

REPUBLIC RANCHES^{LL}

Our Legacy is in the Land

MOSSY SLOUGH RANCH

641± Acres | \$2,177,801 | McMullen County, Fowlerton, TX

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DESCRIPTION

Located a short hour and 15 minutes south of San Antonio, TX is the Mossy Slough Ranch. The ranch includes ample old-growth South Texas habitat conducive to growing large white-tailed deer. Mossy Slough, a tributary of the Frio River, is the southern border and provides exceptional riparian habitat and diversity.

ASSOCIATE CONTACT

CHARLES DAVIDSON

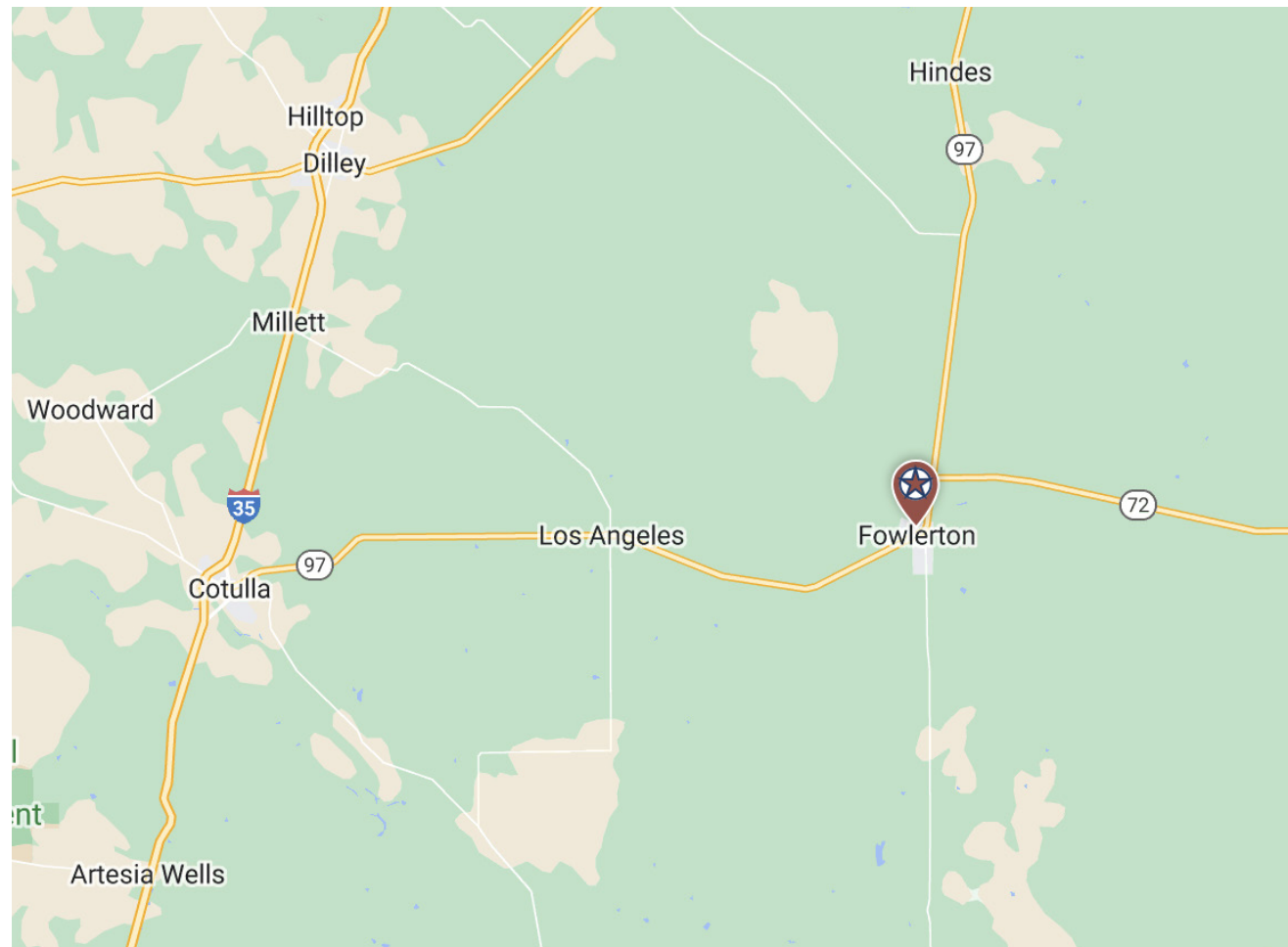
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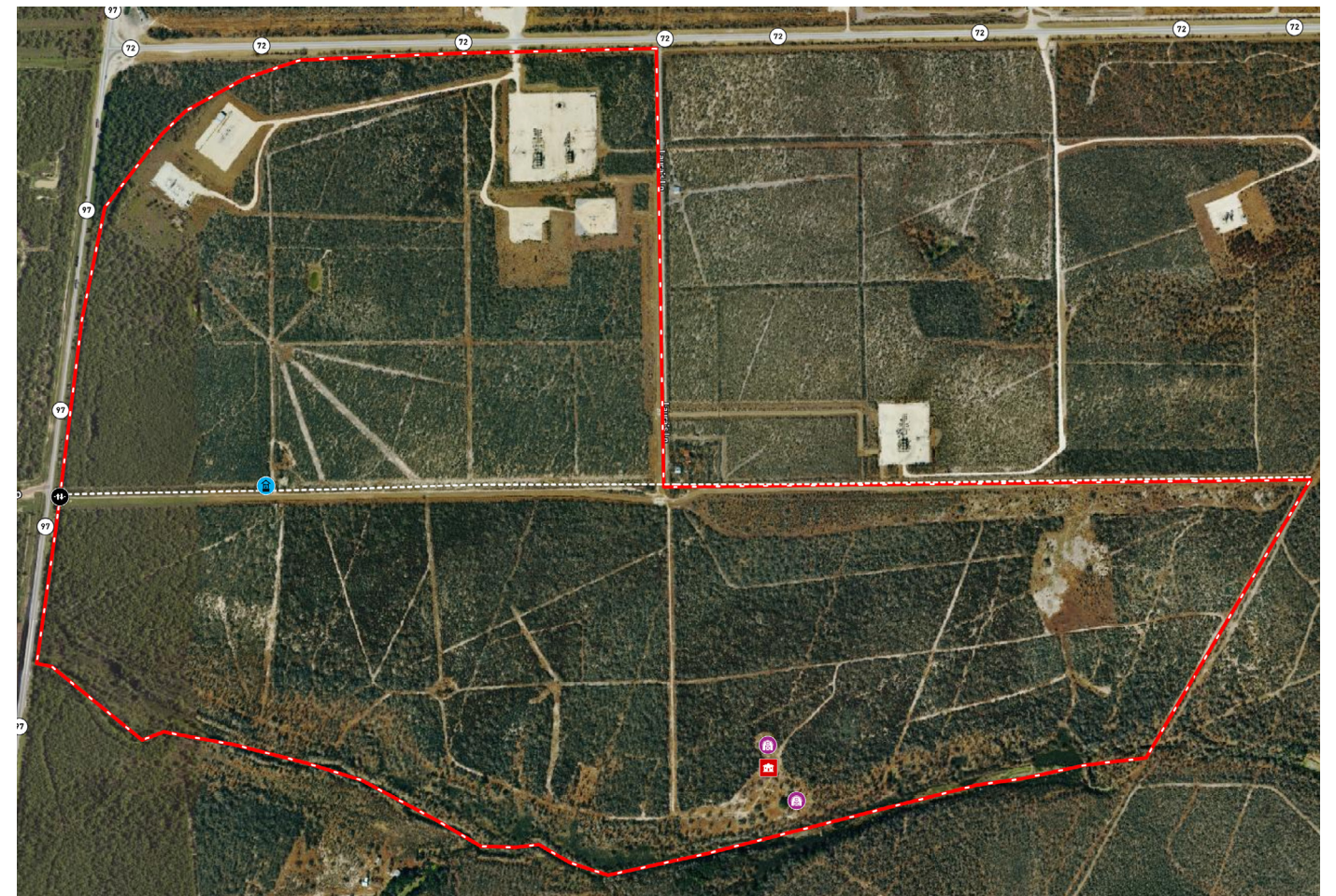
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LOCATION

The ranch is conveniently located approximately 1 hour and 15 minutes south of San Antonio, TX and a couple miles north of Fowleron, TX on the SE corner of Hwy. 97 and Hwy. 72.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has a gentle topographic relief of 30 feet sloping from the northern portion of the ranch to the southern portion of Mossy Slough. The tree cover in the southern portion of the ranch is predominantly cedar elms, hackberries, bull mesquites, a few live oaks, ashes plus diverse native South Texas riparian underbrush.

