

REPUBLIC RANCHES LLC

Our Legacy is in the Land

FS RANCH

140± Acres | \$4,400,000 | Austin County, Industry, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

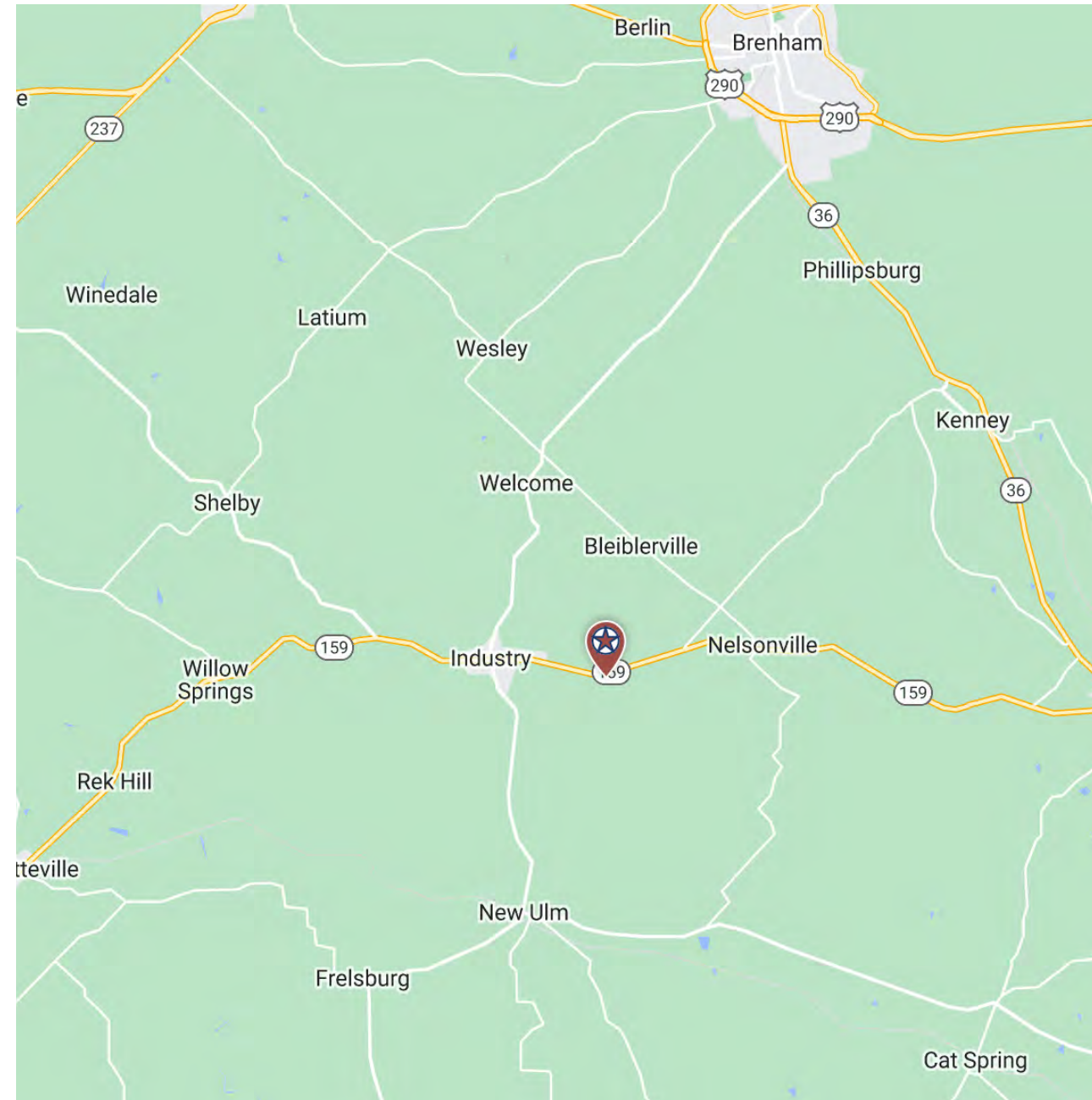
The FS Ranch is an iconic cattle ranch that has only had two owners since 1900. The current owners purchased the ranch in 1991. Located on FM 159 just east of Industry, the land rolls away from the road and has 3 ponds that stair-step down and feed into a beautiful lake surrounded by a canopy of live oaks. The house has a great room with floor-to-ceiling windows overlooking the lake and the land below the main house. This is a very private setting made magical by the surrounding trees. With significant improvements including a foreman's house, hay barns, improved pastures, equipment sheds and a 9 stall barn, the FS Ranch has been the home to a high-end cattle operation (registered Angus) and a beloved weekend retreat for the Houston-based family. The ranch has been enjoyed as a wonderful retreat from the city with activities such as fishing, horseback riding and long walks.

