



REPUBLIC  RANCHES LLC
Our Legacy is in the Land

HARVEY CREEK RANCH

240± Acres | \$6,247,800 | Colorado County, Columbus, TX

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DESCRIPTION

The remarkable Harvey Creek Ranch located between Weimar and Columbus just off of I-10 is a uniquely distinctive property. Manageably sized at 240± acres, the ranch fully encapsulates the alluring draw of the post-oak savannah ecoregion. The land features nearly 2 miles of the clear flowing sandstone-bottomed Harvey Creek, highly productive and diverse native grassland prairie, and increasingly rare old-growth mixed hardwood forest all within a 1.5-hour drive from Houston and Austin. The aesthetically satisfying mix of scattered oak prairie and forested acreage represented on the property is accentuated by a significant 100' of elevation relief further contributing to the rarity and charm of the ranch.

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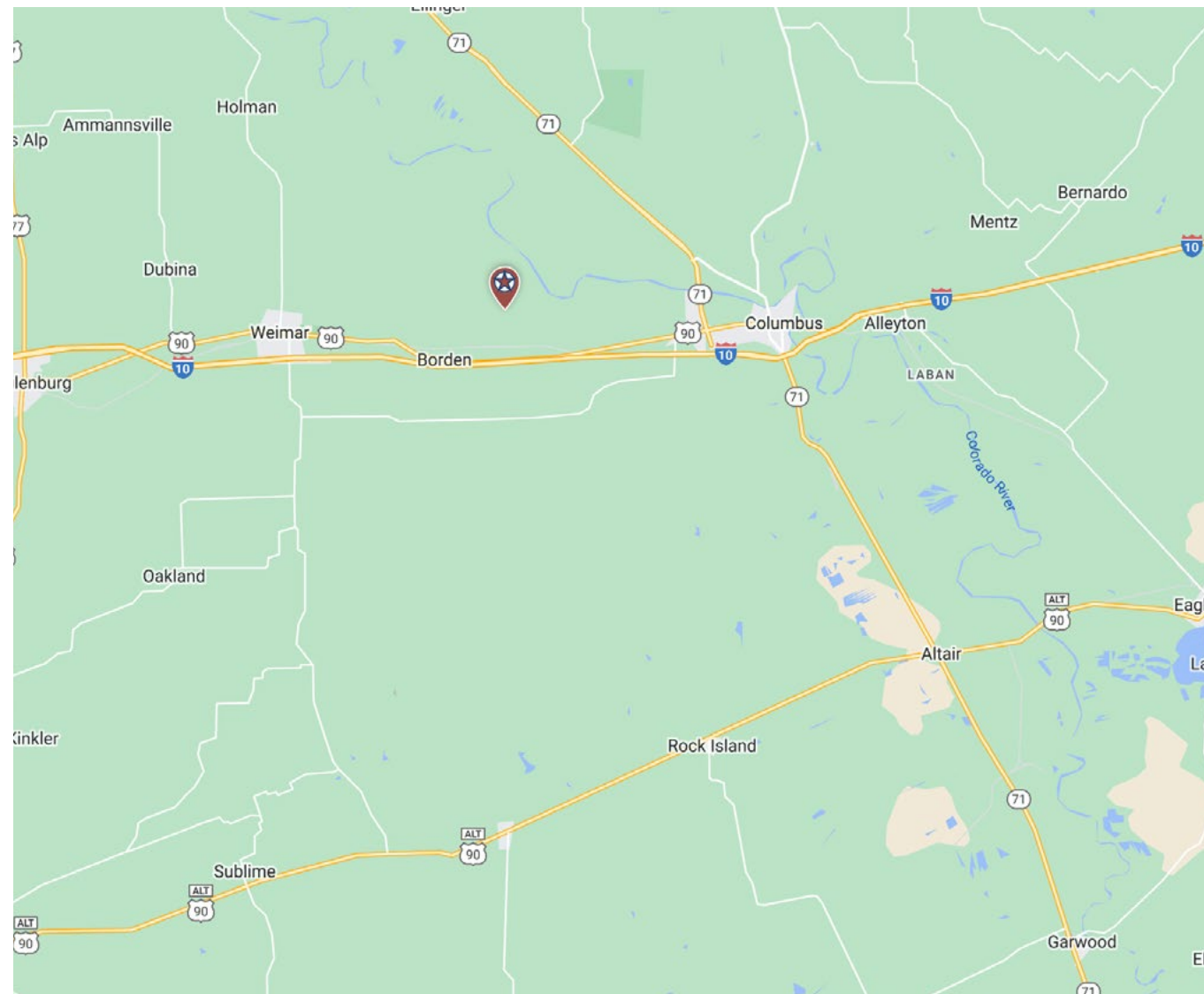
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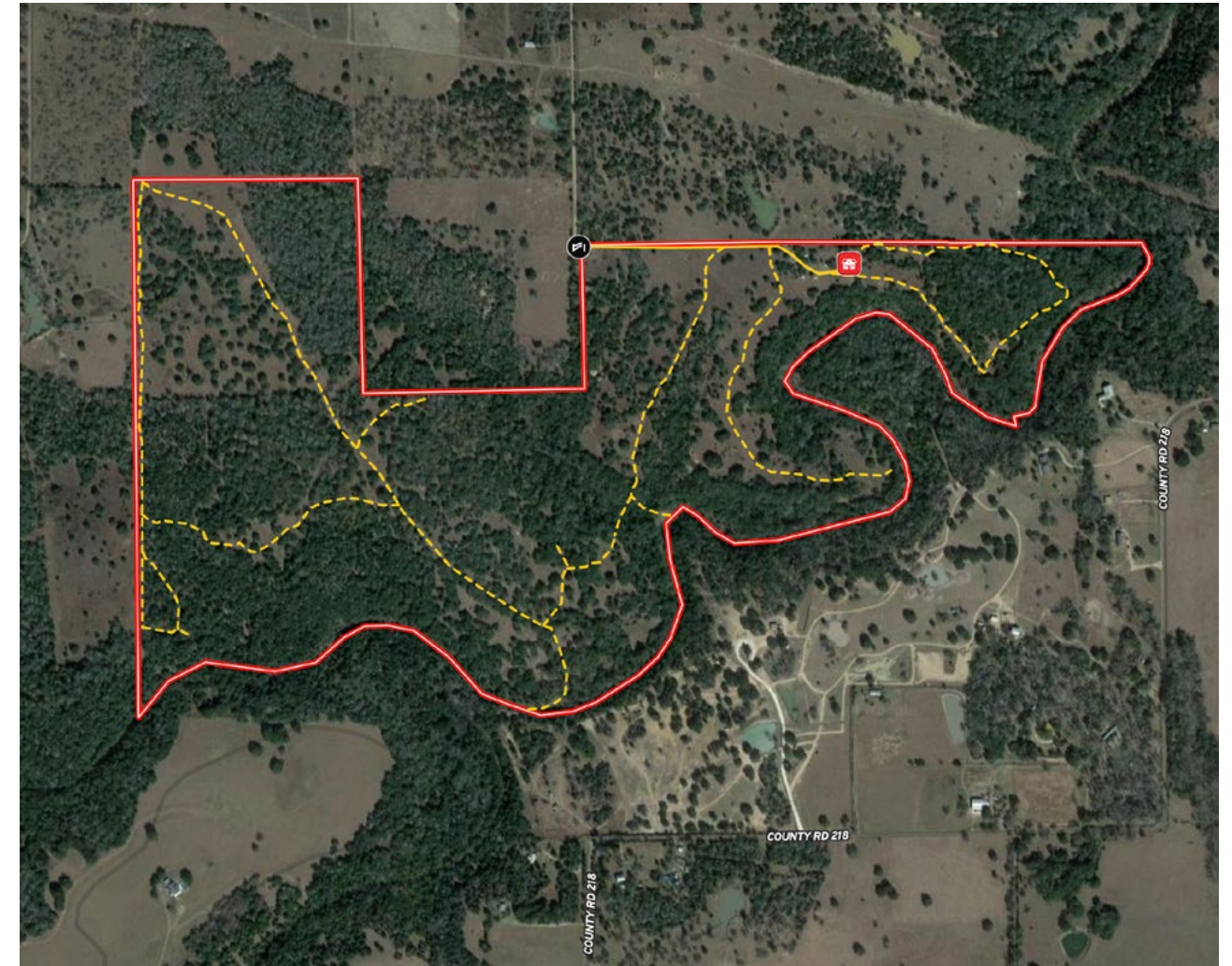
LOCATION

Nearly equidistant between the two metropolises, the Harvey Creek Ranch is an 82-mile drive from Houston and a 93-mile trip from Austin. The nearest cities to the ranch are Weimar (6 miles) and Columbus (8 miles). The ranch is conveniently located less than 2 miles down county roads from the I-10 exit 689, and has an access point off of Wanjura Lane. The property is just far enough away from I-10 that there is no noise pollution from the interstate.

