

REPUBLIC RANCHES LLC

Our Legacy is in the Land



NAVIDAD RIVER RANCH

202± Acres | \$3,057,702 | Lavaca County, Hallettsville, TX

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DESCRIPTION

Navidad River Ranch is a ranching, wildlife and recreational paradise. Wide open improved pastures, thick stands of woods, close to a mile of Navidad River frontage and a beautiful custom home leave little else to be desired of a ranching property. With very little pressure, wildlife abounds across the ranch. Whitetail, turkey, migratory birds and a healthy population of hogs along the river result in outstanding hunting opportunities. A well surfaced gravel road leads from the gate to the main home with multiple trails cutting through the woods in every direction.

ASSOCIATE CONTACT

MITCHELL EADS

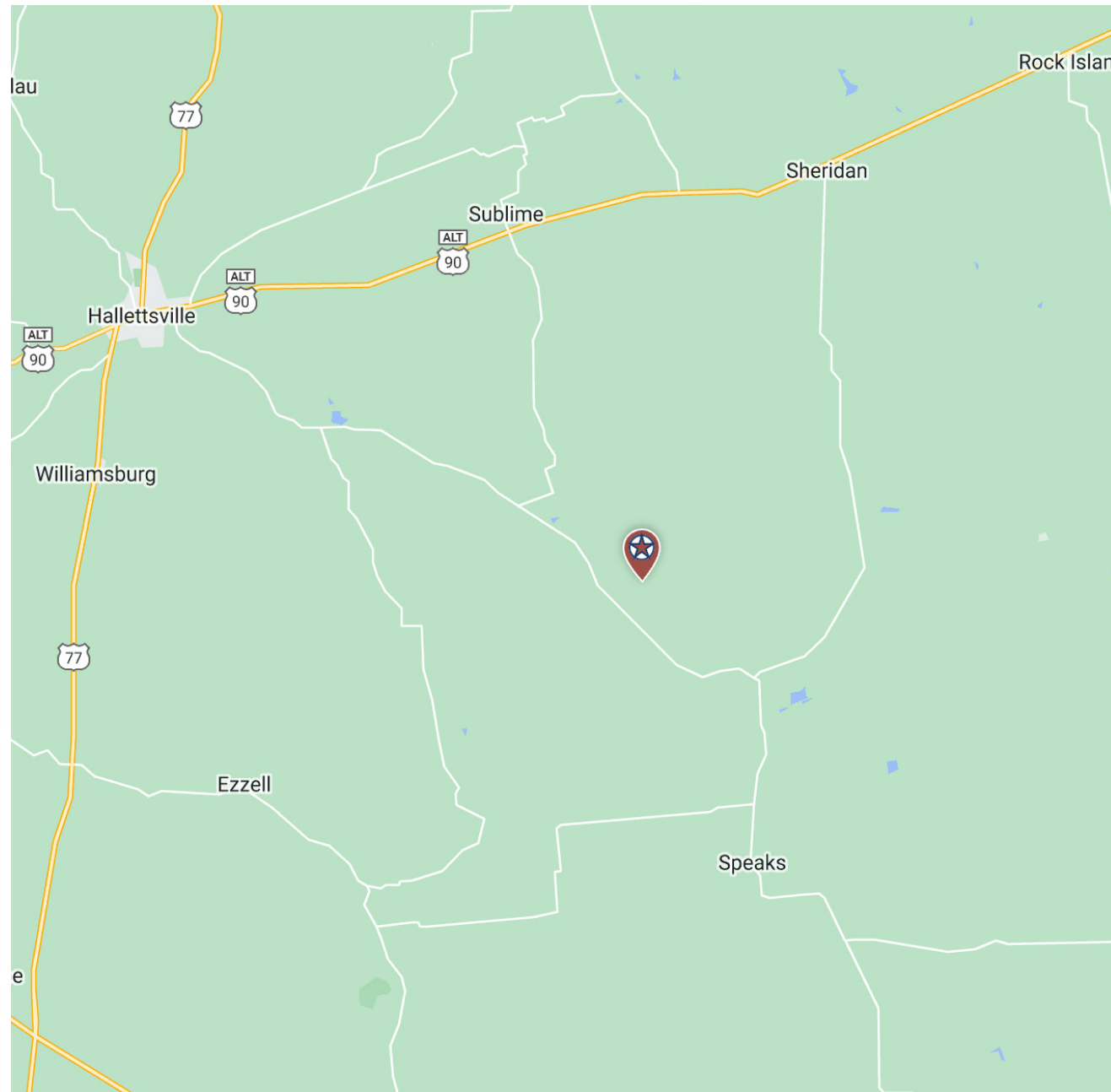
Sales Associate

(713) 824-5250

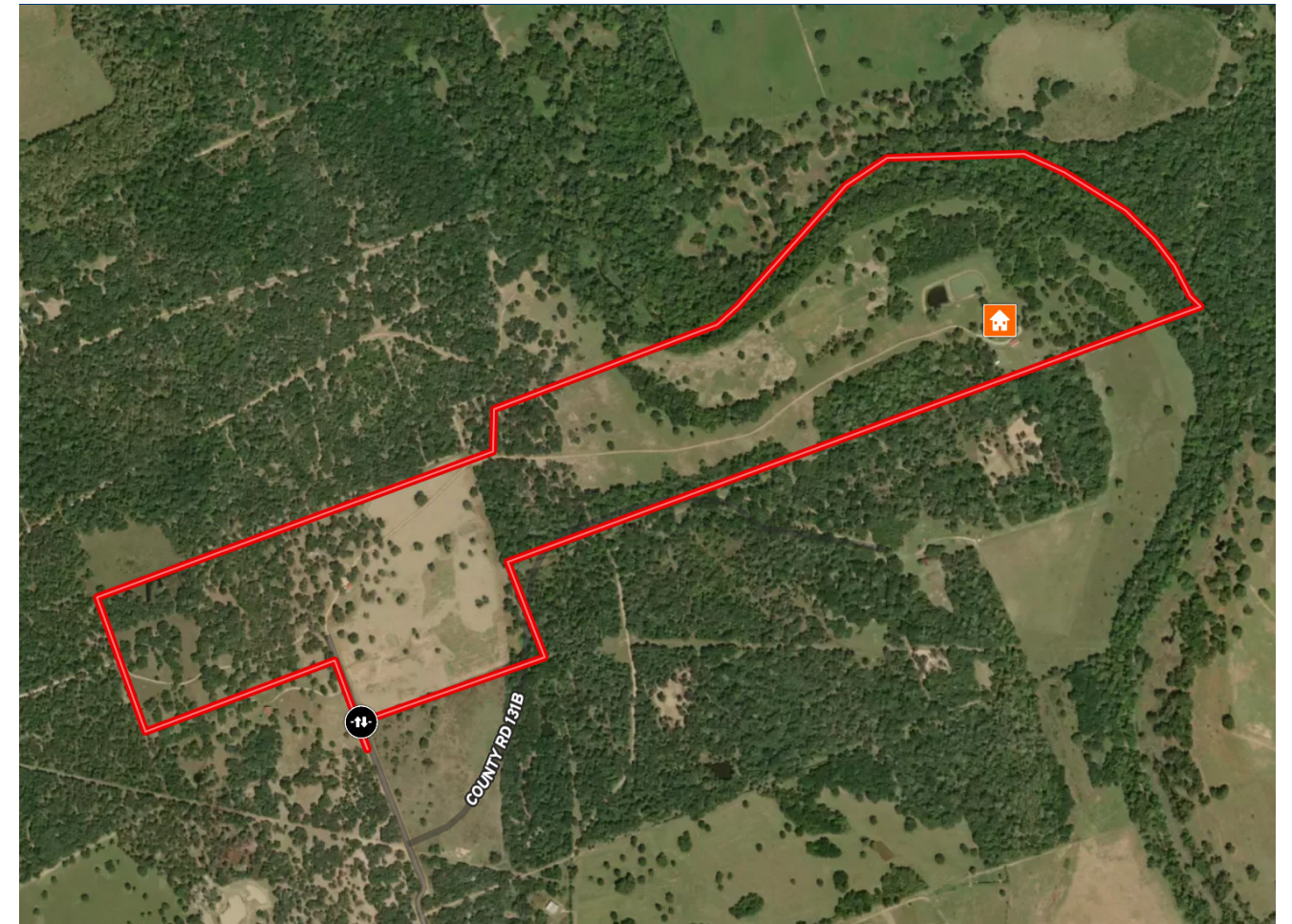
eads@republicranches.com

LOCATION

Navidad River Ranch sits just 105 miles west of Houston, in between Hallettsville and El Campo. Hallettsville and Schulenburg are just 15 miles and 32 miles, respectively.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