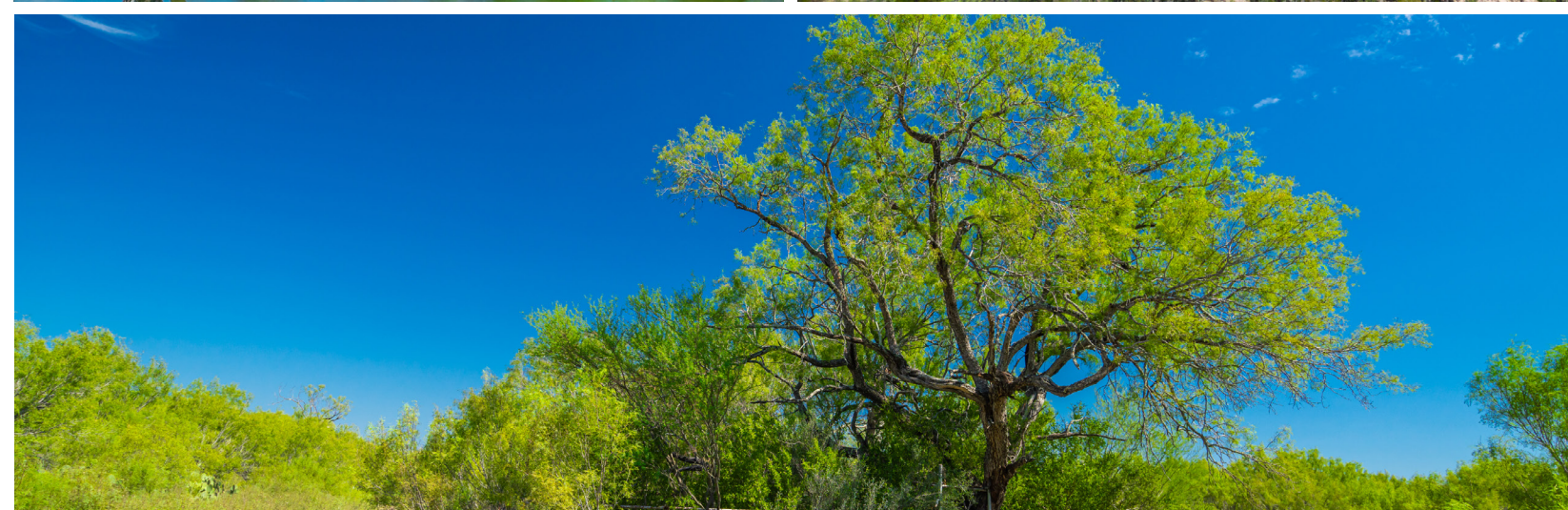
To the north the terrain begins to level out and provide more excellent habitat for the native wildlife. During years with average to high rainfall, portions of the ranch naturally collect water and act as watering holes for wildlife and livestock alike. Having old-growth "Bull" mesquites, a few live oaks, guayacon, lime prickly ash, guajillo, Texas Ebony, Texas Persimmon and granjeno, the land thrives with the high protein flora to naturally grow and sustain healthy populations of trophy whitetail and other wildlife.

WILDLIFE

The ranch is conveniently located in the northern area of big deer country. In addition to white-tailed deer, native species such as Rio Grande Turkey, quail, dove, feral hogs and other species can be found on the ranch.

MINERALS

This is a surface sale only. There is some production on the northernmost portion of the property.



IMPROVEMENTS

The ranch has a doublewide, a nice 60'x40' barn with an enclosed area for dry storage and another small outbuilding.

