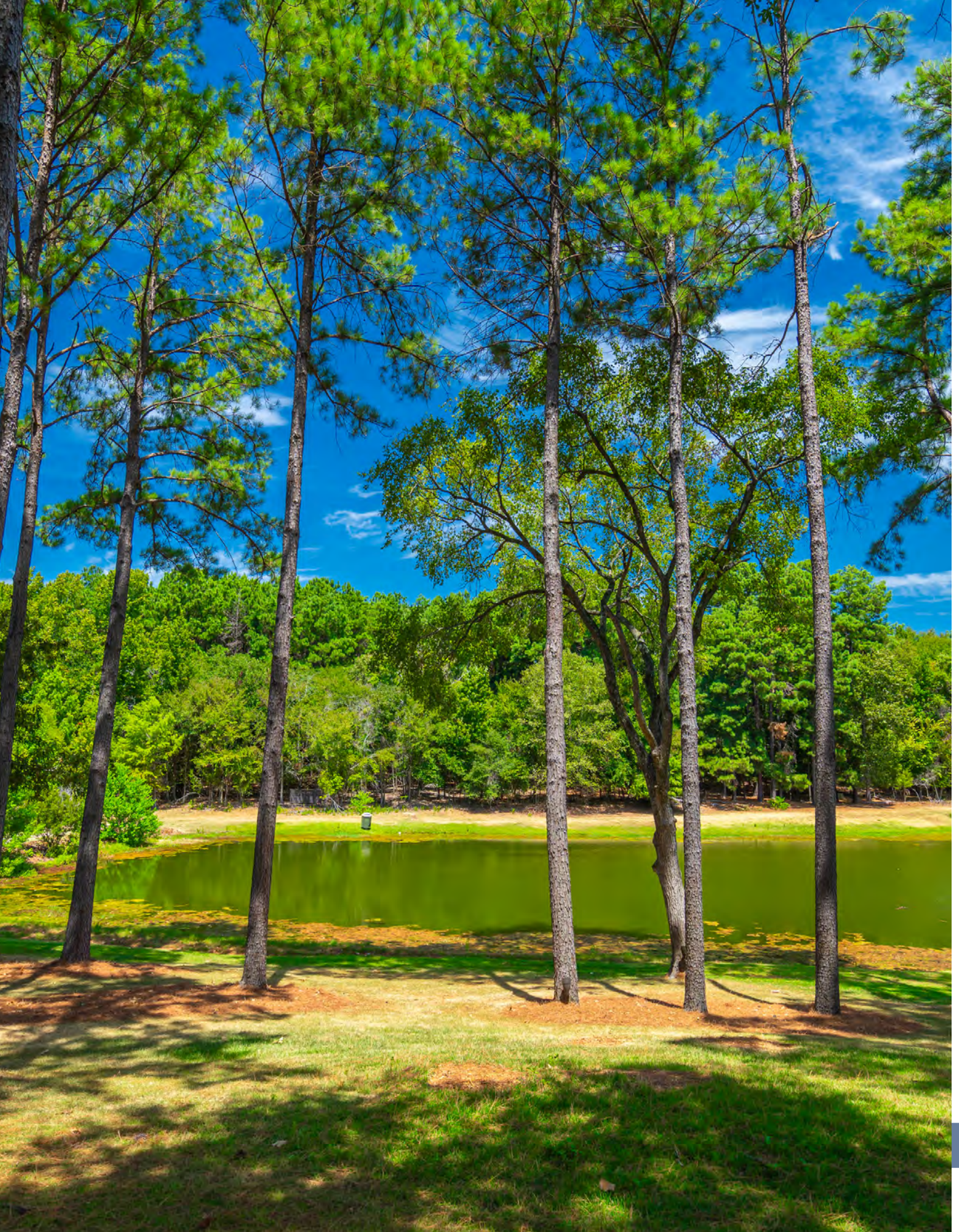
REPUBLIC RANCHES LLC

Our Legacy is in the Land

PIXLEY FARM

54± Acres | $2,750,000 | Henderson County, LaRue, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com



DESCRIPTION

Luxury, serenity, and seclusion.

