

REPUBLIC RANCHES LLC

Our Legacy is in the Land

TERRY RANCH

9,068± Acres | \$8,150,000 | Val Verde County, Del Rio, TX

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DESCRIPTION

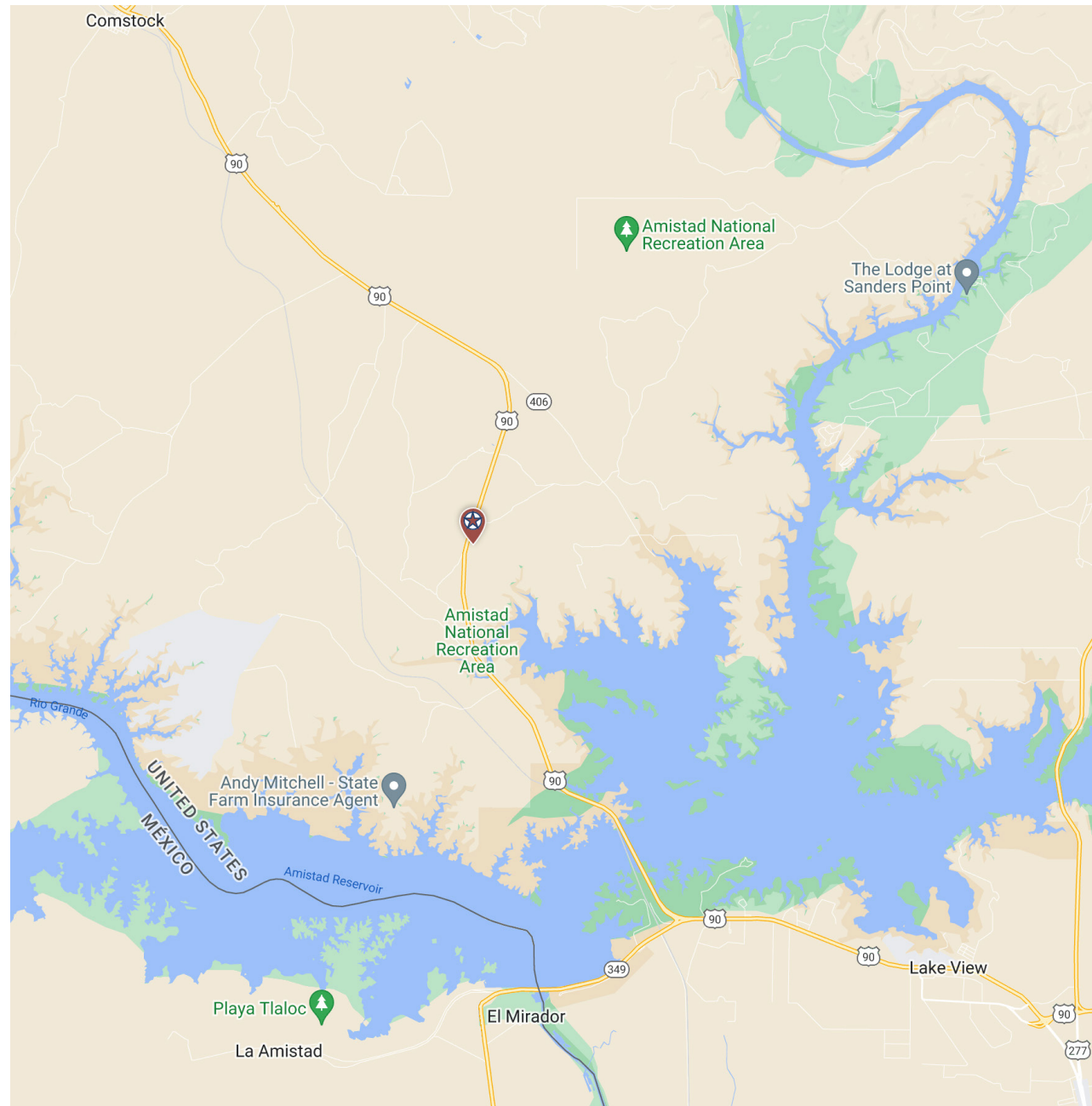
The Terry Ranch, a short distance west of the high bridge over Amistad Reservoir, is located in an area full of Texas History and the remnants of the indigenous people that once called this unique region home. The terrain offers everything from gently rolling desert hills to widespread bottoms along Evans Creek and dramatic draws leading to the Amistad Reservoir. The ranch's diverse topography and habitat provide many opportunities for both the recreational end user or working rancher alike.

