

REPUBLIC RANCHES LLC

Our Legacy is in the Land

438 WHARTON RANCH

438+ Acres | \$3,263,100 | Matagorda County, Wharton, TX

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DESCRIPTION

This beautiful 438-acre ranch is a cattleman's paradise located outside of Wharton, TX. The property is a very well-maintained cattle ranch with beautiful oak and pecan trees scattered throughout. The ranch has a lovely recently renovated farmhouse with loads of character, areas of thicker woods teeming with deer, and lots of good road frontage which will make for excellent future opportunities to develop the property further. The ranch is very accessible from Houston, being less than an hour's drive.

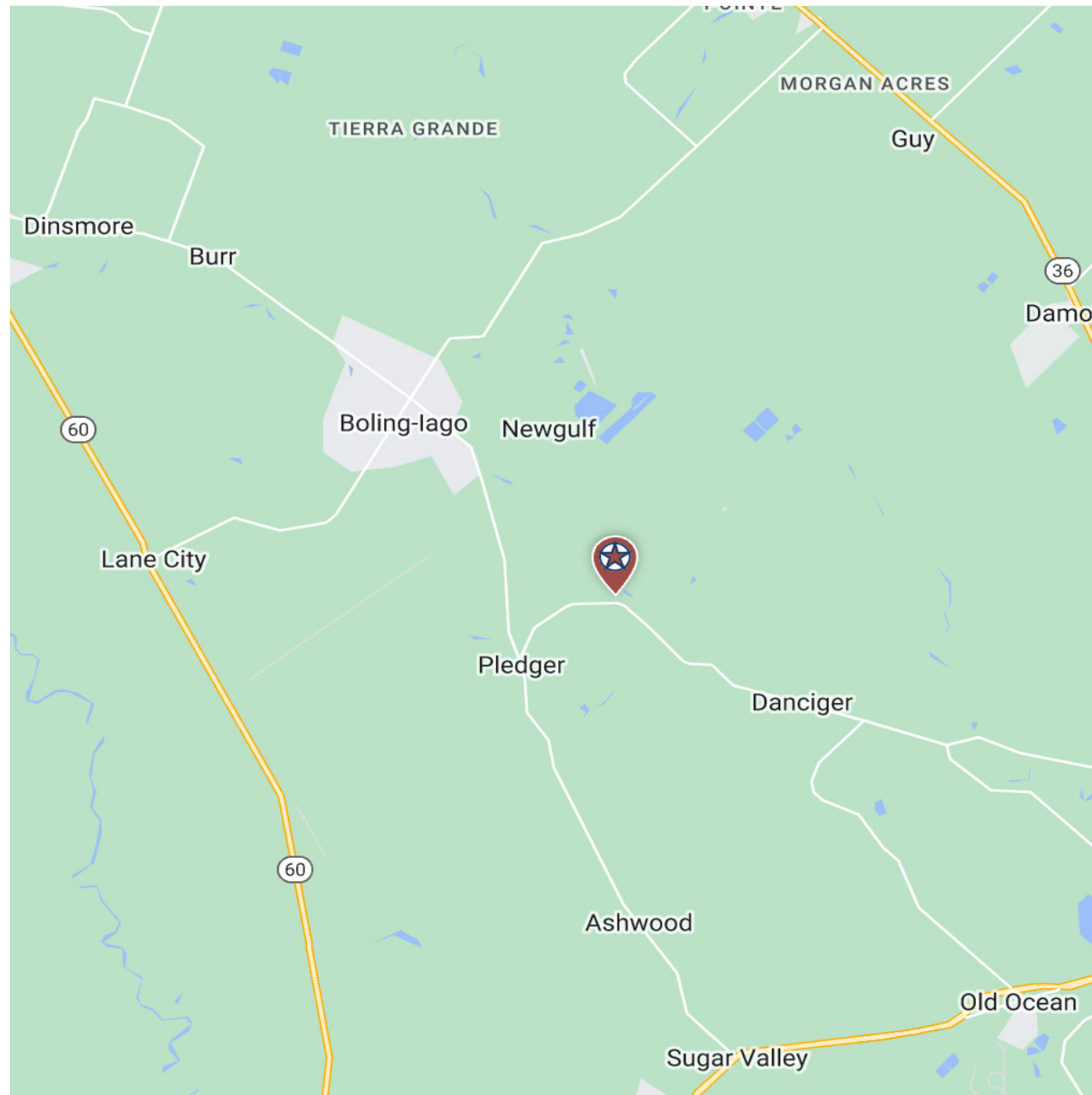
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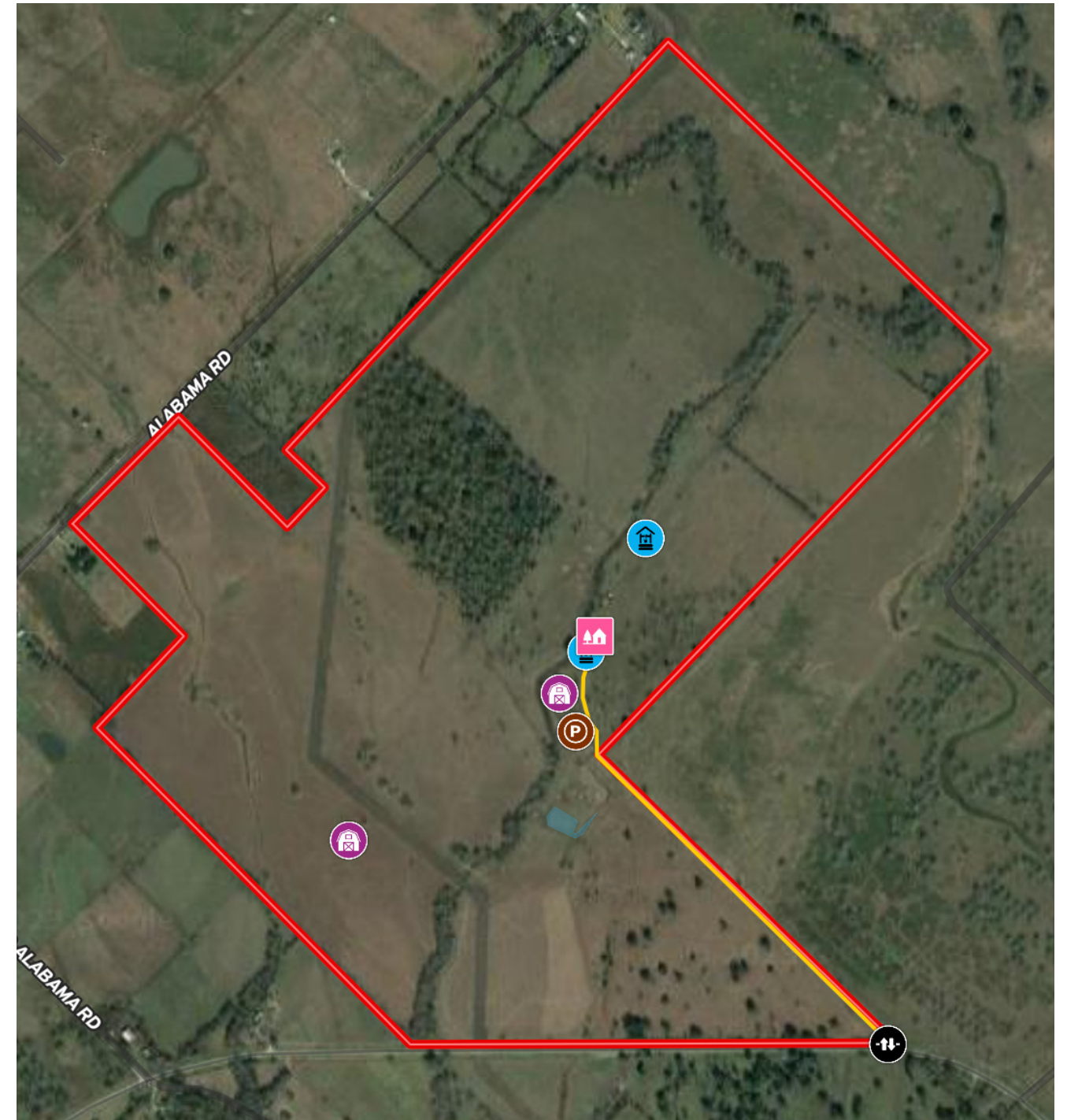
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LOCATION