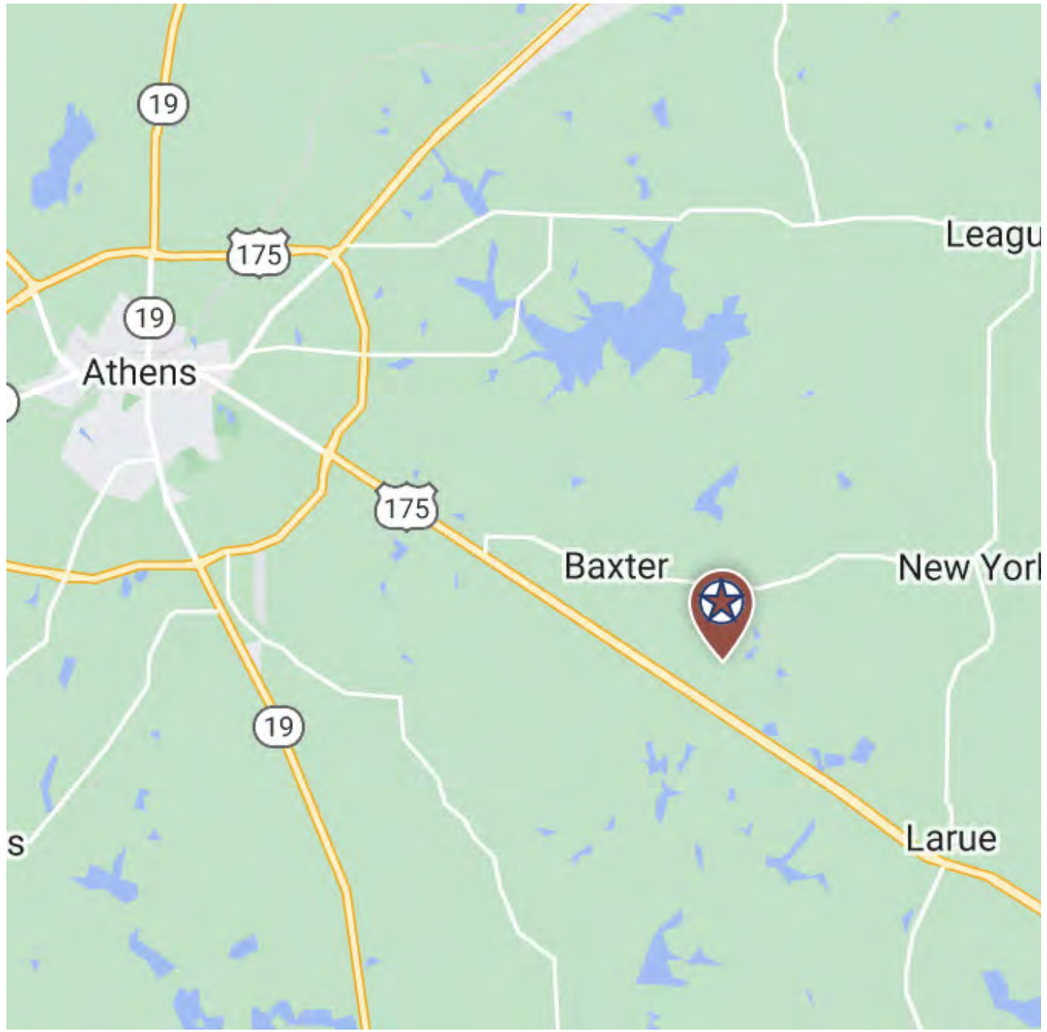
Pixley Farm is a beautiful East Texas property and relaxing country estate complete with a “Southern Living” style custom home overlooking a quiet, private lake. It is in the highly desired area just east of Athens, complete with a high-fenced boundary of an all-wooded property with 50’ of elevation change, exotic animals, and meticulously landscaped grounds. This fine country estate was built and decorated by designer George Cameron Nash, and comes fully turnkey with all decorations and furnishings down to the original artwork, photography, and holiday china. This retreat was built, and remodeled, with the finest amenities and appliances and in a style to function comfortably as a full-time residence rather than just a basic weekend home.

