

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## 4S RANCH

2,908± Acres | \$11,400,000 | La Salle County, Artesia Wells, TX

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## DESCRIPTION

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The 4S Ranch is an ideal South Texas hunting property located in the famous "red dirt" area of the Golden Triangle. The ranch has fantastic hunting for white-tailed deer, quail, turkey, dove, javelina and nilgai. 4S is high-fenced and easily accessible from I-35 being just 4 miles down FM133 E.

## ASSOCIATE CONTACT

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**BRITT SCHWING**

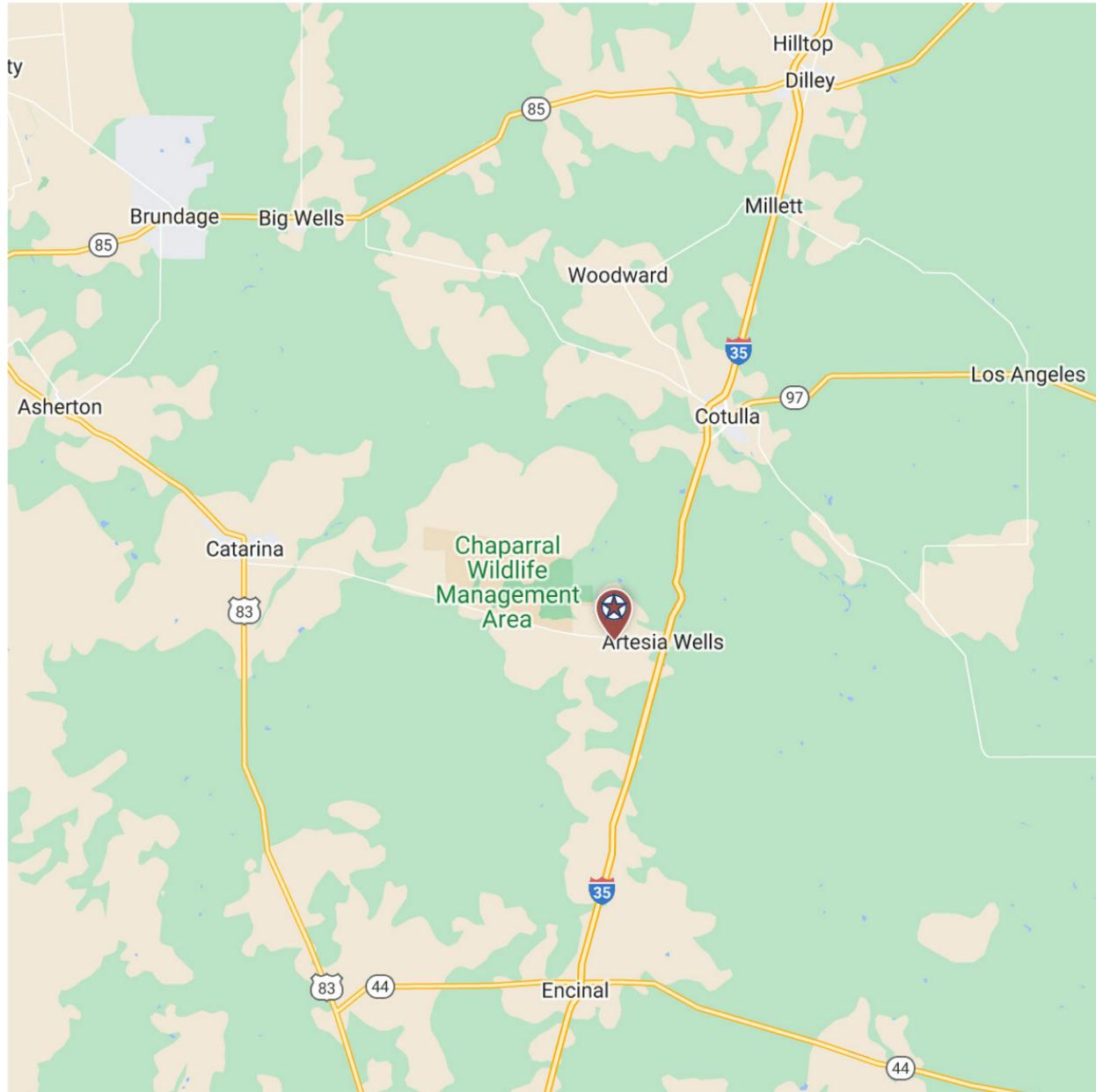
*Sales Associate*

(713) 805-1772

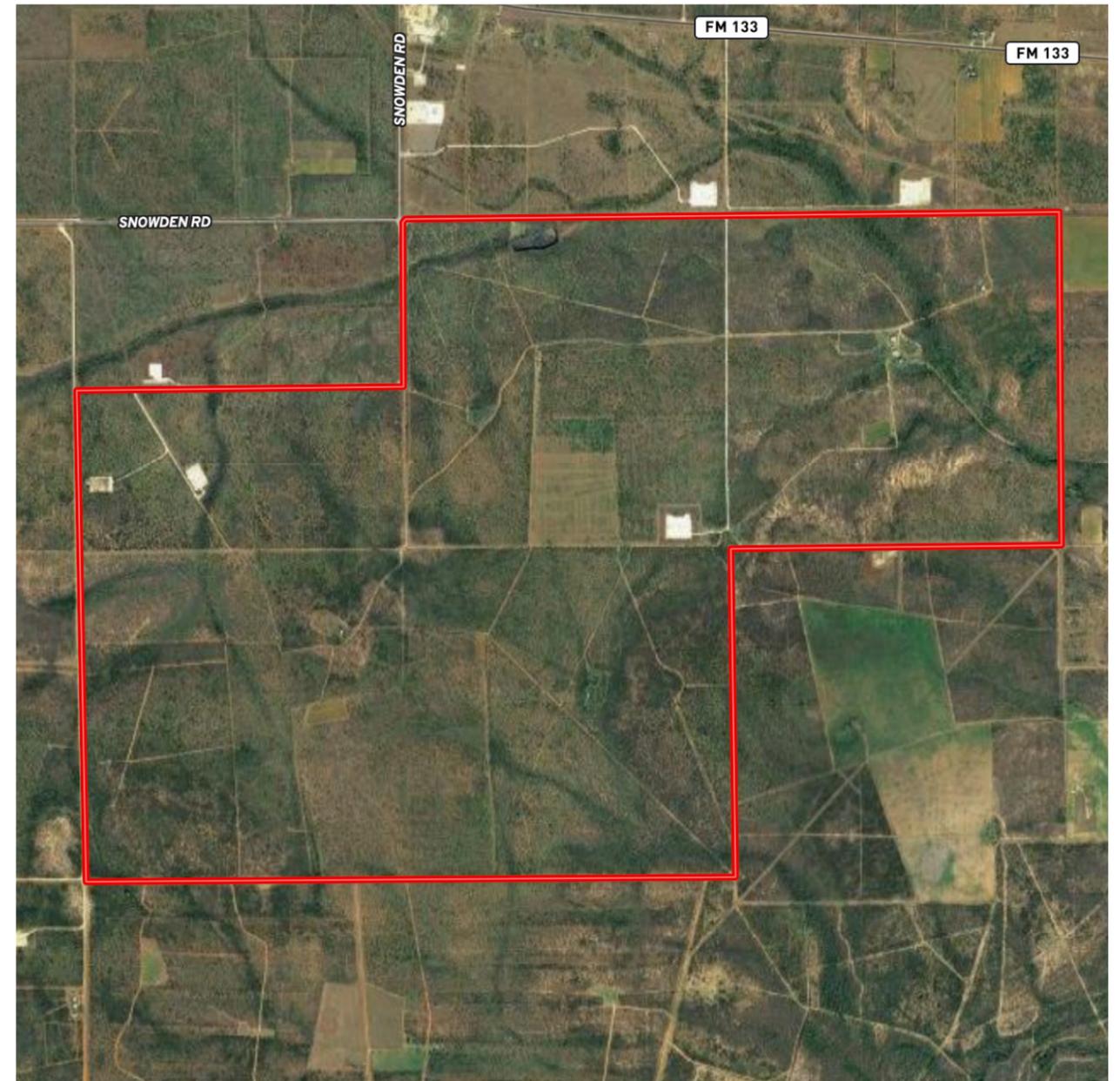
[britt@republicranches.com](mailto:britt@republicranches.com)

# LOCATION

4S Ranch is located 19 miles south of Cotulla, Texas and accessed from Snowden Road off of FM133 just a few miles from I-35 South. The ranch has no highway frontage but remains easily accessible.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

