

REPUBLIC RANCHES LLC

Our Legacy is in the Land



RD-K RANCH

2,335± Acres | \$5,900,000 | Webb County, Encinal, TX

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DESCRIPTION

The RD-K Ranch is a classic South Texas hunting property ready for new owners to step in and start hunting. This high-fenced ranch features great access, blinds and feeders, a quality camp with good quarters, storage, walk-in cooler, and importantly in this area, a water well in addition to three good tanks well dispersed across the ranch. Surrounded by large, well known ranches, this area is widely known for growing huge South Texas bucks.

ASSOCIATE CONTACT

WILLIAM D. SWANSON

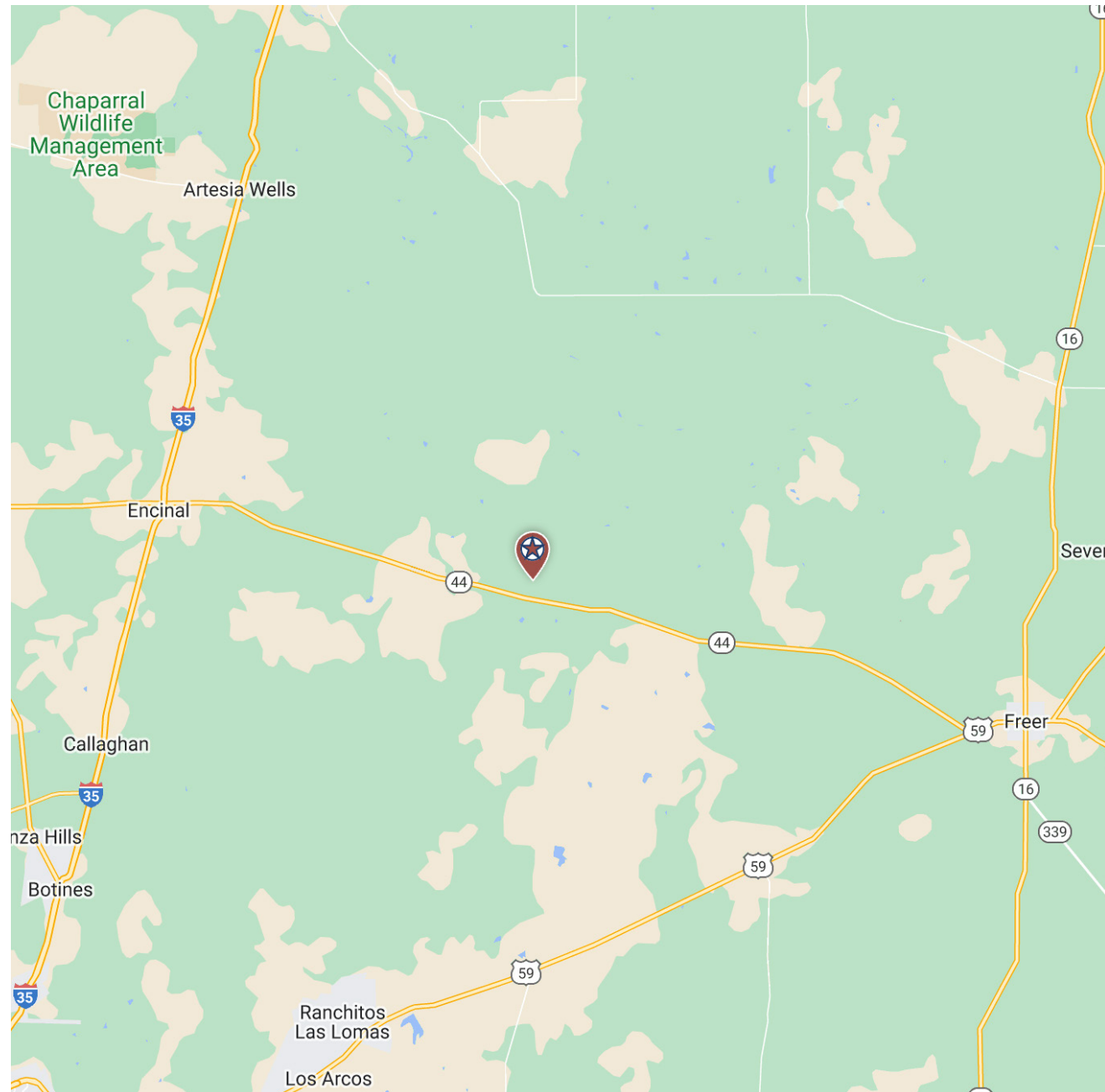
Broker Associate

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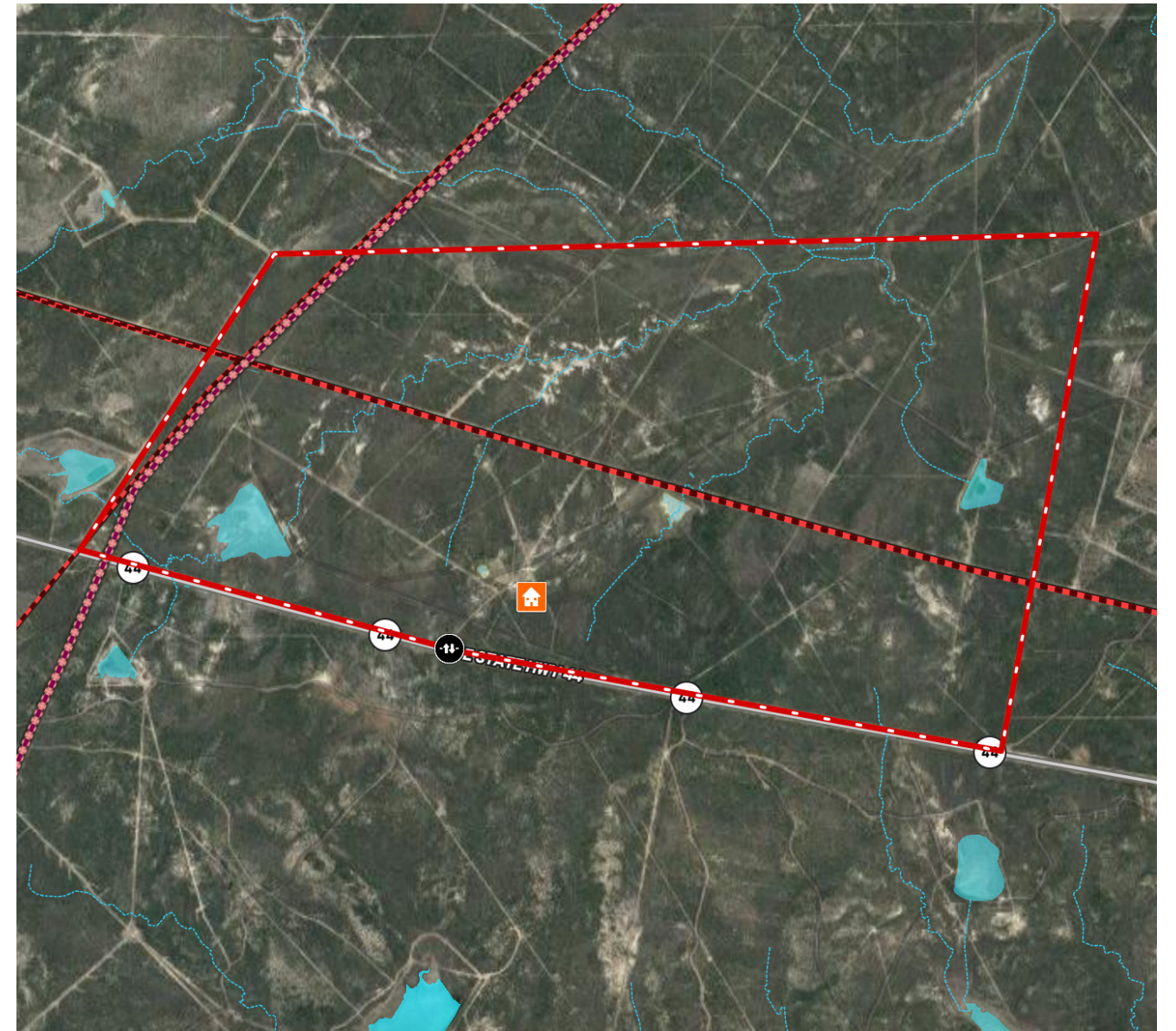
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LOCATION

Situated on the north side of Highway 44 and the Nueces River, the ranch is approximately 20 miles east of Encinal and 26 miles west of Freer in northeastern Webb County. Blacktop access all the way to the gate, and features just under 3 miles of highway frontage.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The northern half of the ranch is flats country interspersed with shallow feeder draws that drain north toward the Nueces River, about 8 miles away as the crow flies. Vegetation in this part of the ranch is predominantly mesquite and pear with scattered blackbrush and other browse. The southern half of the ranch transitions into gently rolling country with approximately 30 of relief, more surface gravel, and a denser, diverse browse with more guayacan, lime prickly ash, brasil, guajillo, granjeno and others. Elevations range from 440 feet down to 360 feet in the flats.

