

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## ROLLING OAKS RANCH

566± Acres | \$10,750,000 | Washington County, Burton, TX

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# DESCRIPTION

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Sitting on a hill overlooking a valley where Cedar Creek cuts through the property, less than seven miles north of Burton is Rolling Oaks Ranch. The stewards of this ranch have transformed the land into an idyllic retreat that features the highest end of authentic Texas ranch lifestyle. The main home sits on a hill overlooking a stunning valley below full of huge oaks and pecans. Sitting on the porch carries owners and guests to a simpler time, while offering extensive comfort and convenience. A guest home, swimming pool, horse barn and equipment barn as well as multiple other amenities make this ranch one of the finest offerings to be found in Texas.

# ASSOCIATE CONTACT

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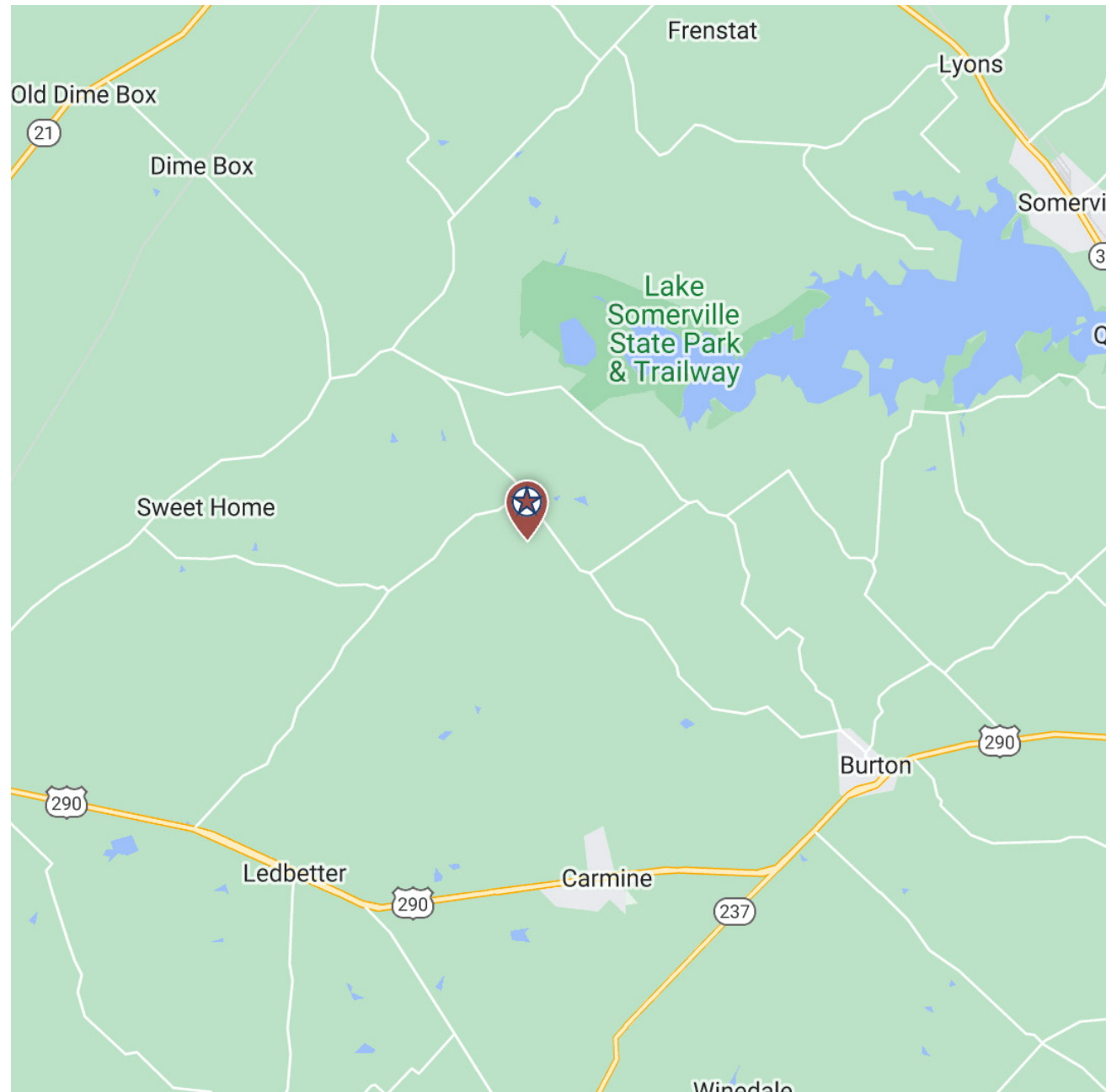
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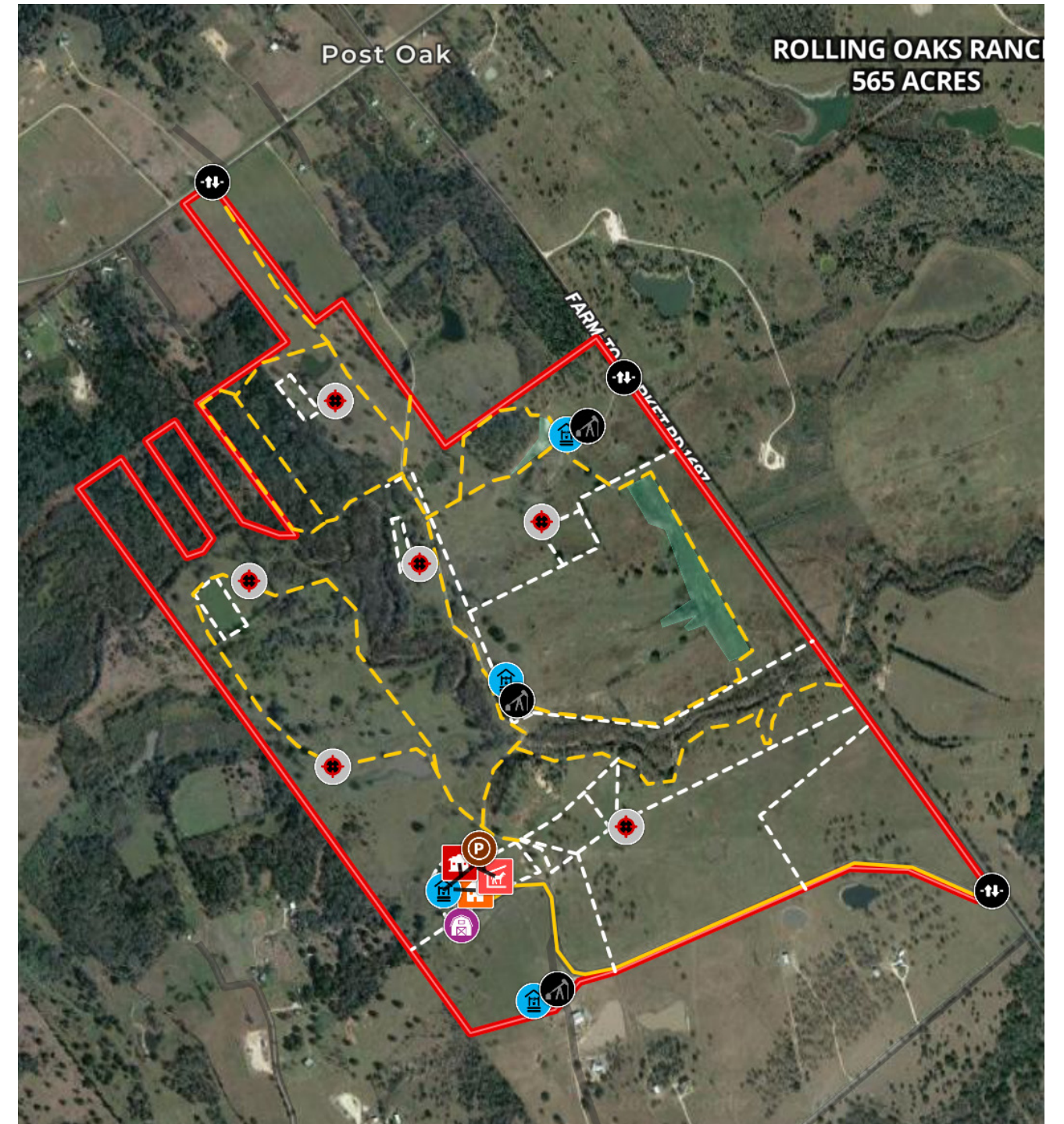