ASSOCIATE CONTACT

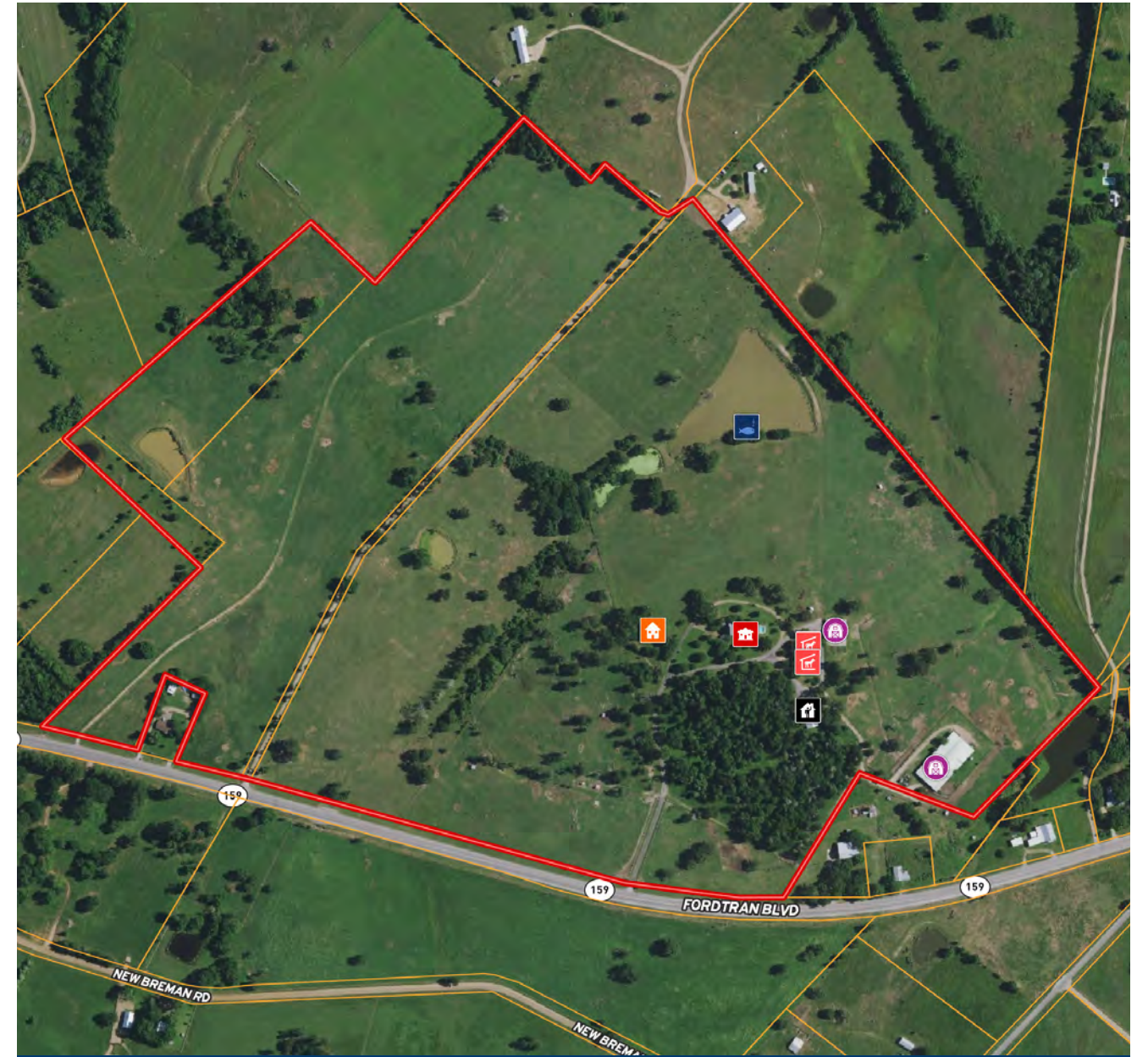
KATE GIBSON
Broker Associate
(713) 304-5257
kate@republicranches.com

