

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## *BLACKBURN RANCH*

882± Acres | \$14,994,000 | Burleson County, Somerville, TX

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# DESCRIPTION

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Just west of Lake Somerville is the historic Blackburn Ranch which has been in the same family for 188 years and was purchased from the Yegua Indians. The ranch has been mostly untouched over the years and left primarily in mature woods. It neighbors the 18,000+ acres of the Somerville Recreational Area on a very remote part of the park, creating an incredible area for game. The property is extremely private and quiet while being easily accessible from both Houston and Austin. With almost no hunting pressure over the past 30 years, this is a true gem and an excellent opportunity to own a beautiful large ranch in an area that has very few large parcels left intact anymore.

# ASSOCIATE CONTACT

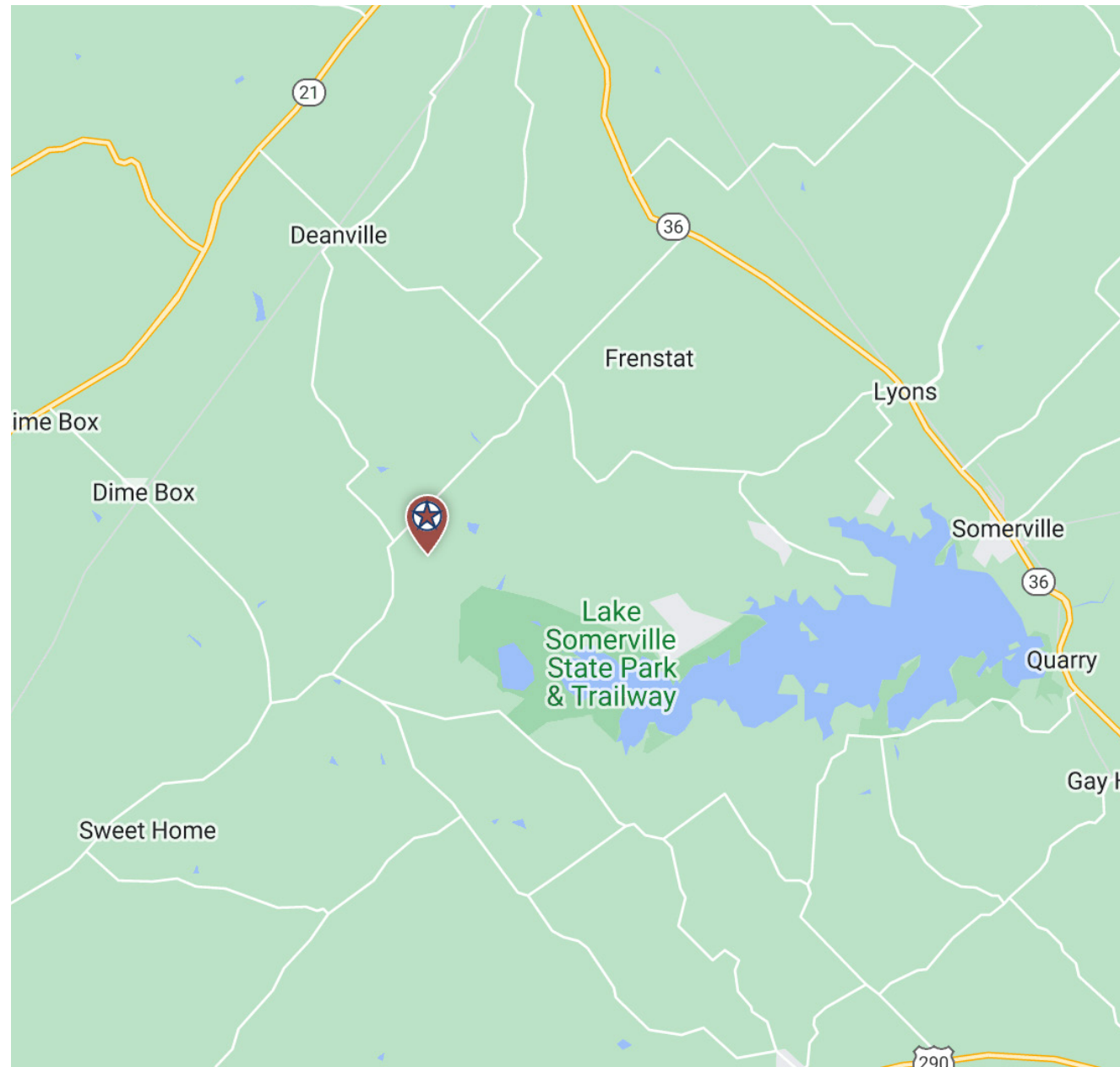
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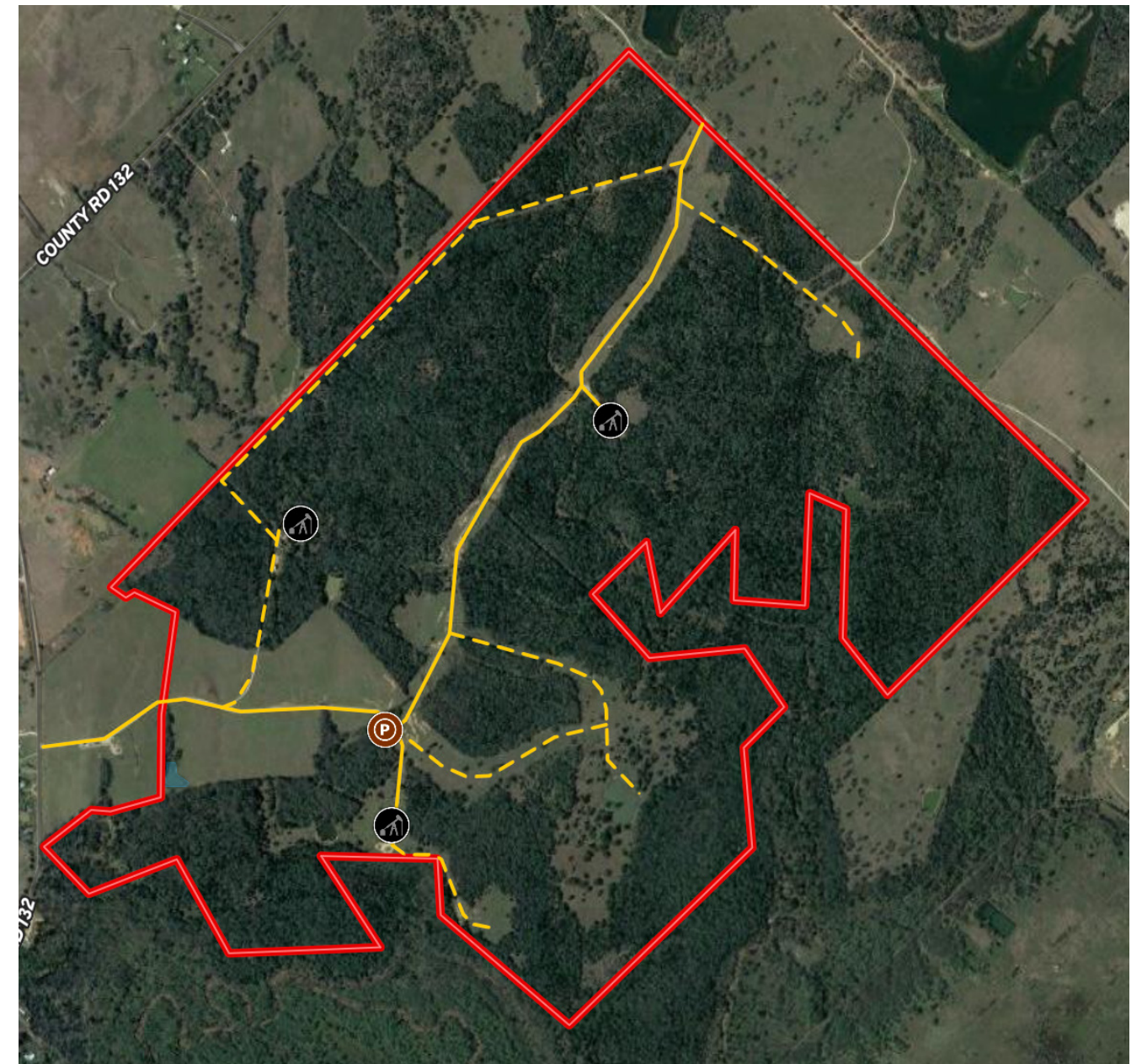
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# LOCATION

The ranch is located 11 miles west of Somerville, Texas. It is accessed off of County Road 132. The ranch is 99 miles from downtown Houston and only 72 miles from Austin.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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Blackburn Ranch is primarily a heavily wooded tract of land with some open grasslands with large trees left in most of the grasslands. The mixture of tree species is incredible, dominated by various majestic oaks, pecans, elms and hackberries. The ranch is old growth forest that has remained untouched, creating a fantastic habitat for wildlife.

The pastures on the ranch are a mix of improved and native grasses, with soils primarily sandy loams throughout the property.

