

REPUBLIC RANCHES LLC

Our Legacy is in the Land

STRINGFELLOW RANCH

2,627± Acres | \$3,612,606 | Edwards County, Rocksprings, TX

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DESCRIPTION

The Stringfellow Ranch is an ideal hunting property located in the western Hill County. With grand views, large oak trees, piñon pine, and high density game this property is sure to grab the outdoor enthusiast attention. The main creek system, known as the headwaters of Bolden Draw, traverses the property from north to south creating ample cover and forage for the wildlife and picturesque views of mature live oaks.

ASSOCIATE CONTACT

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TOPOGRAPHY, RANGELAND & HABITAT

The topographic relief throughout the ranch provides a stratification of habitat diversity. This relief of approximately 300' creates a great mixture of oak filled bottoms, extensive ridges, draws and tributaries creating a variety of habitat for wildlife. The cover on the ranch consists of live oak, mesquite, cedar, mountain laurel and hackberry trees along with native under brush and grasses of the area. There are areas in the bottoms that have been cleared over the years as well as several scenic overlooks up in the higher elevations. Piñon pine trees can be found throughout the property in higher elevations

WILDLIFE

The ranch is home to thriving populations of white tailed deer, turkey, axis, aoudad, dove, and feral hog plus other free ranging exotics. Bolden Draw and tributaries of the draw system provide diverse riparian habitat benefitting the wildlife. These benefits include ideal forage, thermal cover and a wildlife travel corridor.

WATER

There are 2 operational water wells that supply water resources throughout the property. Both operational wells have electricity to them with submersible pumps. In addition, there are 6 other water wells located throughout the property.

ELECTRICITY

Multiple electric service lines are spread ideally throughout the ranch and provide an opportunity to above average ranch infrastructure if desired.



IMPROVEMENTS

Sitting on top of a large hillside is the main ranch house. With over 200' of relief used to look upon the never ending views, this brick single story 3 bed 3 bath home has the location and potential bones for a charming ranch home. The home is in need of remodeling. Nestled in an oak filled bottom at the base of the headquarter hill is a bunk house, working pens, barn and storage shed.

The perimeter is completely high fenced.

All blinds and feeders will be conveyed. Feeders include multiple large free choice protein feeders and timed spin cast corn feeders at every blind location.

MINERALS

Surface sale only. There is one abandoned oil well in the far north west corner of the ranch.

One of the listing associates is affiliated with the seller.





Information About Brokerage Services
Texas law requires all real estate licensees 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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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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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 Date

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