This ranch has not been grazed in many years, and there is a good groundcover of diverse grasses including bluestems, threeawn, grammas, hooded windmill, buffelgrass, among others.

WILDLIFE

The ranch is under MLD permit, with great hunting for deer, hogs, javelina, dove, and quail.

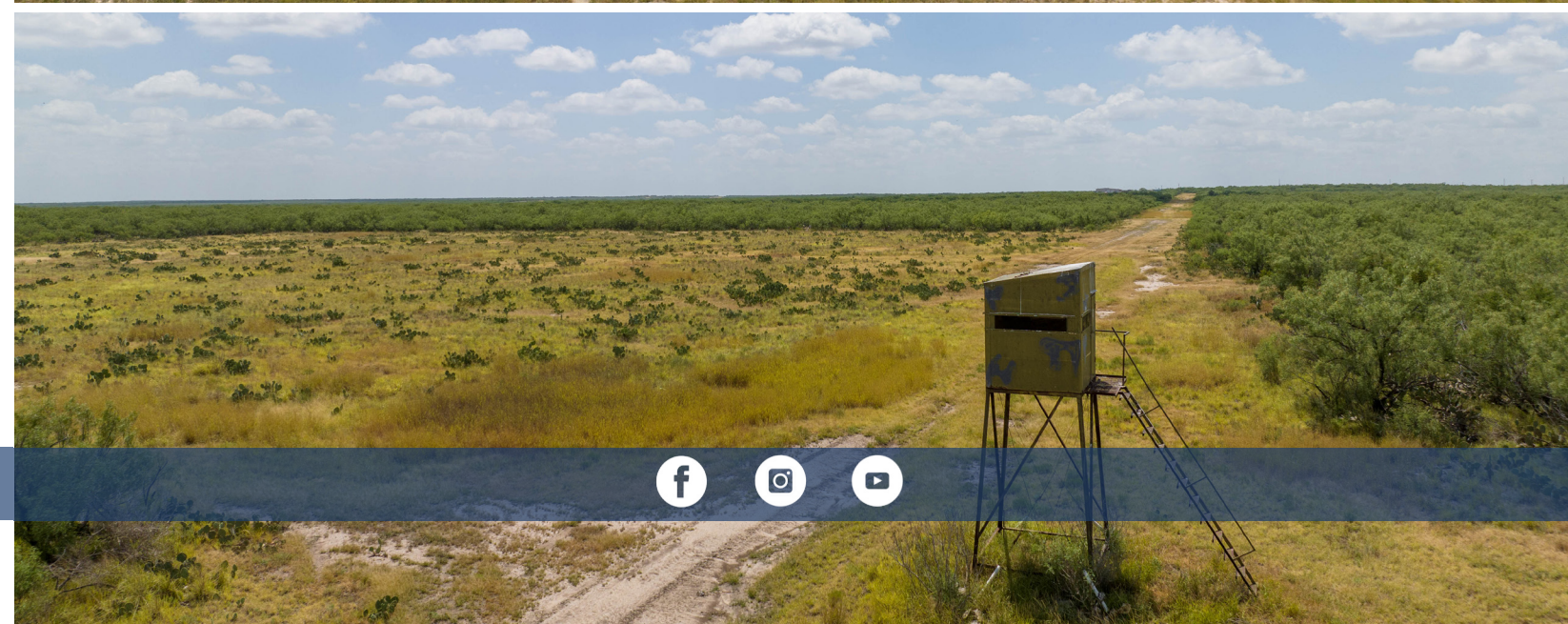


IMPROVEMENTS

The ranch features a 3,472 SF barndo, half residential and half storage area. The residence is built out loft style, with 3 bedrooms and 2 full bathrooms downstairs, and a loft with a full bath upstairs. Furnishings will convey. The storage area is open and accessed by two overhead rollup doors. A separate 720 SF building houses the water storage tank and provides additional storage area. Additional items conveying with the sale: 14 quality blinds in the field, along with accompanying corn and protein feeders, a bulk feed bin and 4.5-ton feed buggy, walk-in cooler, and conex storage container will also convey.

WATER

There are three main tanks spread across the ranch, providing good water access for all areas. In addition, there is a plugged back gas well that has been converted to a water well with an electric submersible pump supplying water to the house. This well flows a small amount artesianally when not pumping to the house, creating an additional small water hole for game at the well.



MINERALS

Surface only.

AREA HISTORY

This ranch was once a portion of 30,000 acres owned by the Traylor & Nunley Cattle Company. When those partners divided that ranch, this tract became a portion of what became the original Dipper Ranch. With the Junco Ranch neighboring on the west, this ranch is in fine company!





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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in 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 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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