

# REPUBLIC RANCHES<sub>LL</sub>

*Our Legacy is in the Land*



## ANCHOR LAND & CATTLE

4,553± Acres | \$4,999,000 | Brewster County, Alpine, TX

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## DESCRIPTION

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Just outside of Alpine, Texas, the Anchor Land & Cattle Ranch, historically part of the Kokernot family holdings, is a spectacular example of rolling desert grasslands suitable for grazing and wildlife management. The vistas from the home's porch are spectacular with commanding views of the area mountain ranges, including the Glass and Del Norte Mountains to the east and south. Arguably one of the best locations for a sunrise cup of coffee to be found! To the north and Northwest are views of Henderson Mesa, the Barilla Mountains and the Davis Mountains, beyond the landmark view of Mitre Peak.

## ASSOCIATE CONTACT

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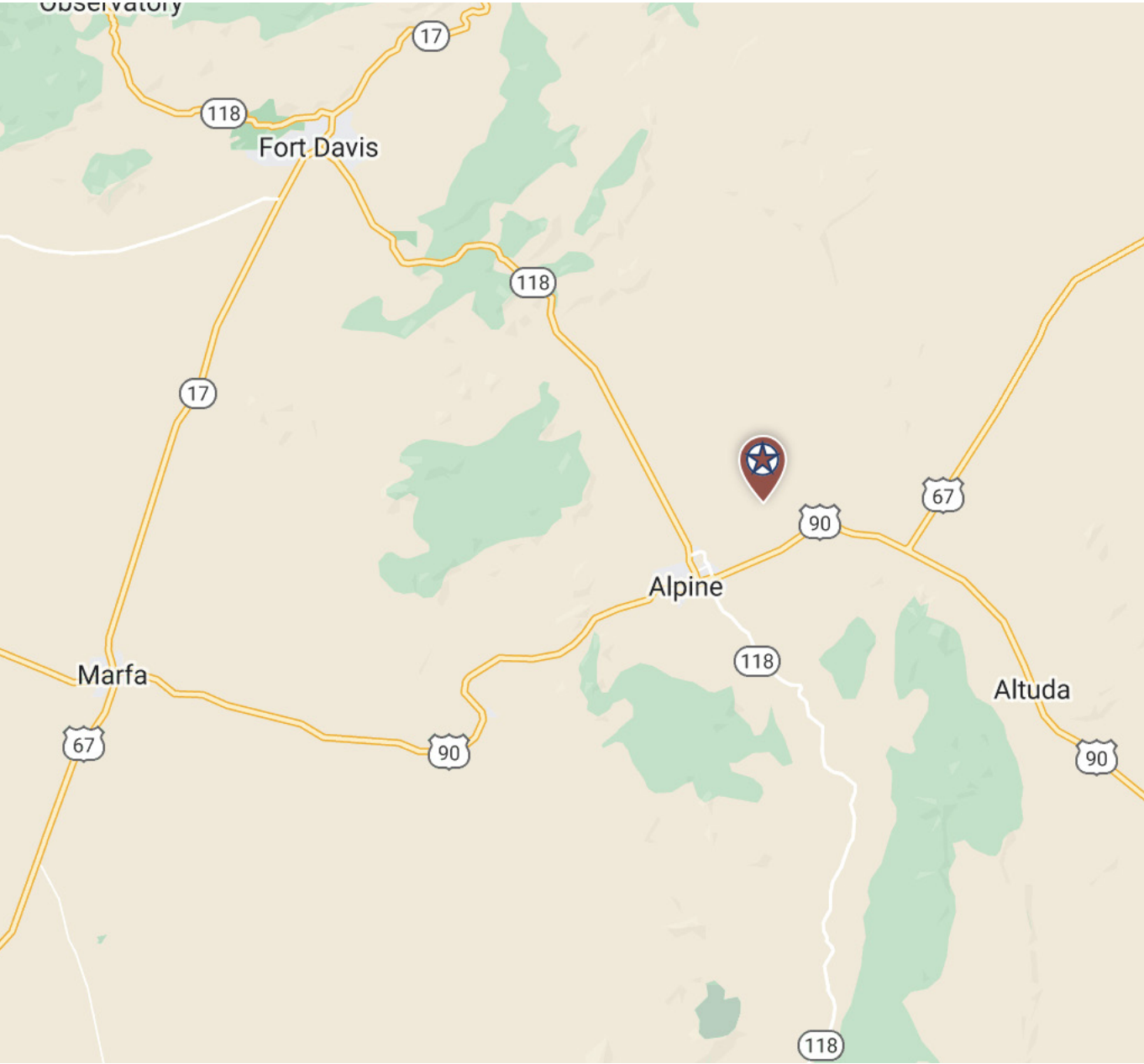
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# LOCATION

