

REPUBLIC RANCHES LLC

Our Legacy is in the Land

HIDDEN LAKE RANCH

151± Acres | \$2,687,800 | Waller County, Waller, TX

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DESCRIPTION

Hidden Lake Ranch: A paradise for bird enthusiasts. Located at 26720 Waller Gladish Road in Waller, Texas, Hidden Lake Ranch is an idyllic property offering rolling terrain and easy access from Highway 290. This charming estate features a stunning 12-acre lake, providing a picturesque backdrop for homes and horses. The ranch is conveniently located just 20 minutes from the Parkway and 290, making it an ideal location for those who desire the country life while still being close to Houston's growing areas in Waller County.

The lake at Hidden Lake Ranch is not only beautiful but also a habitat for various bird species. Osprey, bald eagles, Canadian geese and other birdlife thrive in this area, offering nature enthusiasts the opportunity to observe and appreciate these beautiful creatures. The pond is also thoughtfully stocked, enhancing its appeal to both wildlife and watchers. The surrounding area is home to abundant deer, hogs, and various small wildlife, all of which benefit from the presence of the lake and the lush habitat it creates. Spring Creek runs along the western boundary of the property and has a conservation easement that creates a natural screen and cover for all types of game. This corridor creates a natural habitat for a diverse ecosystem of wildlife that thrive nearby Hidden Lake.

For daily needs, the nearby towns of Hempstead, Waller, and Field Store are only a few minutes away. This means residents of Hidden Lake Ranch can enjoy the tranquility of living on a beautiful road in the country while still having convenient access to essential amenities and services.

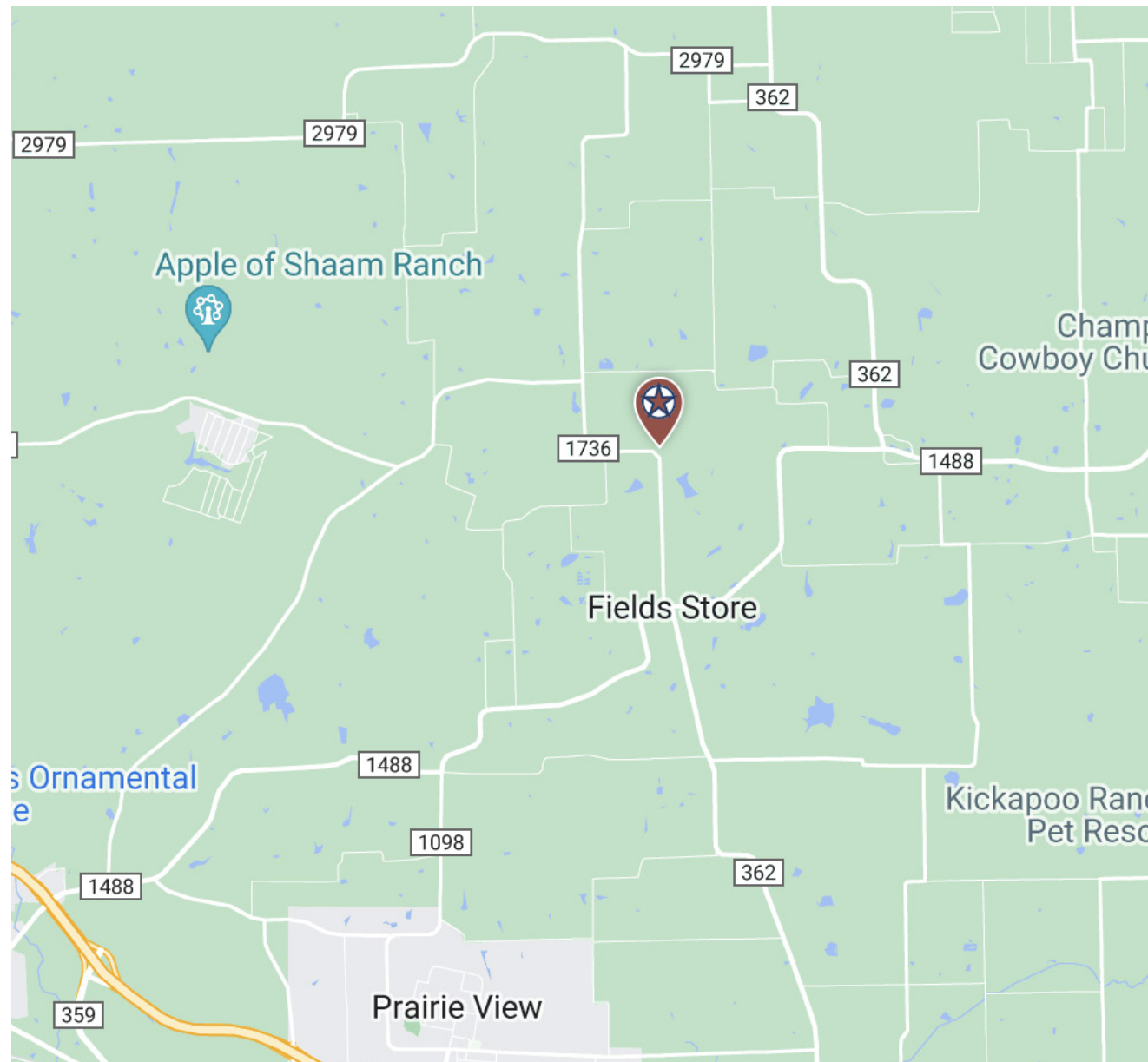
Hidden Lake Ranch boasts one of the largest lakes in the area, providing an enchanting sanctuary for a wide array of wildlife. This amazing body of water serves as a delightful attraction, creating a serene environment for horses and cattle.

