

# REPUBLIC RANCHES<sub>LL</sub>

*Our Legacy is in the Land*

## *FORD EL RANCHERO*

296± Acres | \$2,100,000 | Bosque County, Cranfills Gap, TX

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# DESCRIPTION

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The Ford El Ranchero is a roughly 296-acre Hill Country-like sanctuary designed for the avid hunter, outdoor enthusiast, and cattleman. The land resides not far from “the Gap”, an area known for its juniper hills, limestone creeks and fertile valleys. With an extensive system of walk-in gates, blind locations, and food plots, the property has been managed to maximize hunting opportunities for whitetail deer and feral hogs. The ranch also has a good perimeter fence, cross fences, and multiple stock tanks for the livestock producer. There is a buried co-op water line network running throughout the ranch with multiple taps, as well as large concrete lodge foundations and steel framework already in place at the best building site on the ranch. Expansive views abound, with Ilseing Mountain on the north and east, a distant Cranfills Gap to the west and valley views of the Neil’s Creek watershed to the south.

# ASSOCIATE CONTACT

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**STORM SANDS**

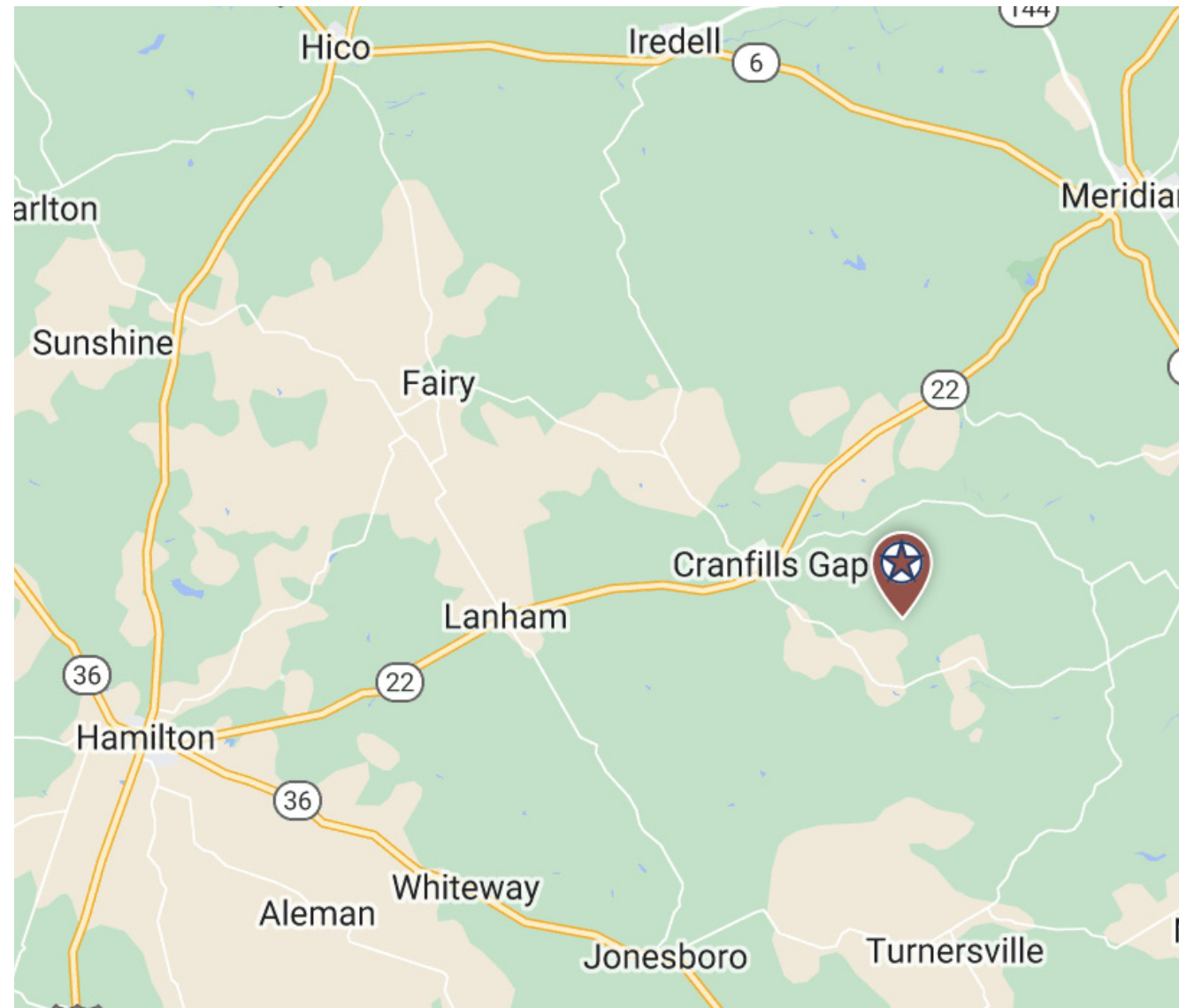
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# LOCATION

The ranch has great access to county road 4190 and county road 4185 and is located only 5 miles from Cranfills Gap and 20 miles from Meridian, the county seat of Bosque County. Both towns have many options for food, entertainment, and other necessities. Meridian is known as the "Top of the Hill County" and the landscape reflects that moniker.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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Surrounded by hilltops, lush with grasslands, and bisected by an ephemeral creek, the Ford El Ranchero has a lot to offer. Improved and native pastures are the dominant landscapes, along with large stands of healthy hardwoods and juniper. The Boggy Branch headwaters of Neil's Creek, a major tributary to the Bosque River, meander throughout the property. The low-lying bottom areas are verdant and productive. The highlands above are open, with ample motts of trees and views of the property and beyond.

# IMPROVEMENTS

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Improvements include a century old frame house, ready for rehabilitation, surrounded by great, old live oaks overlooking the wide pastures along creek bottoms. Adjacent are two new large slabs of concrete; one with the steel frames of a partially completed barn, and the one with undeveloped potential. There also is an extensive area of road base with multiple RV hook-up's, ready for immediate use.

The working area of the ranch has multiple old barns, an old silo, substantial cattle chutes, and the vintage lawn art of a Ford El Ranchero. An extensive network of waterlines flow throughout the property, with the opportunity to tap into them for guzzlers and troughs. The previous owner took time to improve the roads, with extensive layers of caleche for the main thorough fares. In addition to the enhanced fencing, roads, and tanks, the ranch has cattle chutes and barns designed to raise livestock.







## 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:
    - 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.

### 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](http://www.trec.texas.gov)

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