# LOCATION

The ranch is located just north of Burton on the lightly travelled FM 1697. The ranch is 91 miles from downtown Houston, 73 miles from Austin, and a short 15 minute drive to Brenham and 20 minutes to Roundtop. The ranch includes over a mile of frontage on FM 1697 and another access point with 300' of frontage on FM 180.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

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Rolling Oaks Ranch is a mixture of open pastures and heavily wooded creek bottoms which meander across the property. The mixture of tree species is incredible, dominated by tremendous majestic live oaks and pecans that dot the landscape. Other old growth trees on the ranch include water oaks, elms, hackberries and osage orange, just to name a few.

The pastures on the ranch are in improved grasses and much of the understory in the forest has been opened up to create a park like look to much of the bottomlands. Other areas of the ranch have been left natural to provide shelter, cover and sanctuary for the wildlife.

# WILDLIFE

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The Rolling Oaks ranch is set up for great hunting opportunities. The white-tailed deer on the property are abundant and are frequently seen browsing in the the creek bottoms on the property. There are five tower blinds along with four fenced-in food plot areas. With two developed wetland units along with water wells to fill, there is excellent duck hunting on the ranch during the winter migration. Dove are very prevalent in this area and of course plenty of hogs are to be found.

# AGRICULTURE

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The ranch is currently under 1D1 ag and running cattle. There are multiple fenced pastures to facilitate a rotational grazing program.





# IMPROVEMENTS

The main timber/stone home was built in 2017 on a rise over-looking the Cedar Creek valley. The highlight of this master-level construction is the tremendous great room featuring a huge stone fireplace with large panel windows overlooking the stunning view. The kitchen and dining room are both incorporated into the great room, creating an inviting atmosphere for entertaining family and guest. High ceilings with large wood beams give the great room a real open space ambiance. The home includes a master bedroom on one wing and a second master with two guest bedrooms on the other, each with their own bathrooms. The house is approximately 4,000 square feet and has both a front porch and a very large covered back porch embracing the amazing views.

Next door to the main home is a small refurbished guest home that has three more bedrooms to accommodate more guests with some added privacy. The guest home includes a kitchen, den and breakfast room along with its own back porch.

Included in the housing compound is a swimming pool with a covered deck, a large horse barn, equipment barn, and fire pit area. All of this is inside a fenced area with manicured landscaping.



# ELECTRICITY

Electric service is conveniently located on many parts of the property.

# MINERALS

The Seller does not own any of the mineral estate. There are three producing sites on the property, although all three are well hidden and make a minimal impact on the property.





# WATER

A major feature of the property is Cedar Creek which runs almost two miles through the property such that the ranch enjoys both sides of the creek for the vast majority of it. The creek is a wet weather creek but is deep with a sandy bottom and huge trees lining its banks.

There are four ponds on the property that hold water great, with the largest being overlooked by the main home.

Two wetland units have been built by the waterfowl-loving owner that can be filled during the winter by water wells and then dried out in the summer to grow forage to attract ducks during the season.

There are four water wells in use on the property and groundwater here is strong. At the homesite, a new well was drilled that is 244' deep and produces over 60 GPM. Other wells on the property produce high volumes of water to allow for multiple uses if desired.



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## 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:
    - 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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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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