The ranch is in the northeastern part of Matagorda County between Wharton and West Columbia on 3,000 ft of FM road frontage on FM 1301. The ranch also has 950' of frontage on paved Old Alabama County Road. West Columbia is 16 miles northwest, and 20 miles southeast of Wharton.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch is mostly clay and silty clay soils on relatively flat country with minimal roll. Most of the ranch is well-maintained improved pastureland with plenty of old oaks and pecans scattered throughout the property. There are heavier cover areas on the ranch, including one that is left in very heavy older forest, and a small bayou runs through the middle of the property with plenty of cover along its banks.

WILDLIFE

This area has loads of white-tailed deer, and they are seen during every trip to the ranch. There are also plenty of hogs and this area can be very good for dove. With some work on wetland development, this area can also be very good for migrating waterfowl.

WATER

The property has one pond on the ranch that is almost an acre in size. A small bayou runs through the middle of the property which holds water usually year-round. There is one water well at the house and a second well in the pasture. This area has excellent groundwater from the Gulf Coast Aquifer and most wells are 100' - 200' deep and easily can produce more than 50 gpm.

MINERALS

Surface protection. Three pipelines run through the property, operated by Enterprise Products, Energy Transfer Co. & Florida Gas Transmission Co.

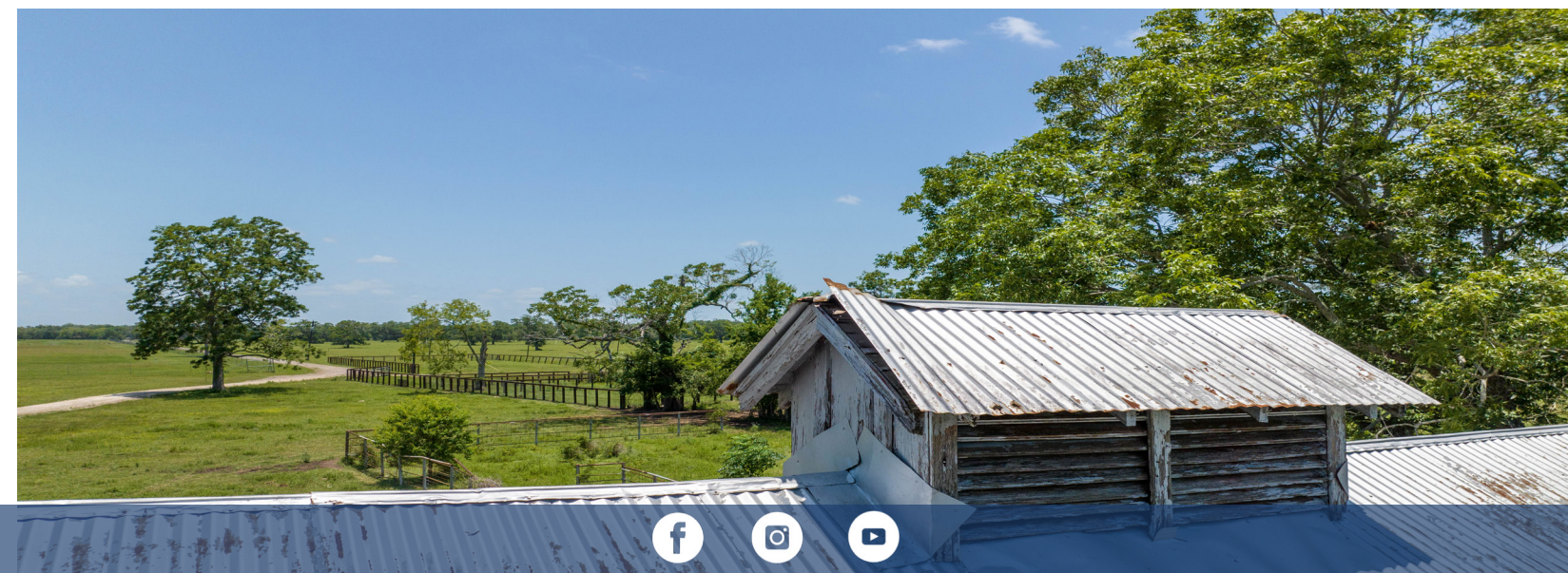
While this ranch is an excellent combination of a cattle and hunting ranch, with all the road frontage it could be an excellent investment opportunity as this area has been growing over the past five years and will have development potential in the future.

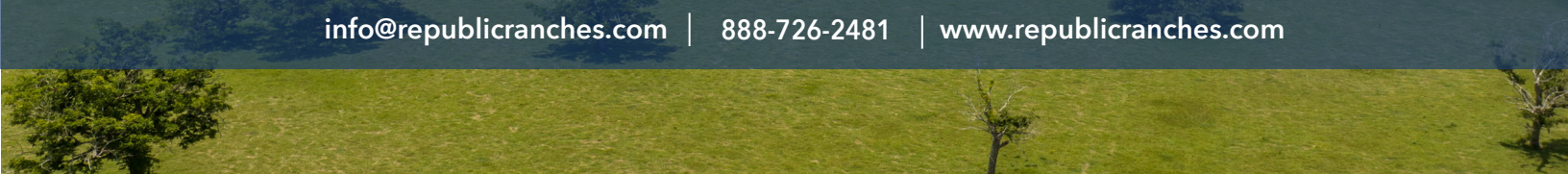
AGRICULTURE

The land is under ag exemption and is currently being grazed by a well managed herd.

IMPROVEMENTS

There is an original ranch-style farmhouse with 3 bedrooms, 1 bath, and beautiful wooden floors that have recently been updated. The house also has a wrap-around screen porch for entertaining with a view of cattle and wildlife surrounding the house. This home would make for a great weekend hunting cabin or weekend getaway. The home sits next to the bayou and has beautiful trees surrounding the home. A 2,400± sq.ft. hay storage shed and a set of pens are just down the road from the home. A new loafing shed is located in one of the open pastures. Electricity is brought to the middle of the property. Perimeter fencing is in very good condition.





Information About Brokerage Services

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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