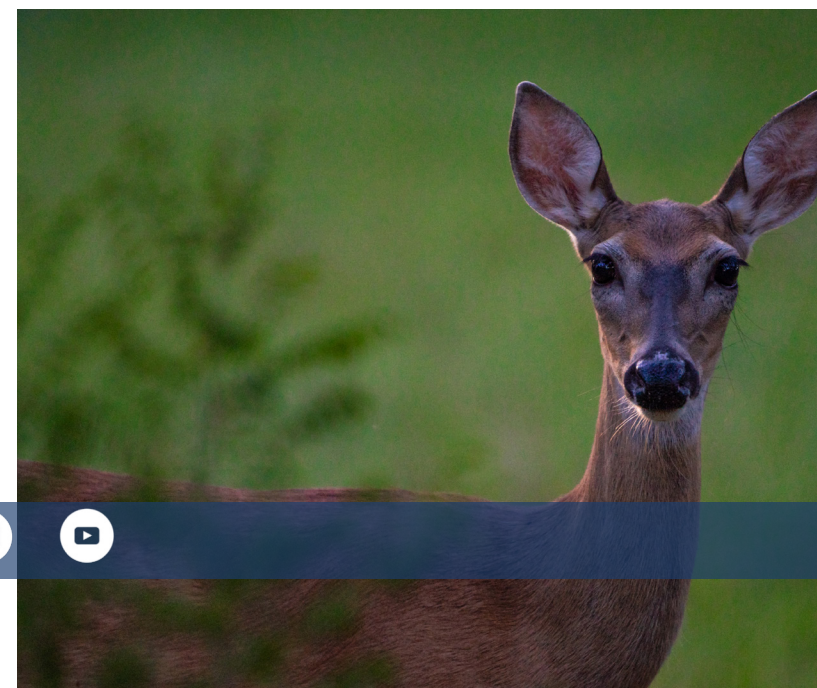
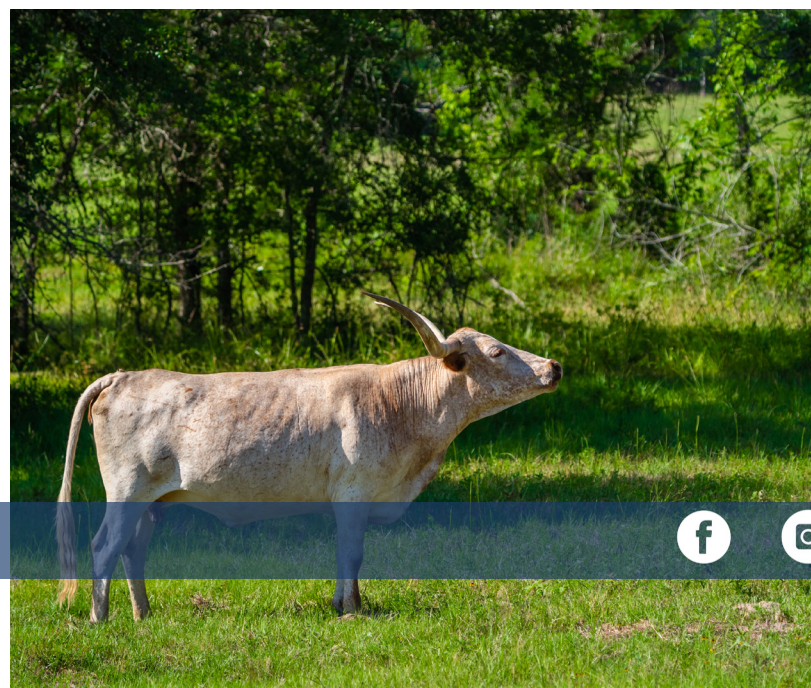
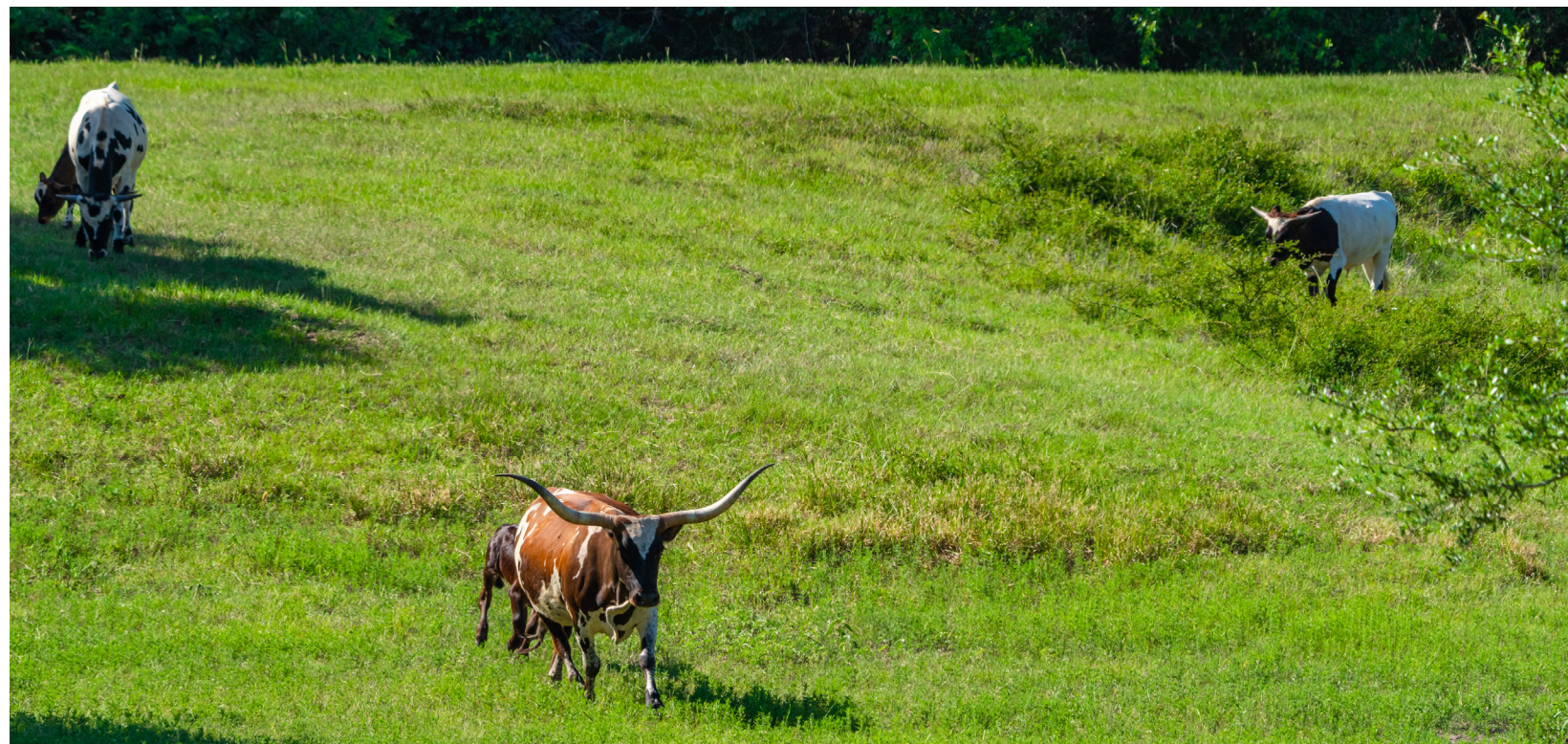
Topography throughout the Navidad River Ranch rolls gently with several high points including the homesight. Ridges also follow along the Navidad and drop down to the river bed.

