

# REPUBLIC RANCHES<sup>LLC</sup>

*Our Legacy is in the Land*

## SHIPP LAKE RANCH

420+ Acres | \$11,995,000 | Bastrop County, Smithville, TX

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)





# DESCRIPTION

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Shipp Lake Ranch is steeped in history, having been owned by the same family since the early 1900s. With improved pastures, Shipp Lake Ranch has been a working cattle ranch for many years, the beautiful 100-acre oxbow lake creates a haven for diverse waterfowl that changes with the seasons as they migrate north and south. This lake spans the length of the 420-acre property, there are incredible water views from every corner. Just 48 miles from downtown Austin, it's an ideal weekend retreat with the potential for future commercial recreational development as Bastrop continues to grow.

There are two small houses on the property and one was renovated in 2018

# ASSOCIATE CONTACT

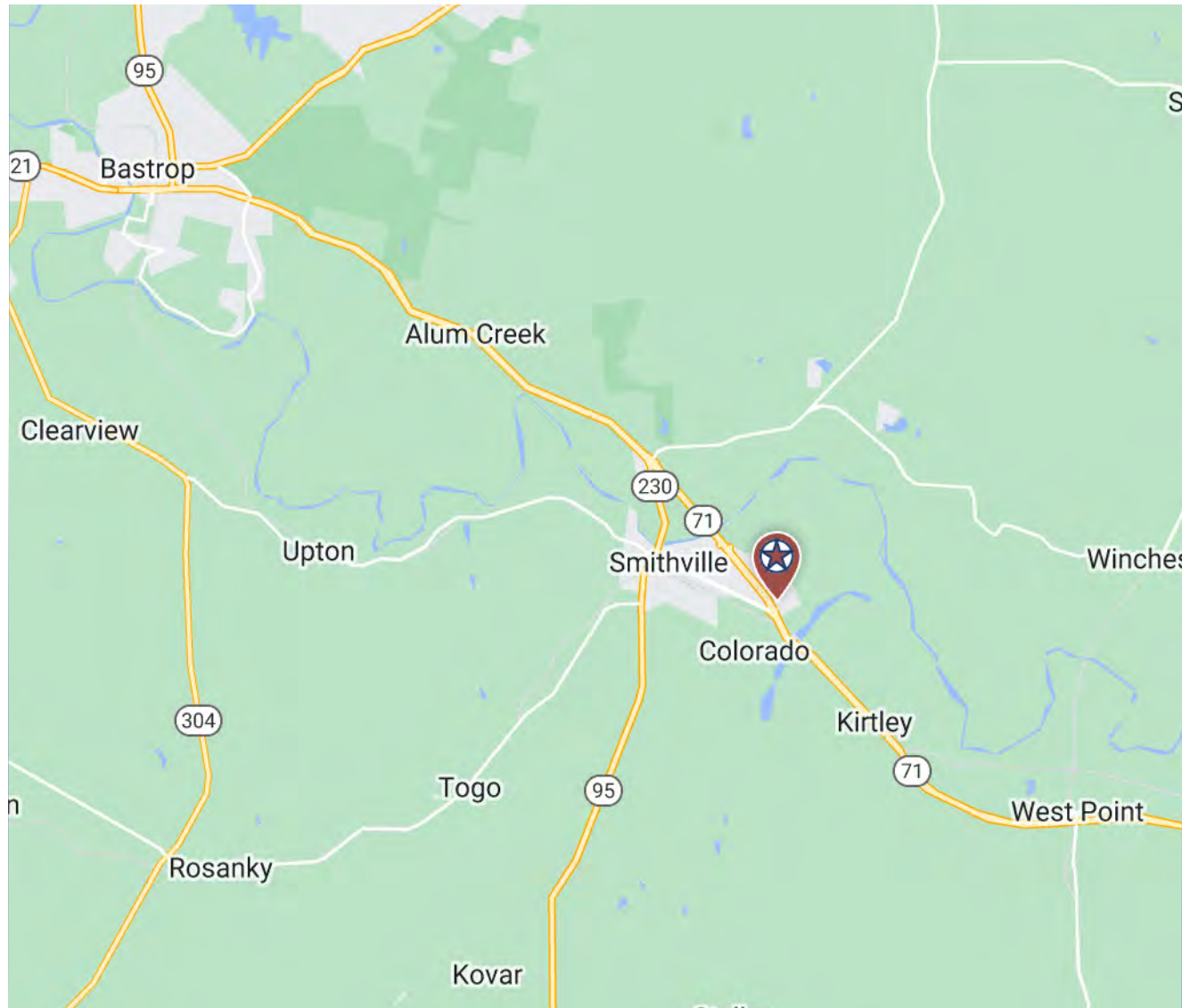
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**KATE GIBSON**  
*Broker Associate*  
(713) 304-5257  
kate@republicranches.com