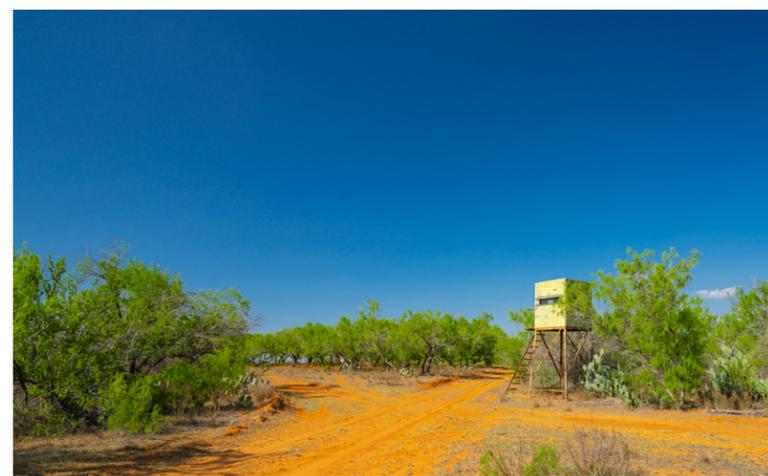
4S Ranch is located in South Texas brush country and offers excellent native grasses and brush such as blackbrush, huisache, Spanish dagger and mesquite that create both opportunities for wildlife refuge and wild forage for the native wildlife population. The northern portion of the ranch has thicker brush ideal for deer habitat, while portions of the south of the ranch are more open creating opportunities for hunting quail. The soil of the ranch is primarily red sandy loam ("red sand") with a heavier concentration of clay on the south of the ranch.

## WILDLIFE

The wildlife on the ranch consists of a carefully managed white-tailed deer herd under an MLD program. South Texas is known for the best white-tailed deer genetics in Texas and 4S is no exception with opportunities for 170 class deer annually. In addition to the whitetail, there are also turkey, quail, dove and javelina on the ranch, and can commonly be found around the pivot field located at the center of the ranch or the numerous watering holes spread across the property. The ranch also hosts a small herd of nilgai who thrive in the South Texas ecosystem and offer a challenging hunting experience.

## IMPROVEMENTS

4S hosts an excellent road system that grants access to all portions of the ranch. There are several blind and feeder areas already in place that offer hunting both on traditional South Texas senderos as well as overlooking the water ponds spread throughout the property. The ranch also contains a large barn for equipment, wildlife cleaning and storage, and vehicle storage. For housing, the property has three small houses, all connected to electricity with an area ready for a large lodge to be constructed.



# WATER

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Surface water on the 4S consists of a large 5-acre pond as well as numerous watering holes for the wildlife. The 5-acre pond is lined and fed by a 650-gallon-per-minute deep Carrizo water well which also provides water for the pivot field at the center of the ranch. Several watering holes for the wildlife spread throughout the property and have been crafted to blend into the terrain and provide shelter for the wildlife. These watering holes are fed by additional shallow water wells.



# ELECTRICITY

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There is electricity available to each of the three sites where improvements are located, and two electric lines run through the ranch.

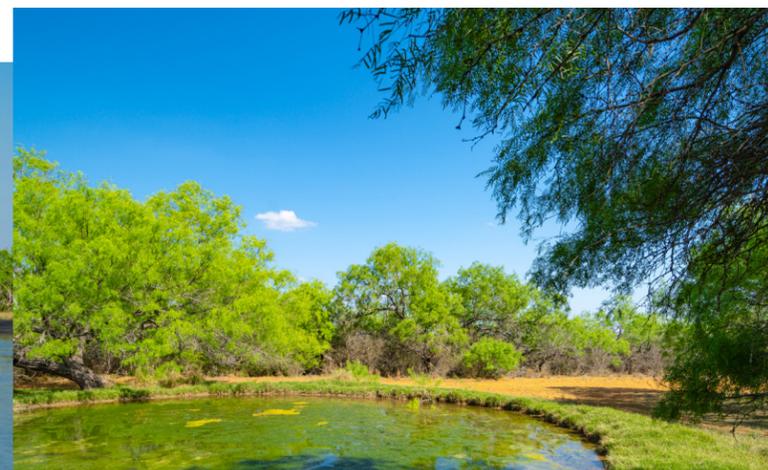


# MINERALS

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No minerals are available with this ranch. There are two active natural gas pad sites on the ranch, and recent new developments have been offsite underground wells that do not disturb the surface of the ranch.