WATER

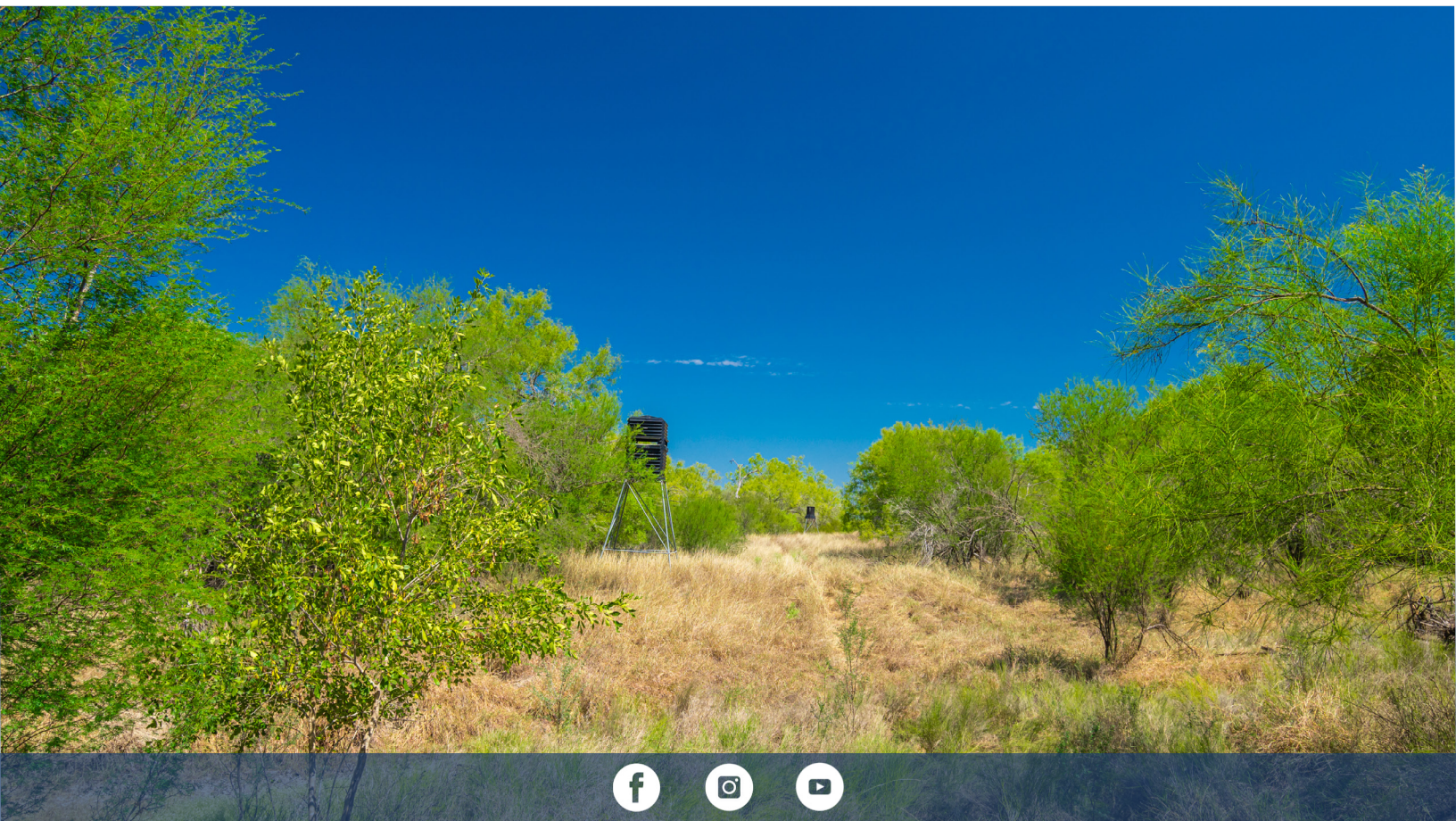
In the southeastern portion of the ranch is a very large concrete dam historically used to impound water for irrigation purposes. During years with average rainfall, portions of Mossy Slough are known to hold water for longer periods.

During years with average to high rainfall, other portions on the northern end of the ranch naturally collect water and act as watering holes for wildlife and livestock alike. The ranch is currently equipped with a water well for livestock, wildlife and domestic purposes. In addition to the water well the improvements have rainwater catchment systems in place for additional water needs.

ELECTRICITY

Electric service is available in several areas of the property.





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:
 - 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

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