LOCATION

Located 1 mile east of Industry on FM159.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Rolling sandy loam and big hardwoods scatter the pastures. In the heart of the rolling hills of Austin County.

WATER

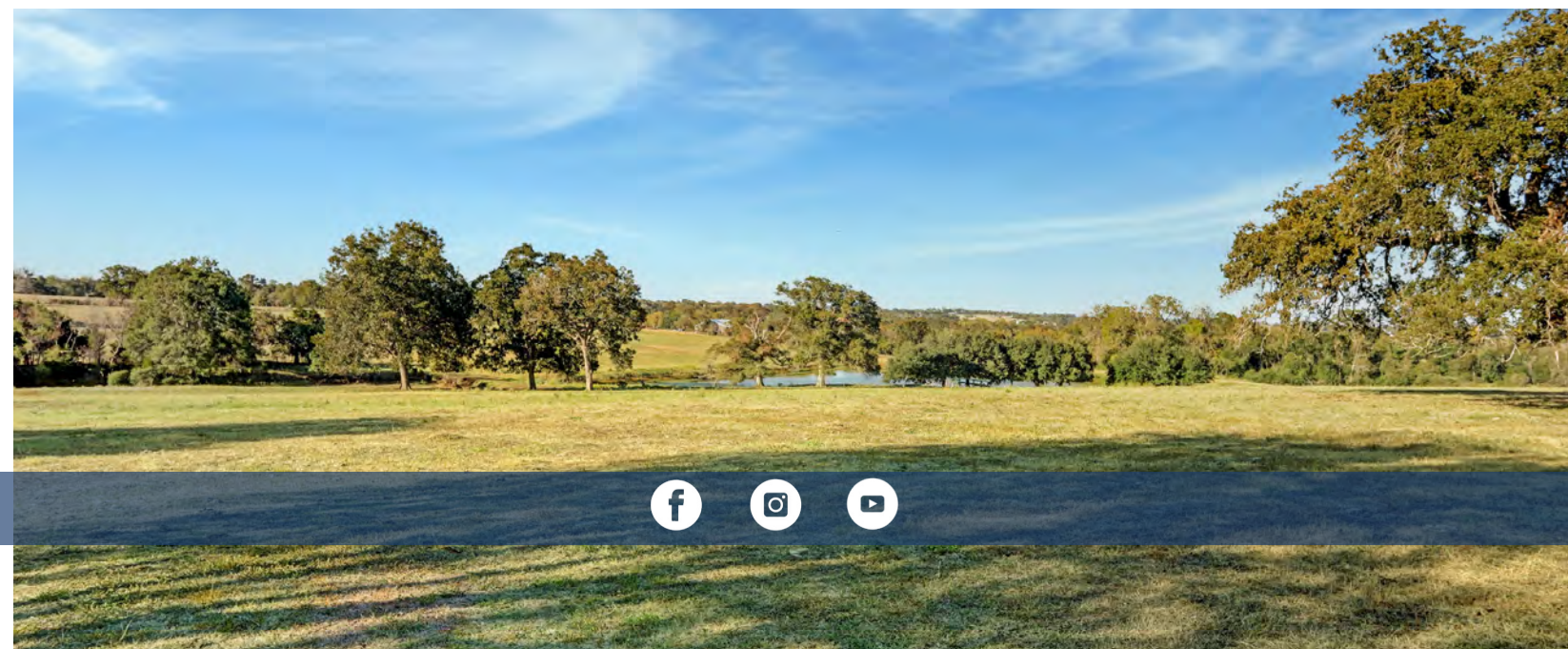
The farm has city water and improved roads throughout.