Listing sales associate is related to the seller.





## 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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Agent's Supervisor's Name	License No.	Email	Phone
Robert Schwing	695209	britt@republicranches.com	(713) 805-1772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

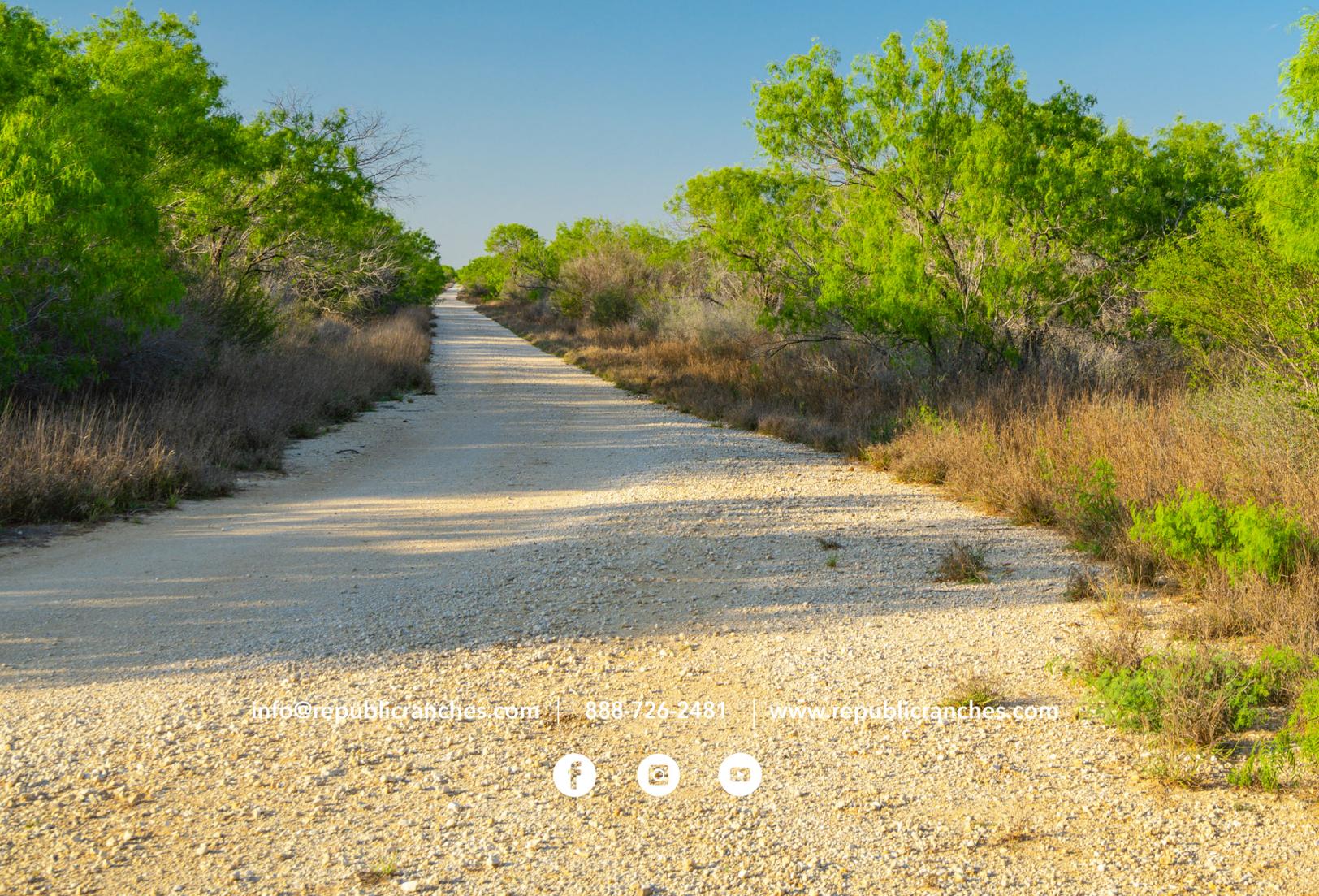
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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