ASSOCIATE CONTACT

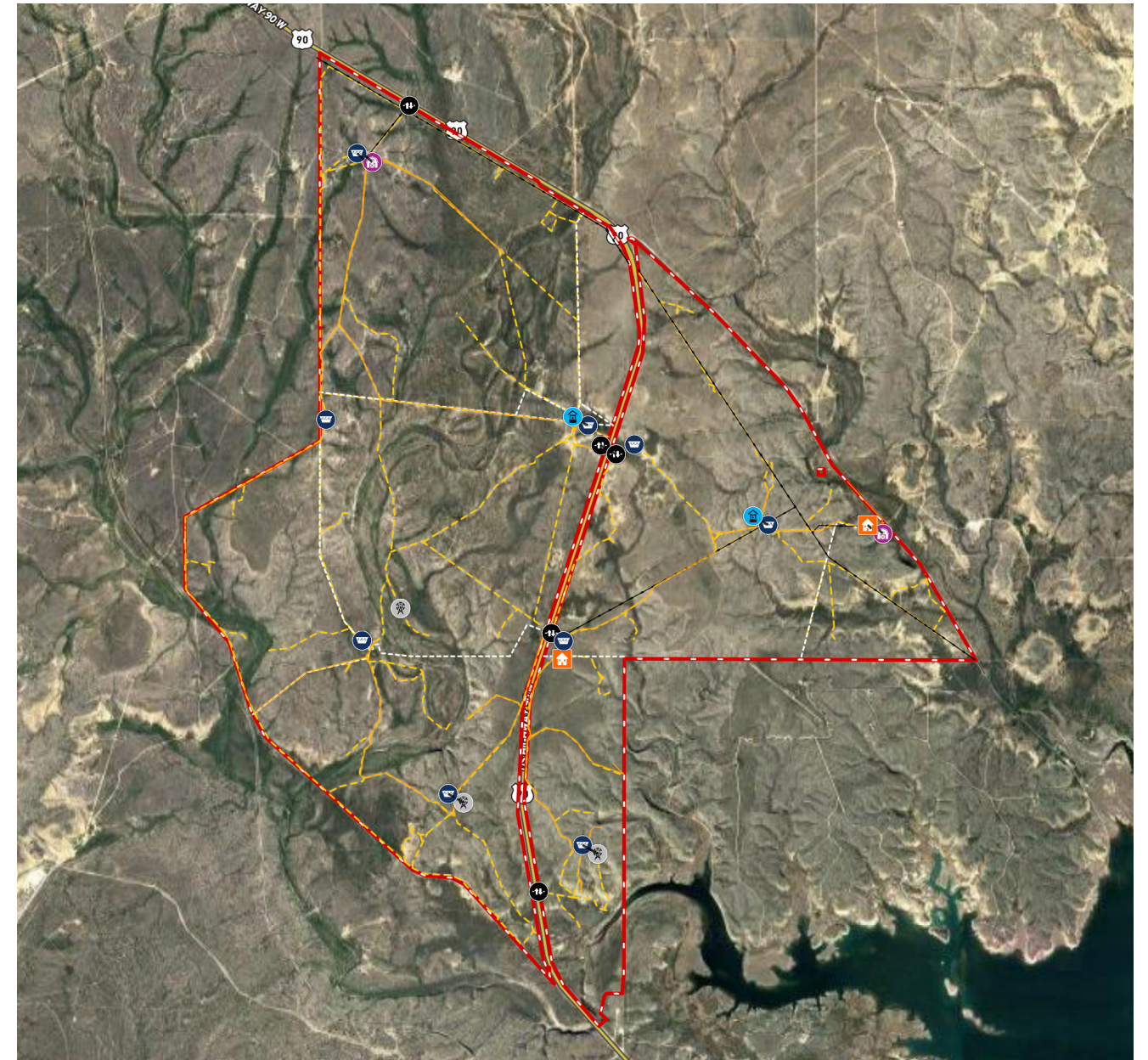
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LOCATION

The Terry Ranch is split by US Highway 90 just 15 miles northwest of Del Rio, Texas and 13 miles southeast of Comstock, Texas. The ranch has approximately 7.5 miles of US Highway 90 frontage and approximately 3.5 miles of Spur 406 frontage.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The landscape consists of a mixture of Edwards Plateau, Chihuahuan Desert and Tamaulipan brushland providing mixed habitat and rangeland for wildlife and livestock alike. This area of Texas has historically been home to extensive sheep operations. The Terry Ranch continues to support a proactive agricultural operation but also benefits from the healthy populations of wildlife.

Evans Creek traverses the west side of ranch for about 6.5 miles providing riparian habitat with thermal cover, high nutritional native browse, seasonal watering holes all benefitting the wildlife. The east side of the ranch consist of tributaries of Evans Creek, a portion of California Creek and multiple other drainages providing browse and cover for the wildlife.

The mixture of the three converging eco-regions provide the habitat with flora like sotol & ocotillo, hackberry & persimmon, black brush, white brush and juniper, as well as mesquite woodlands representing a melting pot of habitats.

To the southwest, across the Rio Grande River, the view is a stunning panorama of the Sierra Madre Oriental Mountains in Mexico. These mountain views fill your view shed as you traverse the ranch.

WATER

The Terry Ranch has an extensive water distribution system from the 7 water wells located across the ranch. The additional incorporation of large storage pilas, poly pipe and numerous water troughs provides exceptional ranch wide distribution of water resources for wildlife, livestock and domestic use. The ranch is equipped with 3 electric submersible water wells, 1 solar well and 3 windmills (the condition of 1 windmill in unknown). In addition, there are three ponds and 6.5 miles of wet weather Evans Creek that collects seasonal watering holes during years with average rain fall.