The Anchor Land & Cattle Ranch is located a short 3.8 miles east of the center of Alpine, Texas along the north side of Hwy. 90. In addition to the access and frontage along Hwy. 90 (3,841 feet of frontage), there is also frontage on Country Club Estates Dr. On the west (785 feet of frontage) and access via Kimball Lane on the north. Kimball Lane traverses the northern end of ranch for about a mile.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

The ranch is predominantly level and rolling grasslands accented by multiple hills and several drainages. The ranch’s elevations range from about 4200’ to 4520’ above sea level with the higher elevations mainly on the western portions of the ranch. Native grasses found on the ranch include various grama grasses, tobosa and Arizona Cottontop. Brush and tree species include mesquite, catclaw, acacias, hackberry, and succulents.

## WILDLIFE

The ranch is home to a small herd of pronghorn antelope and mule deer use the ranch as part of their range. The ranch typically harvests 1-2 mule deer bucks per year and historically has taken 1-2 Pronghorn annually but no antelope have been taken in last 3 years due to drought related population concerns. In addition, the ranch has javelina, dove, blue quail, migratory waterfowl and predators (plus feral hogs and occasionally aoudad); all providing additional hunting opportunities.

## WATER

Portions of Alpine Creek, Moss Creek and some of their tributaries traverse the ranch. While most are seasonal, one of those stretches is a live water creek that benefits from treated and tested water leaving the City of Alpine water treatment facility located on the neighbor to the west. The water entering the ranch averages about 200,000 gallons per day, more during periods of rainfall and less if the city is using the water for other purposes (e.g. watering golf course). The live water creek courses through the ranch for about 3.5 miles providing a valuable water resource for livestock, wildlife and birdlife. There are four water wells on the ranch at present; two of which are equipped with submersibles and operational. The other two are ready to be equipped and tied into the system. Of the two operating wells, one services the residence area and the second services the livestock watering distribution and delivery system. The ranch also benefits from shared water from the neighbor (ask broker for further details).





# IMPROVEMENTS

The ranch is improved with an approximate 3,400 SF (including porches) two-story barndominium with about 1/3 garage/shop/barn and 2/3 being a two-story residence with a bunkroom/office, etc. downstairs and a 2 bedroom/2 bath with kitchen and dining/living area upstairs. Both downstairs and upstairs have nice easterly-facing porches.

Ranching improvements include perimeter fencing (much of it new), one cross fence separating a 600+/- acre pasture on north end from main pasture, working pens, horse pens, a well-distributed water system with a dozen or more troughs, and ranch roads. Note, inholdings (see below) and a neighbor are not fenced out at this time.

There is a 1,000-yard shooting range.

There is a nice entrance off Hwy 90 and the main entry road is paved for about 1.4 miles through the development piece described below.

# ELECTRICITY

Electricity is available in several areas on the ranch.

# DEVELOPMENT POTENTIAL

The previous owner laid out and platted some 552 acres out of the southernmost portion of the ranch and fronting along a portion of the Hwy 90 frontage (aka Kokernot Ranch Estates). The development plan included 20 tracts ranging in size from 16.04 acres to 49.23 acres with most being about 20 acres. They are situated on the east and west sides of the paved entry road mentioned above. The previous owner also buried electrical power and telephone lines to service the various tracts.

Of the twenty tracts, four of the tracts (tracts #20, #17, #14 and #16) are owned by others. All of those conveyed tracts are on the west side of the road. Those four tracts have legal access on the improved main road and are effectively or physically inholdings in the case of #20. At this time there are no improvements on any of the 4 tracts nor are they fenced out from the ranch. At least a couple of the tract owners are willing sellers per conversations with manager. There are certain obligations the owner has with respect to owning 16 of the 20 tracts.





# EASEMENTS, ETC.

The ranch has two smaller 69KV electric transmission lines crossing the ranch. One along Highway 90 and another centrally located and crossing east-west. The Energy Transfer Trans Pecos Pipeline (natural gas 42”) crosses the ranch east-west near the northern border.

Kimball Lane also traverses the ranch near the northern border.

There is a 30’ access easement to an unfenced 100-acre neighbor (Reinhardt) from Kimball Lane adjacent to property line. The 100 acres are subject to various restrictions limiting its uses and potentially further development; however, those same restrictions apply to Anchor’s three bordering sections except for grazing and wildlife management at this time (ask broker for details).

A 35± acre portion of the ranch is located north of the railroad right of way that traverses the ranch near the northern border and is currently fenced into a neighbor’s pasture and used by the neighbor.


# MINERALS

Negotiable

# OTHER

Livestock, any rolling stock, equipment, furnishings or other personal property owned by the seller or any other person are not included in the offering but may be separately negotiable.





### 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.

11-2-2015

**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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