**TALLON MARTIN**  
*Partner*  
(281) 682-8638  
tallon@republicranches.com

# LOCATION

Just South of Smithville on HWY 71 N.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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Shipp Lake Ranch features rolling improved pastures with mature hardwoods gracing the east side of the 100-acre lake and is complemented by a productive 18-acre hay field beyond the tree line. The west side features a mix of open pasture, scattered live oaks, pecan trees along the shoreline, and mesquite brush.

## WILDLIFE

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Shipp Lake, formerly the Oxbow Lake, stands as a time-honored migratory waterfowl flyway that has enchanted observers for millennia. Twice a year, the skies come alive with exotic waterfowl, showcasing the majestic American White Pelican, Ibis, Roseate Spoonbills, Tri-color herons, Great Blue Herons, and Egrets. The area is a haven for resident raptors, including Red-Tailed, Red-Shouldered, and Cooper's hawks, as well as Osprey and Bald Eagles. The lake has been a cherished fishing ground for the family through the ages, yielding a bountiful catch of largemouth bass, crappie, sunfish, and catfish. there are also plenty of deer and hogs.

## AGRICULTURE

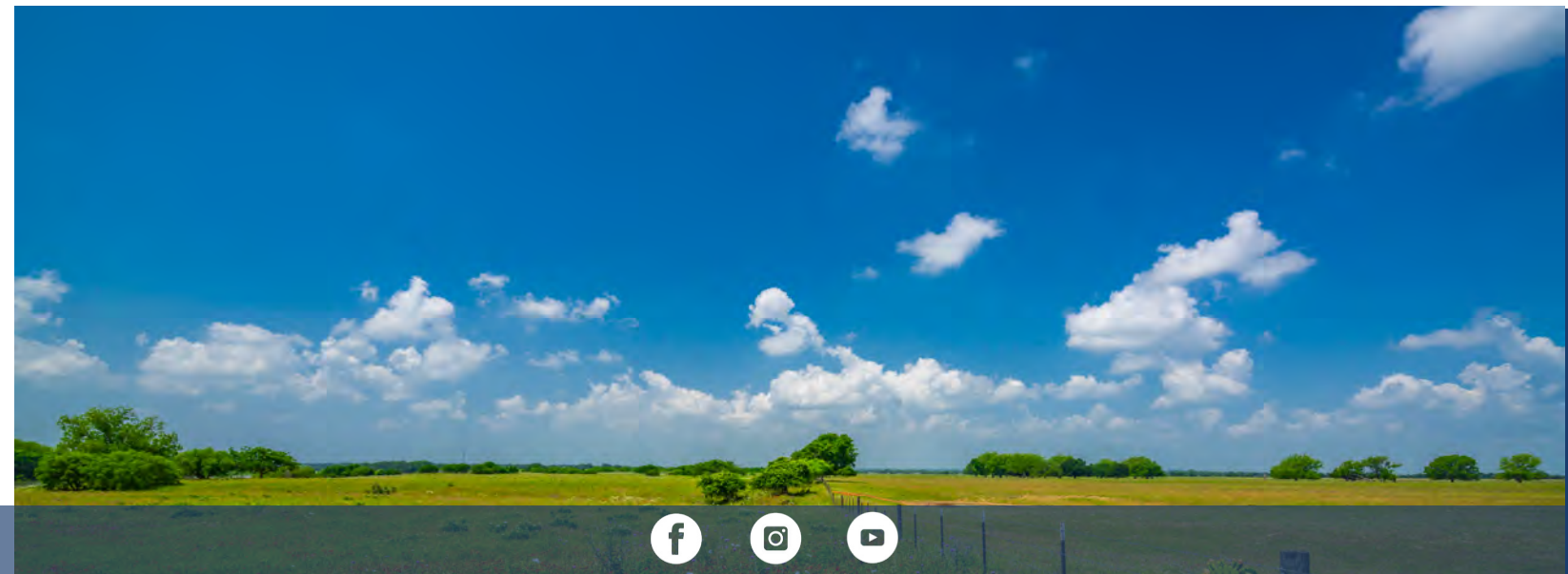
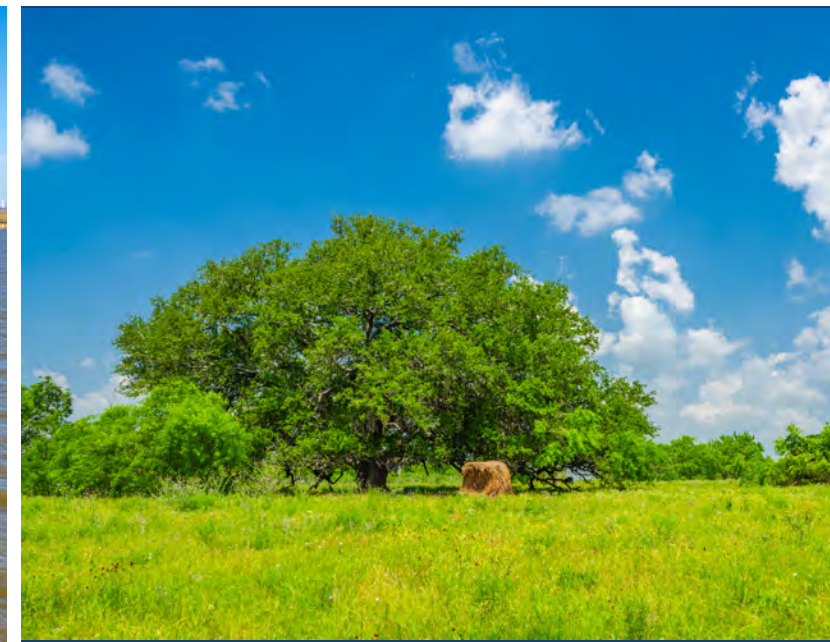
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This property is perfect for grazing and/or equestrian use.