ASSOCIATE CONTACT

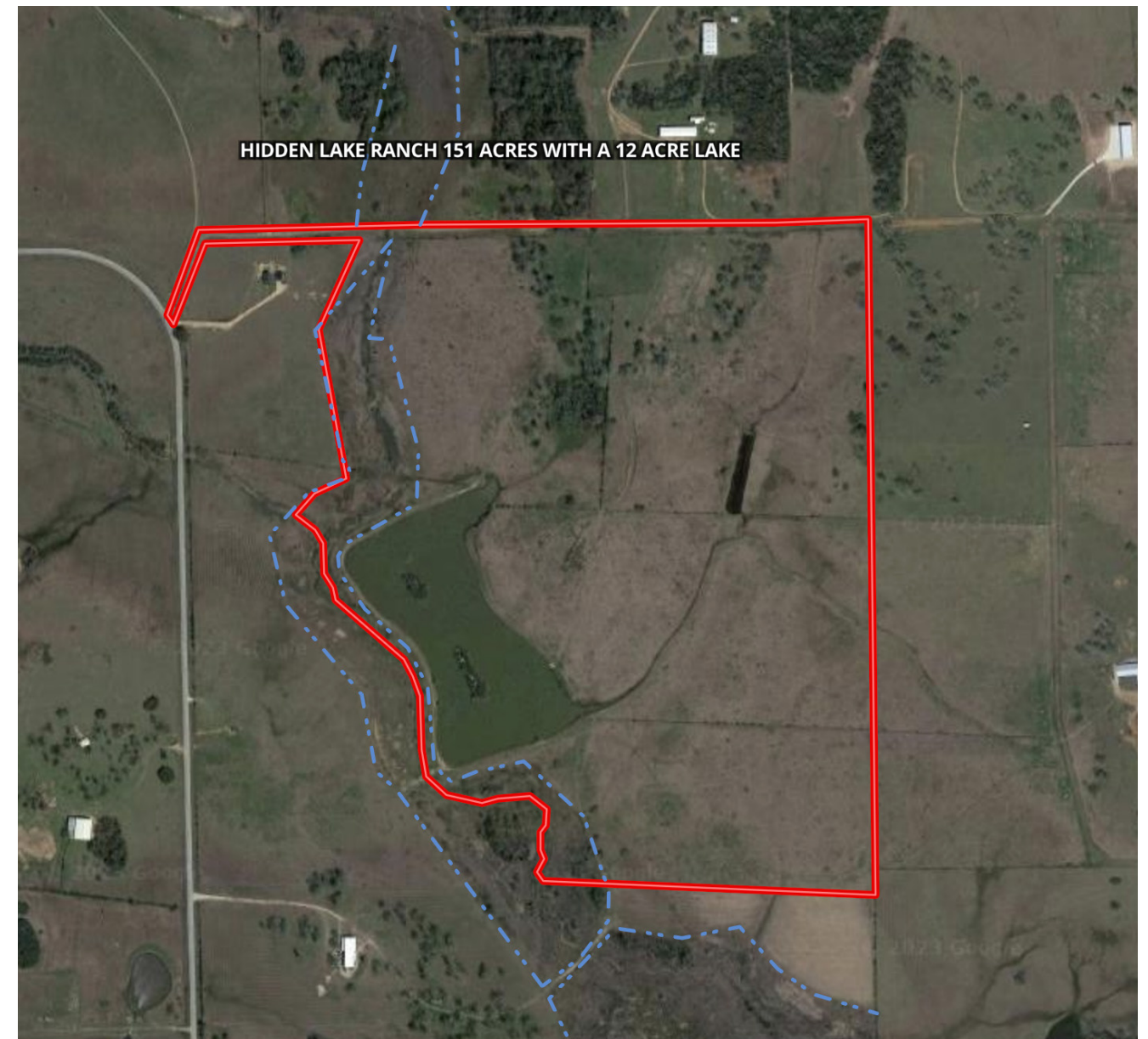
KATE GIBSON
Broker Associate
(713) 304-5257
kate@republicranches.com

LOCATION

Hidden Lake Ranch is located in Waller, Texas.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property is primarily rolling sandy loam which is great for improved pastures and livestock.

WILDLIFE

White-tailed deer, bird and hogs can all be found on the property.

MINERALS

This is a surface sale only.

AGRICULTURE

This is a great property to run cattle and/or horses.



IMPROVEMENTS

There is a large 12-acre lake.





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.

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
Kate Gibson	600686	kate@republicranches.com	(713) 304-5257
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

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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