Multiple creek drainages run through the property and the land is rolling with lots of elevation changes, hilltops, and views found around the ranch. Elevation changes on the ranch are over 70'.

## WILDLIFE

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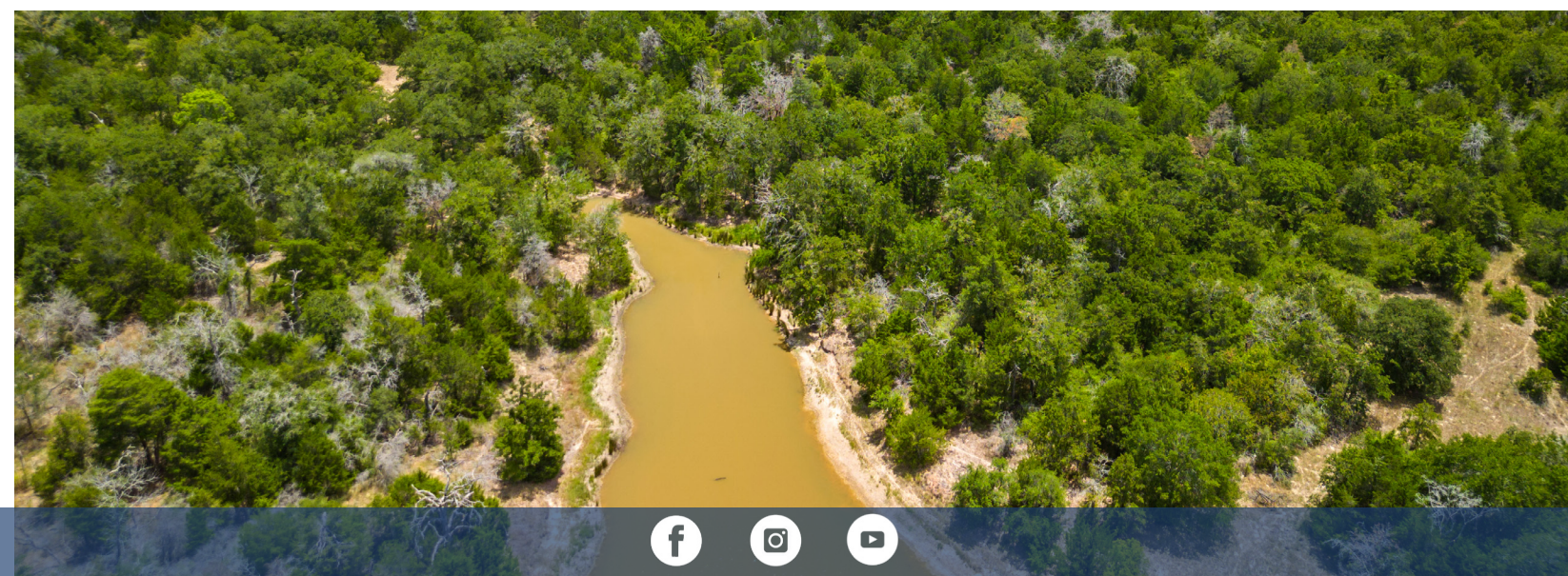
The Blackburn Ranch is a wildlife haven that has had almost no hunting pressure over the past 30 years. The thick mature woods, with plenty of creek drainages and ponds, ensure plenty of access to water throughout the ranch. White-tailed deer are abundant on the ranch and with thousands of acres of the Somerville Recreational Area next door, the hunting will be fantastic on this ranch.

Besides deer, there are plenty of hogs, doves and various predators. Further development of larger lakes would be possible with the drainages and would make fantastic duck hunting with Lake Somerville so close to the property.

## ELECTRICITY

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Electric service is located on the ranch near the entrance.



# IMPROVEMENTS

There is a good gravel road system that goes through the property making it easy to get around the property. The perimeter fence is in excellent condition.

# MINERALS

This is a surface estate sale and there are three existing older oil wells on the property. Most of the production has been falling for years.

# AGRICULTURE

The ranch is currently under 1D1 ag and running cattle. There is one cattle pen complex on the ranch.

# WATER

There are six ponds on the property which hold water year-round. Multiple creeks run through the property and normally hold a good amount of water as well. The layout of the land would allow for future development of larger lakes should a landowner choose to do so.

There are two water wells in use on the property and groundwater here is strong. The Yegua Formation is relatively shallow (300' - 400' deep) on the ranch and consistently produces wells with over 50 gpm in the area. Should one wish to put in a large irrigation well, the Carrizo Formation is around 3,800' deep. The Brazos River Authority is the water district for the ranch.



## 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](http://www.trec.texas.gov)

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