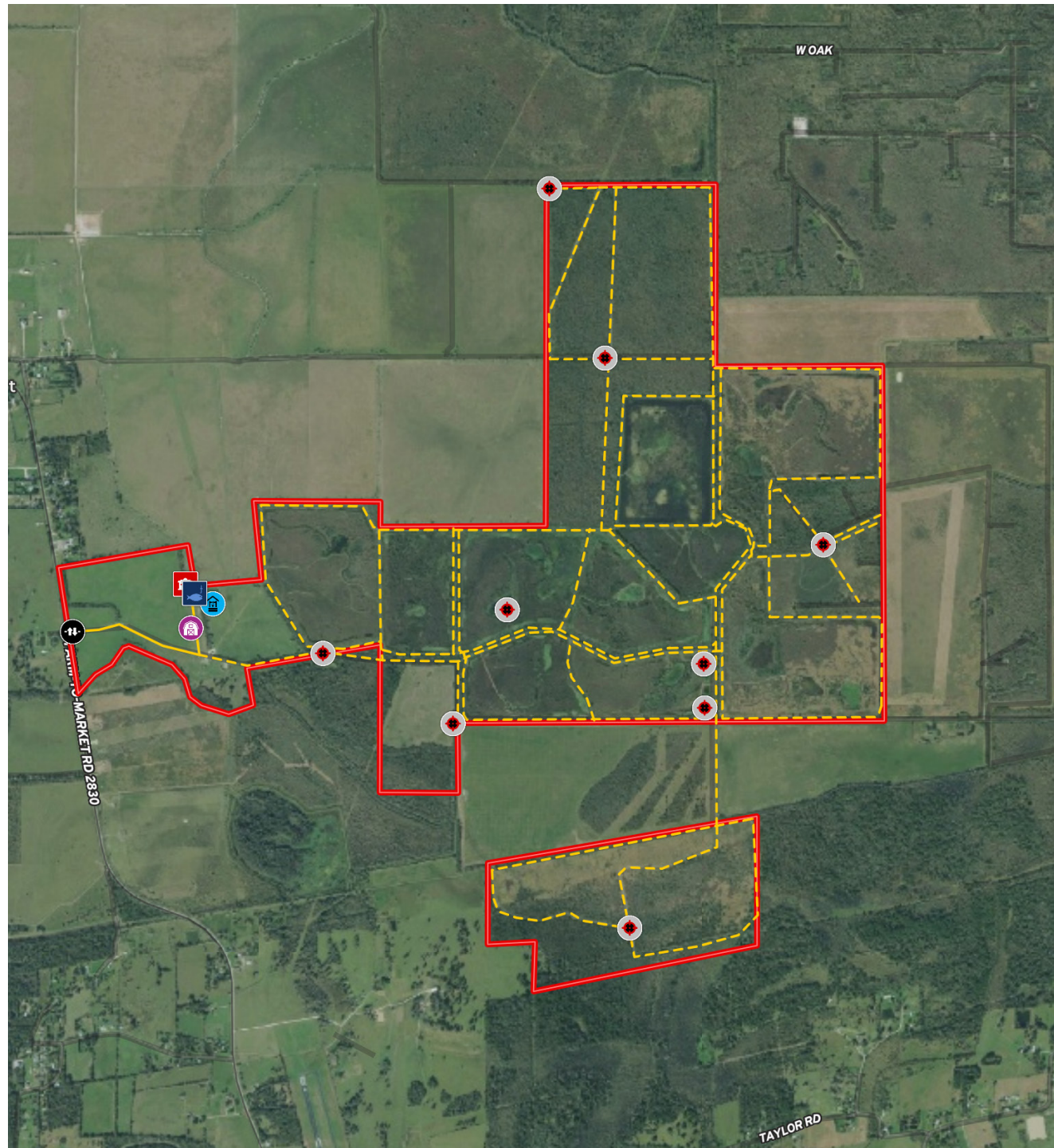
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LOCATION

7 miles from Liberty, TX.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

684 acres of improved wetland is enrolled into the wetland reserve program and has a conservation easement placed upon it. The goal of this acreage is to be in a condition that is premiere habitat for wildlife. Improved roads, levees, and water control structures enhance this acreage and provide both access and functionality. There is over 100 acres of additional improved wetland outside of the wetland reserve program. More than 300 acres of timber provided cover and browse for white-tailed deer and hogs. 180 acres known as “Frog Ranch” is separated from the main body of the ranch and accessed by a recorded legal easement.

WILDLIFE

The Liberty Martini and Oyster Club teems with wildlife. On an afternoon drive, one light commonly see deer, hogs, rabbits, bullfrogs, doves, ducks, alligators and a plethora of other bird species. Both the large amount and diversity of habitat here provide a space for ample wildlife.

AGRICULTURE

There is currently over 100 acres of improved hay pasture that are in production. These fields could be utilized for grazing of cattle or horses if so desired.



IMPROVEMENTS

The lodge is designed for hosting large groups comfortably with 6 separate bedrooms that each have at least 3 beds and their own full bathroom. There are two additional bathrooms easily accessible from the common areas as well as outside. An incredibly nice screened-in kitchen and hangout area is attached to the lodge that includes a commercial refrigerator, ice machine, and custom-built indoor smoker. A 10,000 SF fully enclosed equipment barn is located on the main drive. The barn provides more than an abundance of room for year-round storage and security of heavy equipment, vehicles, and gear. Covered shooting ranges for shotguns, pistols, and rifles provide a comfortable shaded environment for recreation. A recently completed 1,00-yard range allows the opportunity for long-distance shooting.

WATER

There is a two acre pond net to the lodge that is complete with a floating dock and multiple fish feeders. The pond is stocked with both largemouth bass as well as striped bass known as “Stripers”. These stripers can grow to very large sizes and are a sight to see. Alligators lake is a large water impoundment measuring over 65 acres that is home to an abundance of bird species as well as other aquatic wildlife.

ELECTRICITY

Ran throughout the headquarters and improvements. Liberty Martini & Oyster Club is truly a spectacular property that provides year-round hunting, recreation, and hosting activities, all within a one-hour drive from: Hobby airport, George Bush International Airport, and Minute Maid Park.





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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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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