ASSOCIATE CONTACT

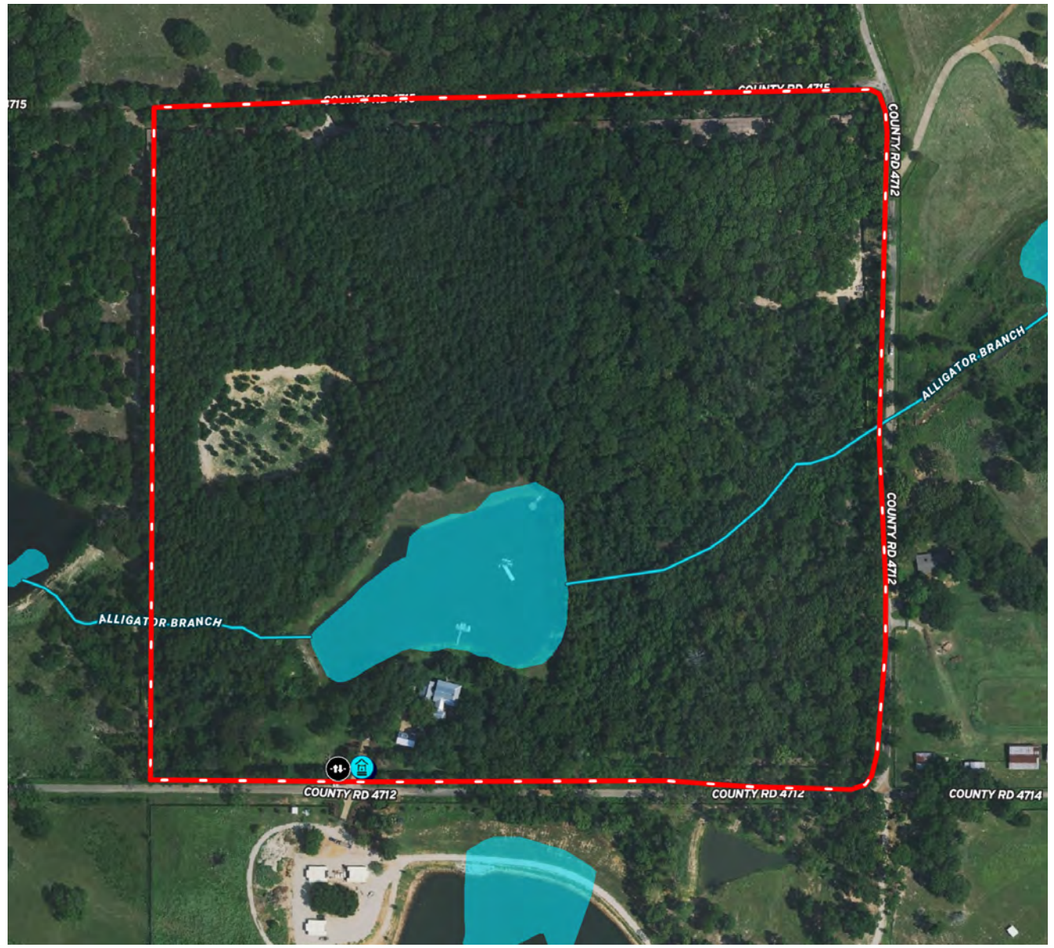
BRYAN PICKENS
Partner/Broker Associate
(214) 552-4417
bryan@republicranches.com

LOCATION

Pixley Farm is located approximately 8 miles east of Athens, north of Hwy 175. The address is 7434 CR 4712, in LaRue.



