



REPUBLIC RANCHES LLC

Our Legacy is in the Land

NEW YEAR CREEK RANCH

1,035± Acres | Contact for More Information | Washington County, Chappell Hill, TX

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DESCRIPTION

The New Year Creek Ranch is a spectacular live water ranch located just north of Chappell Hill in one of the most sought-after areas of the county and in proximity to both Houston and Austin. This ranch is a fantastic opportunity for a long-term investor, an end user wanting the convenience of the location, or a developer. In addition to over 3/4 of a mile of free-flowing New Year Creek, the ranch offers extensive pasturelands, wonderful woodlands, rolling terrain, and spring-fed ponds allowing for extensive agricultural, equestrian, and recreational opportunities.

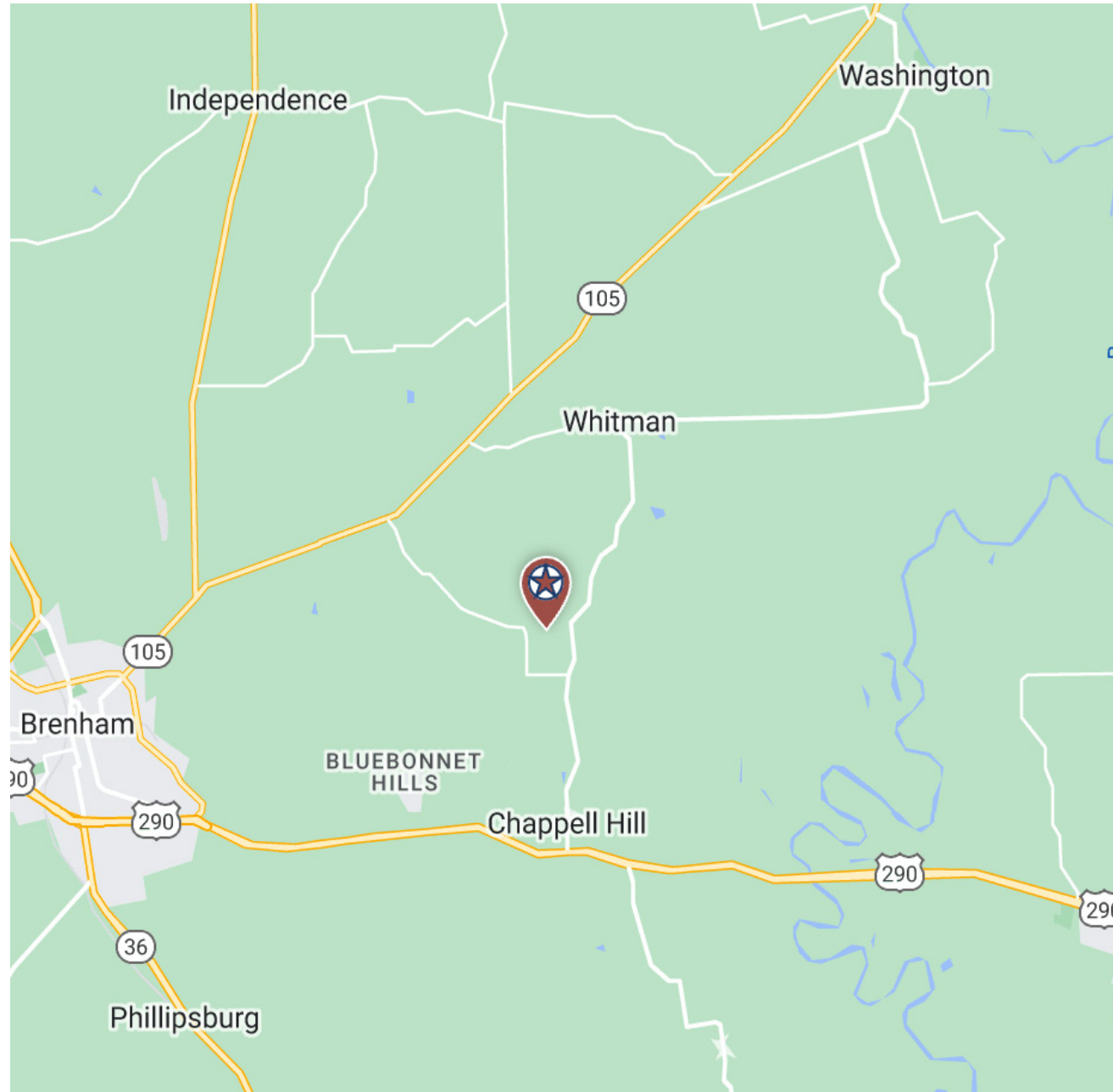
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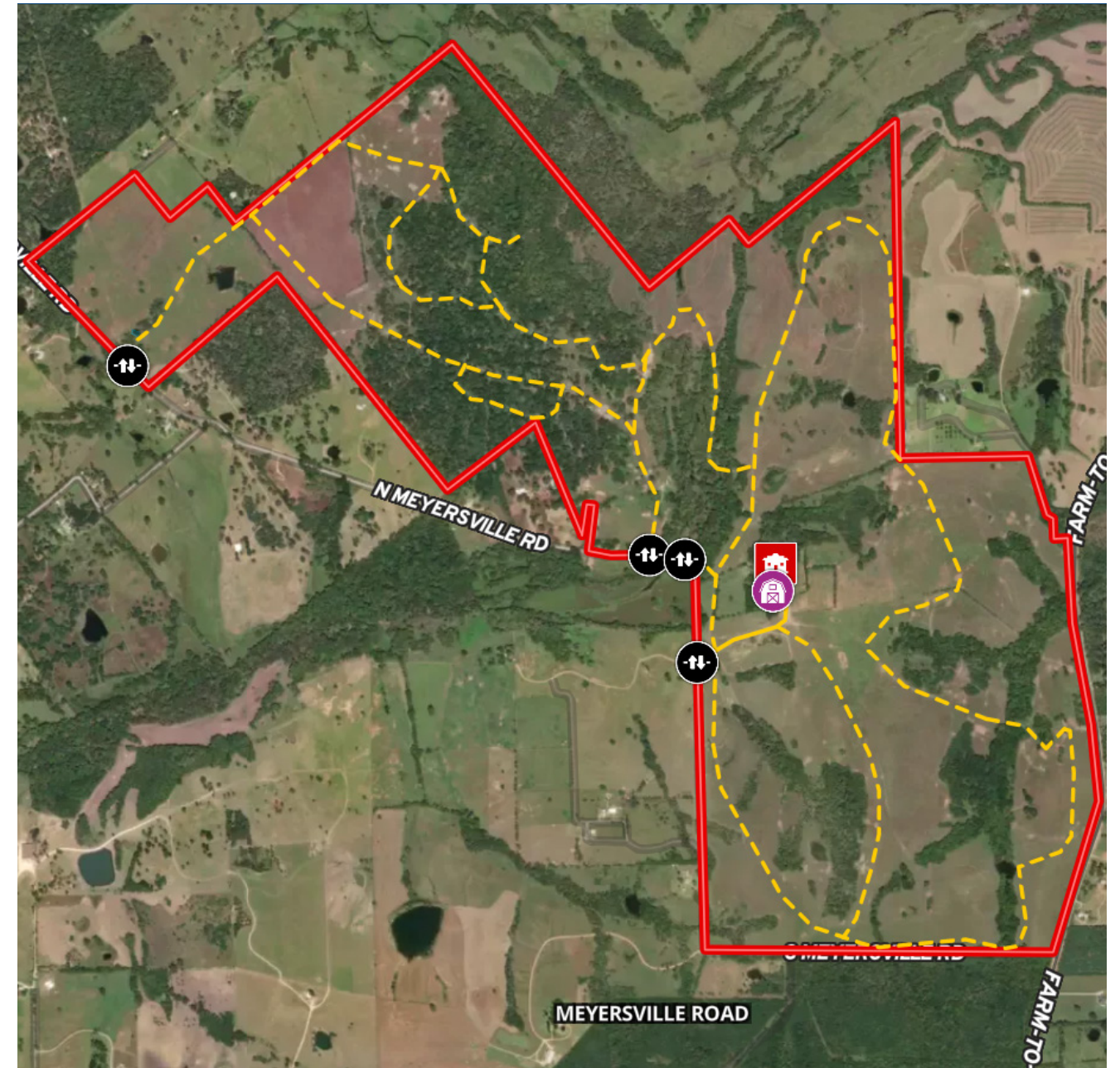
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LOCATION

