



REPUBLIC RANCHES LLC

Our Legacy is in the Land

HALL RANCH

225± Acres | \$3,487,000 | Guadalupe County, Luling, TX

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DESCRIPTION

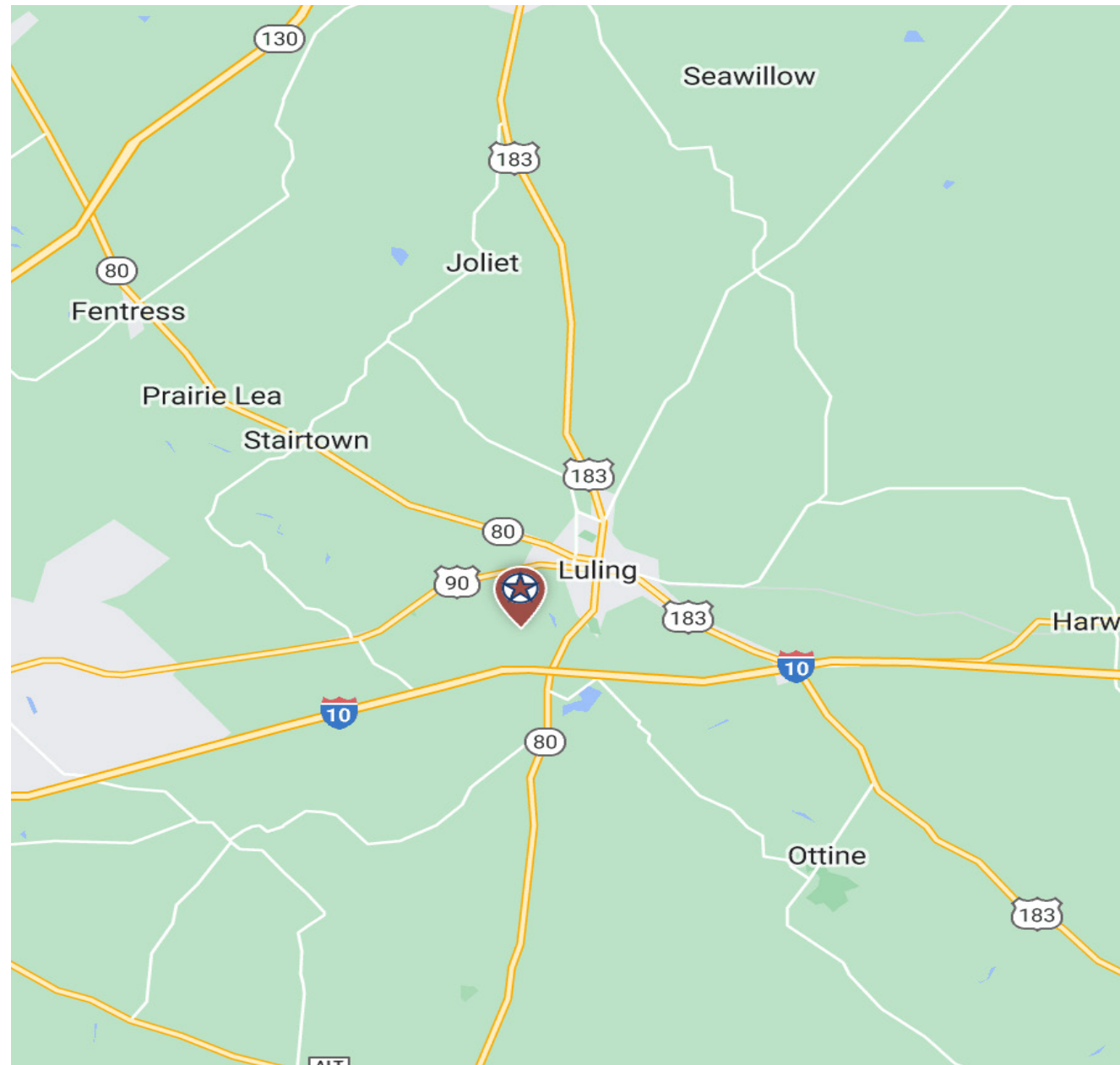
A beautiful 225± acre tract of historical property that runs from the spring fed San Marcos River, on its northern border, to an access corridor, adjacent to I-10, to the south. The property is located approximately 1.2 miles from the center of Luling, Texas, and is situated in an explosive growth corridor, easily accessible from San Antonio (45 miles), Austin (50 miles) and Houston (145 miles). The property, both historically and presently, is a working cattle ranch, owned by the same family for more than 150 years.