PROPERTY MAP



WILDLIFE

The high-fenced area sets the stage for the next owner to establish whatever wildlife herd they would like, whether it is for wildlife viewing or hunting. Currently, there are blackbuck and axis deer that roam the wooded acreage. The fishing is good in the lake and the fishery was stocked originally with high-end genetic bass.

WATER

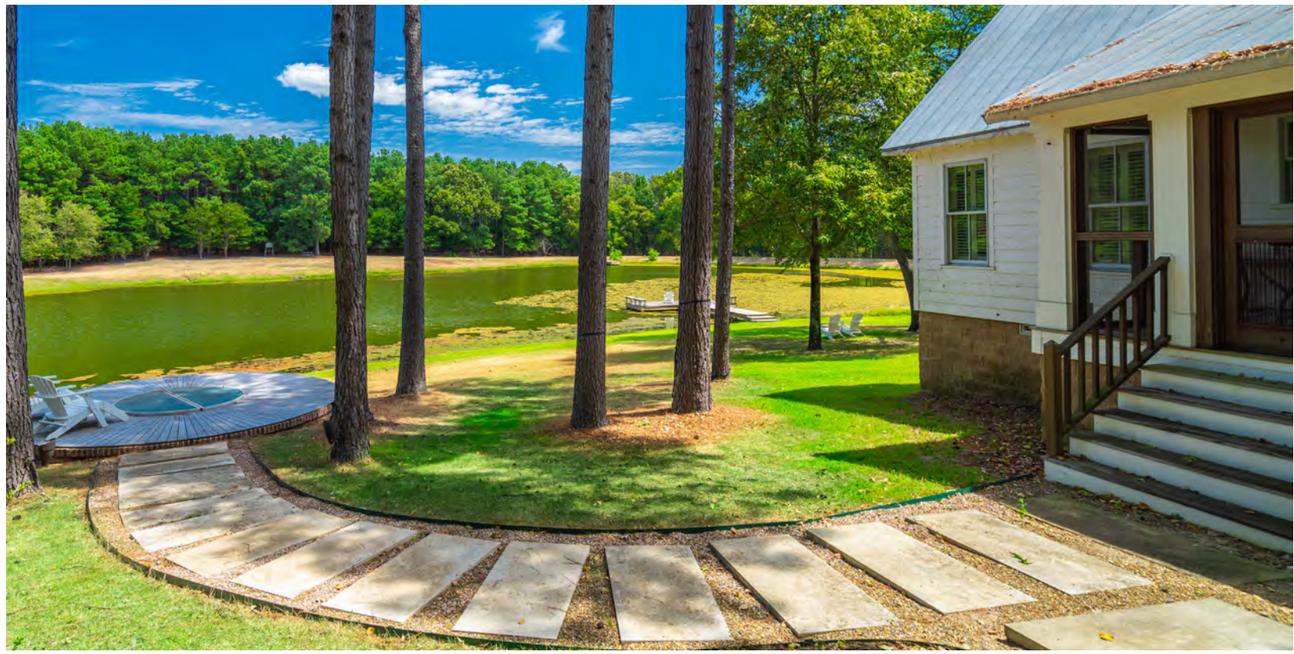
The 4± acre lake was originally built in 1937 to support an old sugar cane and cotton farm. It is fed by natural springs and Alligator Branch Creek. The lake is perfect for boating, kids, recreational water sports and fishing. It was stocked with Florida-strain largemouth bass and bluegill.

The property is serviced by a private, deep water well which also supplements the lake as well as the irrigated landscaping. The well produces from the deep Carrizo formation with great quality water and production volume.

Pixley Farm also has a water meter in place should the owner decide to switch over to use the co-op community water at any time.