The New Year Creek Ranch is located about 3 miles from the charming community of Chappell Hill, 10 miles from Brenham (where grocery, medical, and home improvement options are available), about 60 miles from Houston, and only 98 miles to Austin. The ranch has extensive frontage on FM 1155 (~4,550') and on South Meyersville and North Meyersville Roads (over 2 miles).



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The varied yet pastoral terrain, rangelands, and wildlife habitat of the New Year Creek Ranch have welcomed many different uses over the years from cattle grazing to recreational hunting to periodically hosting a "fox hunt" on horseback with foxhounds.

With over 100' of elevation changes across the ranch, the rolling terrain includes four distinct drainages and incredible trees, including live oaks, water oaks, post oaks, pecans and elms. Multiple hilltops offer tremendous 360-degree views that are truly breathtaking.

Only about 172 acres, generally along New Year Creek, are located in the FEMA floodplain.

WILDLIFE

The ranch enjoys populations of wildlife including great white-tailed deer numbers, a few quail, dove, and some limited waterfowl; as well as feral hogs and predators.

WATER

The ranch is watered by the 3/4 of a mile of live water New Year Creek, numerous stock ponds (several being spring fed), and 2 water wells servicing the home and headquarters area as well as some distribution to troughs. The ranch is situated over the Gulf Coast Aquifer with plentiful and relatively shallow (100' - 150') groundwater.

AGRICULTURE

Currently, the ranch is leased to an area grazer who runs cattle on New Year Creek Ranch. The owner also keeps a small Wagyu herd and some horses on the ranch.

IMPROVEMENTS

The ranch is improved with a unique multi-story hilltop home with commanding views of the ranch and surrounding countryside.

The headquarters area where the home also includes an enclosed barn, a shed, and other necessary infrastructure for ranching operations.



ELECTRICITY

The ranch has electrical service at the headquarters and on numerous other portions of the ranch.

AREA HISTORY

Washington County played an extensive role in Texas History, too much to include here, but it is interesting to note that artifacts from the Paleo-Indian culture have been found in the area that is now Washington County, indicating that it has been occupied by humans for perhaps 9,000 years or more. Early Indian residents most likely included the Tamique and Xaraname tribes, who inhabited the prairie between the Tonkawas of Central Texas and the coastal-dwelling Karankawas. Early frontiersmen found Tonkawas living in permanent settlements in the central portion of the area that is now Washington County and encountered transient Arananamus and Apaches in the area (Source: TSHA Online). On the ranch, a site is suspected to be a significant mound feature that has not been thoroughly investigated.

With minimal floodplain, multiple amazing views, and tons of road frontage, this ranch would be a great long-term investment for future development. The ranch has several high-end developments next door and this area of Chappell Hill is growing at a very fast rate.



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

IABS 1-0

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