ASSOCIATE CONTACT

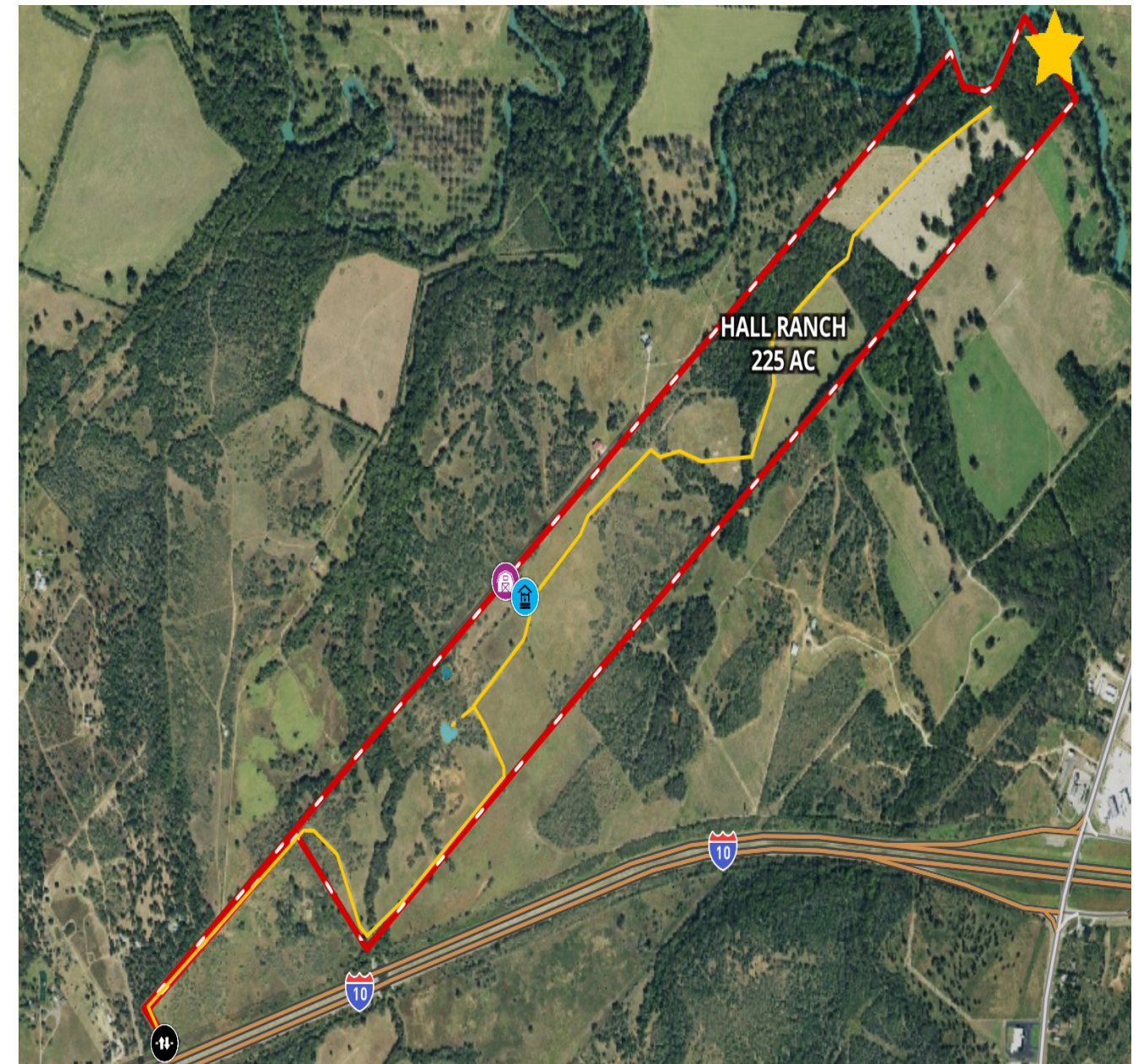
JASON D. HAWN
Broker Associate
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LOCATION

The property lies three miles south of Hempstead on FM 1887.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The topography has a wonderful roll to it, going from a high point of 420ft down to 350ft, near the river. The crown jewel of the Hall Ranch is the 1200+/- ft of San Marcos River frontage. This unspoiled spring-fed river is perfect for swimming, fishing, kayaking/canoeing or simply a family picnic, under the canopy of towering trees lining the river.

The rangeland has been strategically cleared with nice open areas spotted with mesquite, oak and pecan trees. Along the creeks and riverbeds, there are dense woods with towering elms, oaks, cottonwoods and abundant pecan trees. There are roughly 100 acres of floodplain on the ranch, providing rich soils for improved grasses and productive crops. Two separate fields have been planted in Tifton-85 bermudagrass. The smaller, upper 16-acre tract, is utilized for grazing, with the lower 23-acre tract producing 50-100 round bales of hay, yearly. The soils throughout the property range from sandy clay to fine sandy loam, providing excellent conditions for native and improved grasses, along with other crops.

The habitat consists of a strategic mix of open areas and dense woods, creating excellent conditions for wildlife which include turkey, deer, hog and dove. The dove hunting is very good, deer are plentiful, and healthy numbers of turkey are consistently seen.

MINERALS

Owners believe 100% of the Mineral Estate is in-tact and owned. Any mineral interest conveyed is subject to a separate negotiated price.



IMPROVEMENTS

Electricity is available at the three-sided metal barn (approx. 1,100 sq/ft), and also services the Wilcox Well. Perimeter fencing is fair and there is some cross fencing. water


In addition to the River frontage, three wet-weather creeks traverse the property, with one containing a nice pool created by a neighbors crossing. These creeks provide natural corridors for game to travel and are excellent areas to hunt and explore in the hardwoods surrounding them.

AREA HISTORY

The current owners are the great, great, granddaughters of John Socrates Darling, a noted frontiersman, who fought at the Battles of Bexar and San Jacinto, was a Capitan in the Texas Rangers and the sheriff of Bastrop County.

LULING ECONOMIC OUTLOOK

As noted, this area is experiencing incredible growth as reported in a recent Austin Business Journal article, "Leaders in Luling can't think little any longer". That's because the city of roughly 5,500 is in an area primed for development in a fast-growing region between Austin and San Antonio. It's in a transportation corridor that's adjacent to highways with direct routes to both airports and shipping ports. Most importantly it has land, partnerships with surrounding economic development groups, and a pro-growth



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.

1-7-2015

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 in 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 or sales 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 owner or seller'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 consideration, and or undefined term, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction honestly 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 opinion 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:
 - the offer or will accept a price less than the written asking price;
 - the offer or will pay a price greater than the price submitted by a written offer; and
 - 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 by signing and retaining a copy for your records.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Jason Hawk	881098	hawk@republicranches.com	(512) 658-8517
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

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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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