

REPUBLIC RANCHES LLC

Our Legacy is in the Land

RANCHO LA LUNA

4,435+ Acres | \$13,083,250 | Jim Hogg & Starr Counties, Hebbronville, TX

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DESCRIPTION

Located in one of the greatest native Bobwhite Quail counties in Texas is the Rancho La Luna. As you enter the ranch, you will immediately understand why this ranch produces such great populations of quail and why the ranch's guests hope to plan their next trip the moment they leave. With tremendous stands of dense bunch grasses among the scattered native brush, you can imagine the long days spent on the quail rig watching the dogs work the wind. Although the ranch is centered around quail hunting, the owners have built a wonderful population of exotics animals and whitetail deer to enjoy from a hunting and viewing prospective. From quail and dove to exotics and whitetail, this ranch has it all for high end enjoyment and entertainment.

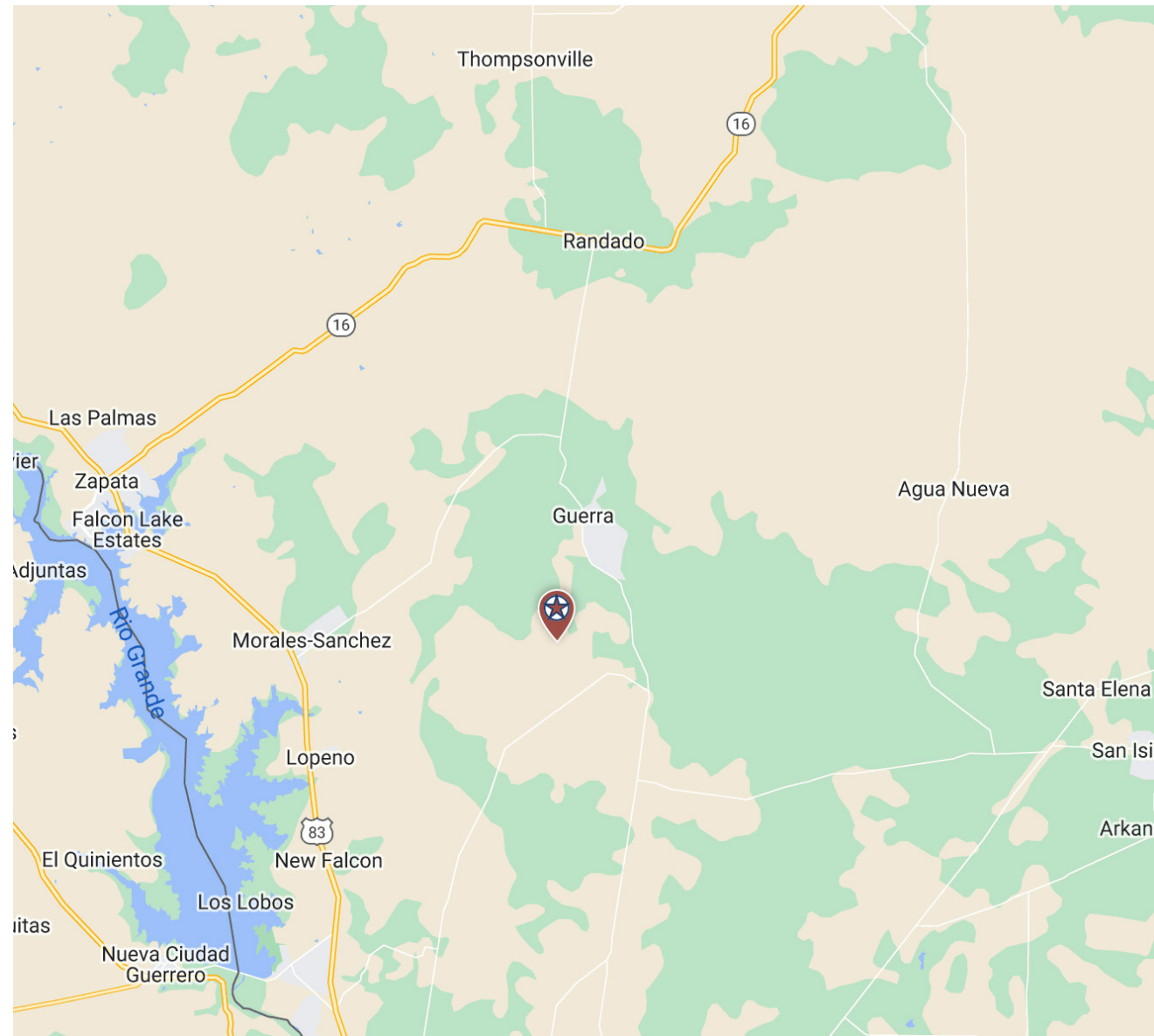
ASSOCIATE CONTACT

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LOCATION

Located in Southern Jim Hogg County south of Hebbronville, Texas is Rancho La Luna. Hebbronville is located to the north; Corpus Christi is 145 Miles to the Northeast; San Antonio is 196 Miles to the North and McAllen is 82 Miles to the Southeast.

Access is via county-maintained Javelina Road, which is an all-weather road that extends south from FM 649. A bonus is the airport in Hebbronville which can land planes of almost any size including large jets.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Rancho La Luna has a good mix of gently rolling terrain allowing for vistas of the far horizons and beautiful sunsets. The soils are comprised of 80% fine sandy loam, perfect for producing the grasses Bobwhite Quail desire to nest, loaf and forage in. The remaining soil complex is 10% clay loam and 10% loam. The fine sandy loam soils on the ranch are so beneficial to the habitat, that the recruitment rate of invasive brush species is much lower than the tighter soil such as clay and loamy clay. The brush on the ranch is a quality mix of native brush species desired for deer and exotics. The brush is scattered or mottled except in riparian and the bottoms areas.