MINERALS

Mineral ownership is unknown. There is no oil and gas production.



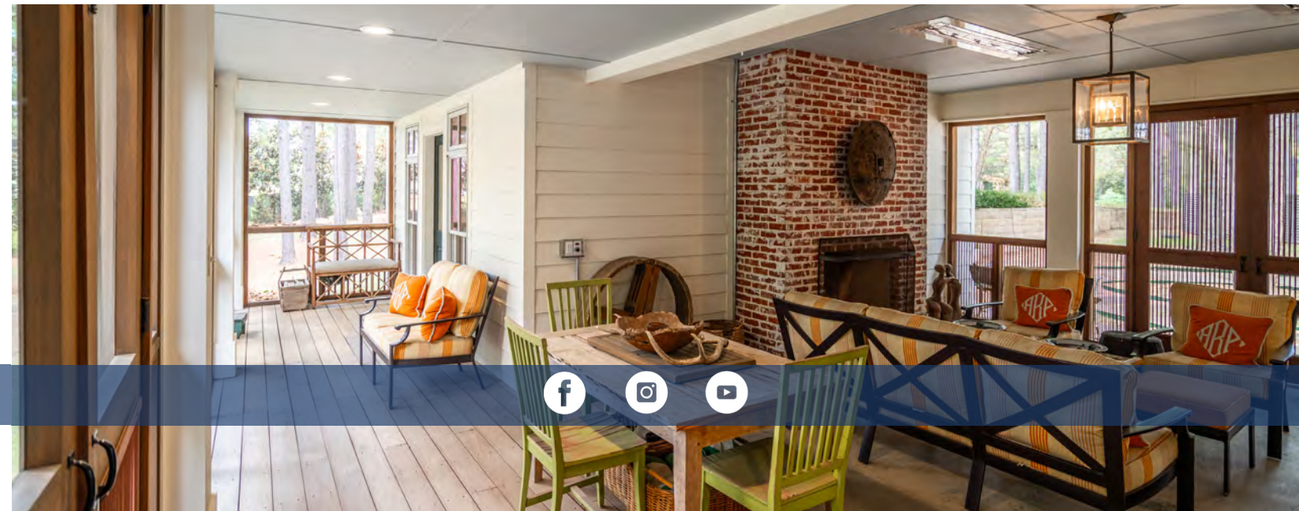
IMPROVEMENTS

The 4,500± s.f. home is stunning and tasteful, with attention to every detail. It has three generous bedrooms (two master bedrooms and via the connecting screened-in porch, an additional guest room and loft) and 4 bathrooms. It is centered around a cedar-beamed great room with an open kitchen and dining area, making excellent use of wide porches and large windows to take in the views. The structure includes a metal roof and the finish out is luxury, complete with modern stainless-steel appliances, light-colored interiors, beautiful teak wood and dark walnut furniture accents, Ann Sacks tile, and Waterworks fixtures.

There is a separate building with full utilities, bath, kitchen, and an upstairs bunkroom with 900 s.f. that sleeps eleven. The first floor is set up as a professional workshop and outfitted with PVC dust collection system.

Other Features:

- Wrap-around, tall porches with IPE decking and custom screening of mahogany and bronzed copper.
- Wolf gas range, two Sub-Zero refrigerators, Lynx infrared grill, and 21 SEER Trane air conditioners.
- Infrared heaters and fans on the porches for year-round enjoyment.
- Backup propane generator large enough to power the whole home.
- 8′ teak hot tub surrounded by custom starburst-patterned IPE deck and brick retaining walls.
- In-ground 25′ trampoline.
- Landscaped and irrigated grounds, with landscape lighting along the roadways andd in the trees lining the entry.
- Keypad entry gate and winding driveway.
- Perimeter high-fencing with buried varmint wire.
- Shooting range including competition Pendleton pistol and rifle targets.



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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:
  - 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
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
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**

IABS 1-0

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