## WATER

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Shipp Lake, the 100-acre oxbow lake created by the Colorado River, spans a significant portion of the property. The family dammed up the northeastern end, enhancing water capture. An artesian well historically maintained water levels, but is currently not operational but has potential for redevelopment. The lake, once used for water skiing, offers opportunities for boating, fishing, bird watching, and hunting. There are three water wells on the ranch.



# AREA HISTORY

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The first Hill family in Bastrop County was in 1834, having moved from Alabama. Sometime after that Abram Wylie Hill bought half of Jenkins Prairie, a land grant award given to the Edward Jenkins family for their participation in the Texas Revolution. The property was renamed Hill's Prairie and remains so to this date. Some of the Hills and the Yerger family moved to the Alum Creek area and opened a dry goods store about 1850. When the Taylor Bastrop and Houston Railroad came into what is now Smithville, the dry goods store was moved to Main Street in Smithville and the Yerger (father-in-law) and the Hill family (son-in-law) built a wonderful colonial-style home on a full city block in 1887. The home stayed in the Hill family through the youngest daughter, Ruth Hill Skelley until sold three years ago. The home at 401 Main Street has been completely rebuilt and is now one of the benchmark properties of the area.

About 1700 Spanish missionaries exploring the area discovered an oxbow lake that had been formed by the Colorado River in pre-historic times that the Indians of the area called Nenocadda. When the county was surveyed the grant belonged to the Grassmeyer family who built a river ferry very near the small lake. When the Hill family moved to town they bought parcels of property in the Colorado Valley that were contiguous. The land went from the north rim of the valley (known as Rocky Hill) to the southern rim (known as Flower Hill), all on the eastern side of Smithville. The family generally called the area north of the river "Grandfather's Farm."

Sometime around the arrival of the railroad the Hill family built a dam at the northern end of the oxbow lake adding about four feet to the depth, now called Shipps Lake. An artesian well helped keep the water level more or less constant except in periods of extreme drought. That well could probably be developed again. Another artesian well was used to create a public swimming pool very close to the Highway 71 bridge over the railroad track. The Hill family had concerns about local children swimming in the river because of the turbidity and ever-shifting currents. The pool was leased to the Smithville Lions Club for \$1 per year. The Highway 71 expansion required removal of the pool.

# MINERALS

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Minerals are negotiable.

# IMPROVEMENTS

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There are 2 houses on 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.

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.

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
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)

