

REPUBLIC RANCHES ^{LL}

Our Legacy is in the Land

ZODIAC RANCH

1,430± Acres | Contact for Price | San Saba County, San Saba, TX

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





DESCRIPTION

Don't miss this rare opportunity to own a multigenerational ranch along the San Saba River. Very seldom does a ranch of this size come available in the San Saba area much less so on the river. This picturesque 1,430± acre ranch features stunning views, valleys, bluffs, seasonal creeks, ponds and meadows along with over half a mile of river. The ranch has been in the same family for generations and is being offered for the first time.

ASSOCIATE CONTACT

SAM SHACKELFORD

Sales Associate

(512) 801-8139

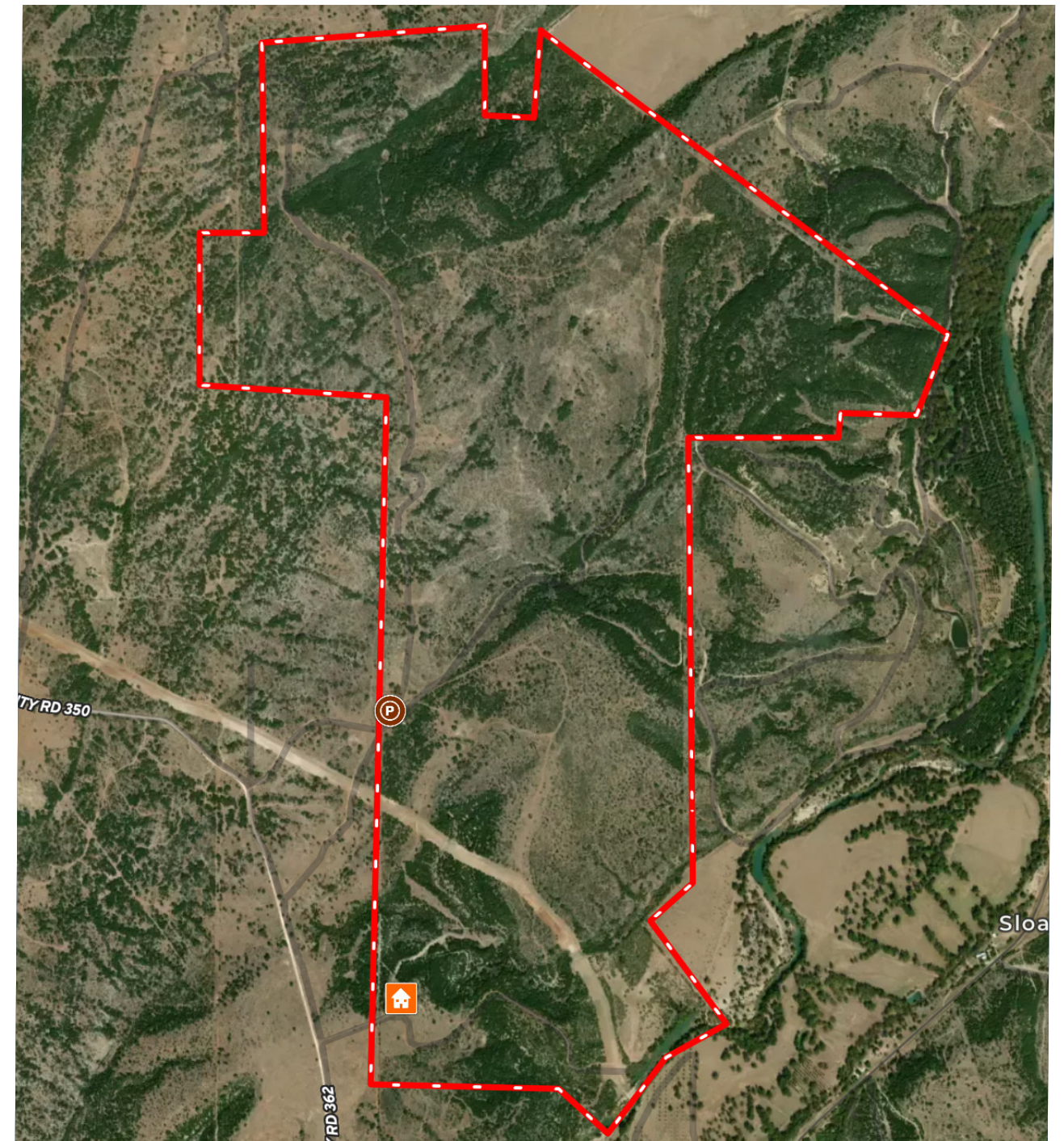
shack@republicranches.com

LOCATION

The ranch is located in San Saba County approximately 16 miles west of the town of San Saba. Other points of interest include Austin - 121 miles, San Antonio - 157 miles, Dallas - 200 miles and Fredericksburg - 87 miles. Fredericksburg is known for its wineries, shopping and dining.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The Zodiac Ranch is located in the heart of the Texas Hill Country. Unique to this ranch are dramatic views and bluffs that have been carved out over centuries by the river. Many areas of the ranch have more than 100 feet of elevation change. The topography of the ranch gives the feeling of the ranch being twice its size.

Along the river bottom and the bluffs you will find arrowheads and ancient artifacts remaining from the Comanches and Lipan Apaches that inhabited the area in the 18th and 19th centuries. Among the ranch, the valleys and the meadows, you will see an abundance of live oaks, post oaks, juniper, pecan and mesquite trees. In the spring the ranch is covered in a blanket of wildflowers, predominately bluebonnets, sunflowers and indian paintbrushes dominate the landscape.

WILDLIFE

This ranch is a hunter's dream. The wildlife includes white-tailed deer, hogs, turkey, dove, quail, bobcat and all other predators. This low-fenced ranch has been managed for generations and has not been overhunted.



IMPROVEMENTS

The improvements on this ranch include the original “historical” rock house. This house would be ideal for a future guest house. The 3 bedroom, 2 bath house sits high overlooking the ranch. There is an additional, attached bunk room with an observation deck above the house and fiber optic, high-speed internet is already set up. Other improvements include an open-air barn and pavilion and a set of working cattle pens. There are water troughs, deer stands and feeders throughout the ranch.

WATER

There is approximately 2,640 feet of crystal clear San Saba River frontage. The ranch has several windmills for livestock water. There is one domestic water well with an electric pump that serves the house.

MINERALS

The owner will convey half of all owned minerals.





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
Sam Shackelford	637359	shack@republicranches.com	(512) 801-8139
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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