WILDLIFE

The native browse, grasses, forbs and succulents provide excellent forage for the wildlife species as well as livestock. Native game species found on the ranch include white-tailed deer, blue quail, bobwhite quail, Rio Grande Turkey, and dove. As for really interesting non-game species seen in the area, there are species like golden eagles, Mexican black bear, mountain lion, Texas horned lizard, grey fox and many migratory songbirds.



IMPROVEMENTS

On the east side of the ranch, off of Spur 406, is the headquarters dating back to the early 1900's. There is a unique rock house with an adjacent quarters. The ranch is divided into 9 pastures ranging from small to very large in size with a main set of working pens on the west side of the ranch. Back when TxDot built Hwy. 90, the current owners family negotiated the placement of a "stock underpass" or tunnel to move livestock from one side of Hwy. 90 to the other.

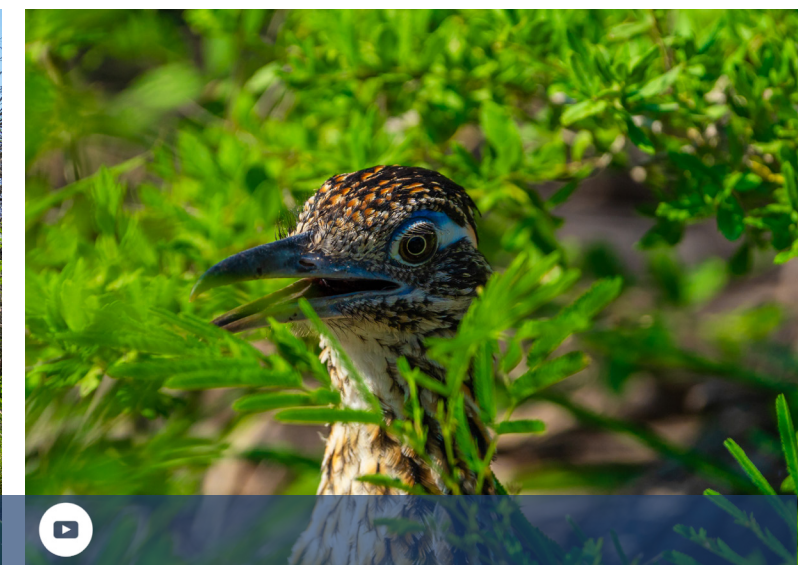


ELECTRICITY

Both sides of the ranch have many miles of electric service lines. Please see map for approximate locations.

MINERALS

A portion of Seller's owned minerals, if any, are negotiable. In addition, portions of the ranch may have State Classified Minerals and any rights associated with those State Classified Minerals will convey to the Buyer.



AREA HISTORY

Research was conducted back in the 1930's, in the pre-Amistad days, to salvage prehistoric artifacts such as fiber sandals, baskets, twine nets, atlatls and even rabbit fur robes! The prehistoric people of the lower Pecos canyon lands were viewed as a static and primitive culture that lived here over 9,000 years ago. Now many of these shelters are submerged by the lake. However, you can still find artifacts and spectacular rock art on the walls of the rock shelters found in the region.

AMISTAD RESERVOIR

The southeastern portion of the ranch has access to the Amistad National Recreation Area. This particular portion of the ranch is located where Evans Creek spills into the lake. The Amistad dam, named for the Spanish word for friendship, was constructed back in the late 1960's for the use of flood control, conservation, irrigation, power and recreation. The lake surface covers approximately 66,465 acres when full at its conservation pool elevation of 1,117 feet above mean sea level.



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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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Ross Studer	674827	studer@republicranches.com	(210) 355-6840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

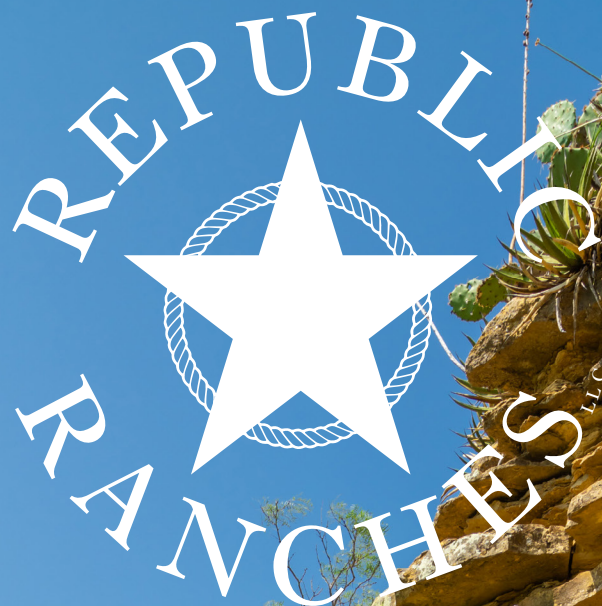
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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