WILDLIFE

Birds, deer and all kinds of wildlife enjoy the FS Ranch.

AGRICULTURE

Cattle, horses, and hay.



IMPROVEMENTS

The 3 bedroom/ 3 bath brick house was built in 1984 and has high-end furnishings, large picture windows, a beautiful open floor plan, a loft used as a game room and a media room.

Nearby is a charming 2/2 guest cottage built in 1995 by Carl Construction out of Houston.

There is a 3-car attached carport and a pool.

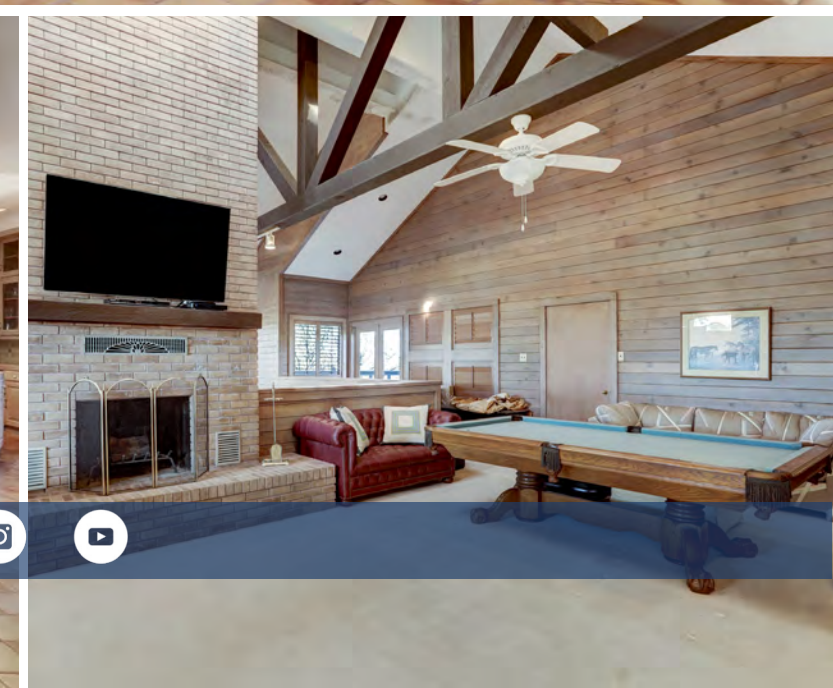


ELECTRICITY

Bluebonnet Electric

AREA HISTORY

Originally the RW Ranch dating back to 1990, Mr. Robert Wiese sold this land to the current owners in 1991. With the new owners, the ranch was renamed the SACC Sarofim Angus Cattle Co. The ranch started as a cow calf operation with Beefmaster cattle and changed to Registered Angus around 1998. The ranch has supplied quality Angus cattle to Ranchers from Mexico to eastern Europe and especially the local commercial cattlemen and women. The ranch also raised some quality horses that have been raised and used on the ranch.



OTHER

The FS Ranch has always hosted riders in the MS 150 who have spent the night along this beautiful bluebonnet corridor and employed many local high school kids who have all gone on to be successful in numerous occupations. current owners in 1991. With the new owners, the ranch was renamed the SACC Sarofim Angus Cattle Co. The ranch started as a cow calf operation with Beefmaster cattle and changed to Registered Angus around 1998. The ranch has supplied quality Angus cattle to Ranchers from Mexico to eastern Europe and especially the local commercial cattlemen and women. The ranch also raised some quality horses that have been raised and used on the ranch.



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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.

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
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

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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