WILDLIFE

A healthy mix of open improved pasture, thick stands of woods and a long stretch of Navidad River frontage makes the Navidad River Ranch a wildlife haven. Trails opened up through the woods with cleared under brush create great cover while allowing numerous wildlife viewing opportunities. White-tailed deer, turkey, hogs and migratory birds are frequent visitors and residents of the ranch.

AGRICULTURE

The ranch currently supports a healthy herd of longhorns and operates under a wildlife management plan which maintains the ranch's Appraisal.



IMPROVEMENTS

The majestic 4,063 square foot main home sits as a centerpiece of the Navidad River Ranch. Built in 2011, no expense was spared or detail overlooked in the custom construction of this beautiful home. Tucked away towards the back of the property, the home sits above a beautiful lake and looks out towards the tree lined Navidad River. A detached garage with power and water provide storage for farm and ranch equipment. A Foreman's home sits towards the front of the property and can be converted into guest quarters or maintained as a foreman's home.

Contact broker for a complete list of home improvements and details or cost sheet of items and accessories that could be purchased separately.

WATER

One of the signature features of this ranch is a long stretch of clear flowing Navidad River frontage, measuring almost a mile in length. Additionally there is a nice one-acre pond sitting below the house with a dock which is fed by a water well and picturesque windmill.

ELECTRICITY

Power supply runs to the home runs along a power line which follows the main gravel road.

Please Contact Listing Agent for a list of Reserved Items and additional pricing for cattle, equipment and Accessories.





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:
 - 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
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Mitchell Eads	673726	eads@republicranches.com	(713) 824-5250
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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