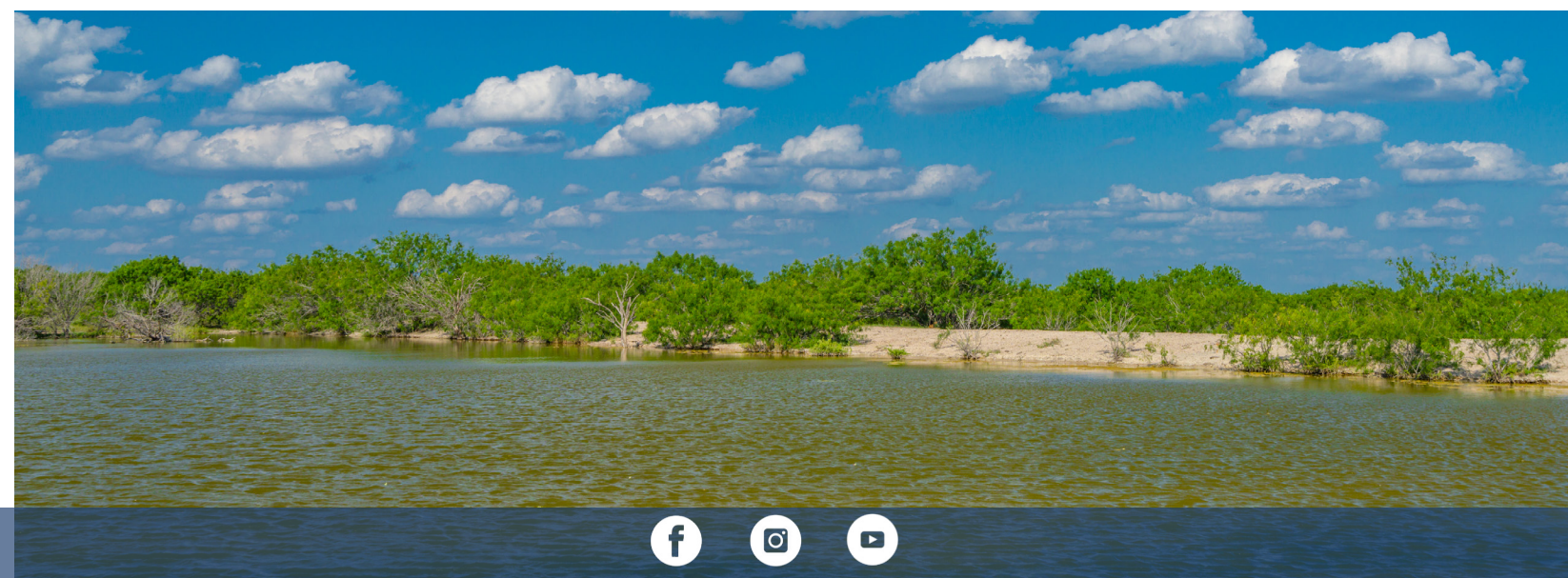
As a supplement, attractant and forage value, there are several large food plots that are planted annually for dove and big game. Wheat, Lucina and dove mixes do well in the sandy loam soils on the ranch.

WILDLIFE

As you enter the ranch you will understand why quail is king on the property. The ranch is located on the Southwestern end of the South Texas sand sheet and has the soils for great populations of Bobwhites. On a ranch this size, you could hunt the pastures on a weekly rotation throughout the season. Although the quail are paramount on this property, the current owner very much enjoys hunting safari style and has breeding populations of excellent exotic species. The ranch supports healthy numbers of Eland, Wildbeest, Gemsbok, Scymitar, Blesbok, Blackbuck, Addax, Warthog, Fallow, Axis, Nilgai, Zebra, Bison and Sable. With this mix of species, you could hunt them commercially for a source of revenue, trap and sell live animals or utilize them for recreational hunting. A mix of all the above is possible with the bonus of photo and viewing safaris. The deer population on the ranch is of high-quality genetics and is kept at a low density to support larger antler growth.

For further ranch recreation, the ranch has a very healthy population of Turkey and other native game species such as Javelina and predators.

Dove hunting around the food plots and water holes is fantastic on this ranch. Each year, dove and big game plots are planted to rotate fields and have exceptional dove hunting.



IMPROVEMENTS

The compound on Rancho La Luna was built to entertain larger groups of guests that like to enjoy the camp life after a long day of hunting. There are 4 living structures in the compound that are built with a hacienda-style adobe/stucco exteriors. The main home is 3 bedroom/2 bath with a larger kitchen to cook for the compound. The Tejas Casita is a master suite structure with 2 private master suites with kitchens in each. South Casita #1 is a 2 bedroom/1 bath casita with a kitchen and master bath, while the South Casita #2 is a 1 bedroom/1 bath master Casita with a kitchen. Lastly, the "Barn" is a unique central entertainment area built for dining, games and camaraderie. The compound has two main fire pit areas that all the hunters enjoy after a long day of chasing quail and big game.

There is another area of the compound that has been set up as an electric supply hub for future expansion.

WATER

Rancho La Luna is exceptionally well watered with 5 operable water wells that move water throughout the property. There are scattered water troughs as well as 6 ponds ranging in size from a 1/2 acre to 1.5 acres that are supplemented by the wells. Additionally, there are two water wells that are believed to be 6" in diameter that are capped with pumps downhole. All they need is a solar panel or electricity brought to them.

ELECTRICITY

Electricity is abundant on the property.

MINERALS

This is a surface only sale.



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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