The ranch is also located just a mile west of the Colorado River, a point of interest for migrating bird enthusiasts.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The Harvey Creek Ranch is situated within the southernmost extent of the Post Oak Savannah ecoregion directly adjacent to the Gulf Coast and Blackland Prairie ecoregions. The conglomeration of these ecoregions and their respective characteristics can all be found on this property.

The word diversity tells the story of this property's plant communities. A myriad of tree species are found within the property lines including the hard-to-miss sycamores that line Harvey Creek, and the long-lived evergreen live oaks found dispersed throughout the entirety of the property. Numerous species of native forbs like Whitemouth Dayflower (*Commelina erecta*), and native grasses like Little Bluestem (*Schizachyrium scoparium*) dot the prairie landscape as well, offering ample forage for wildlife and potential for cattle grazing opportunities.

Rare for land in this part of the state is a feature like the breathtaking Harvey Creek that forms the southern boundary of the ranch. Lined by sandstone bottoms and large boulders, and flowing year around with whiskey-hued clear water, the live creeks' bends form a hard-to-believe scene so close to Houston. Overtime, the natural path of the creek has created several large pools where the flow of the creek slows allowing for pastimes like swimming, fishing, and floating.

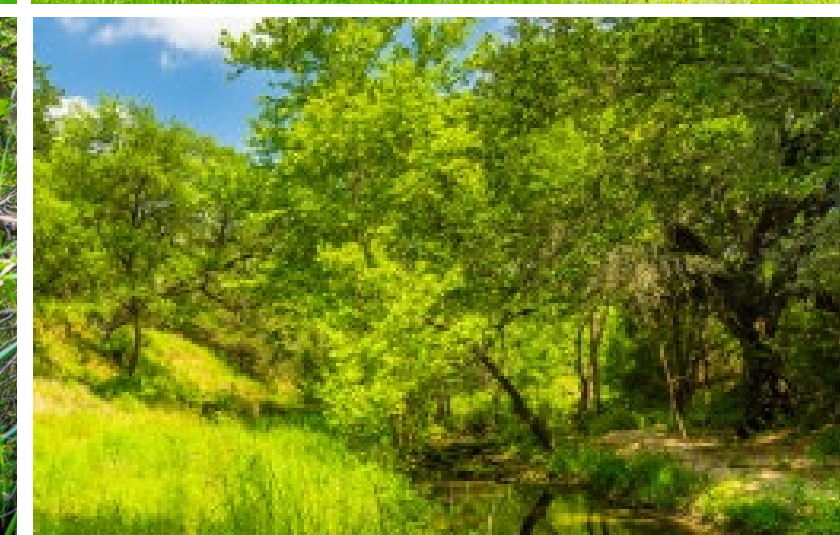
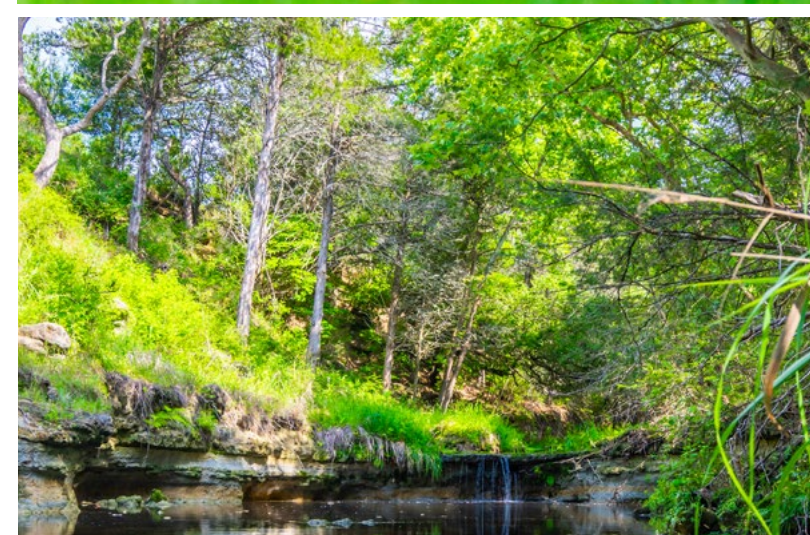
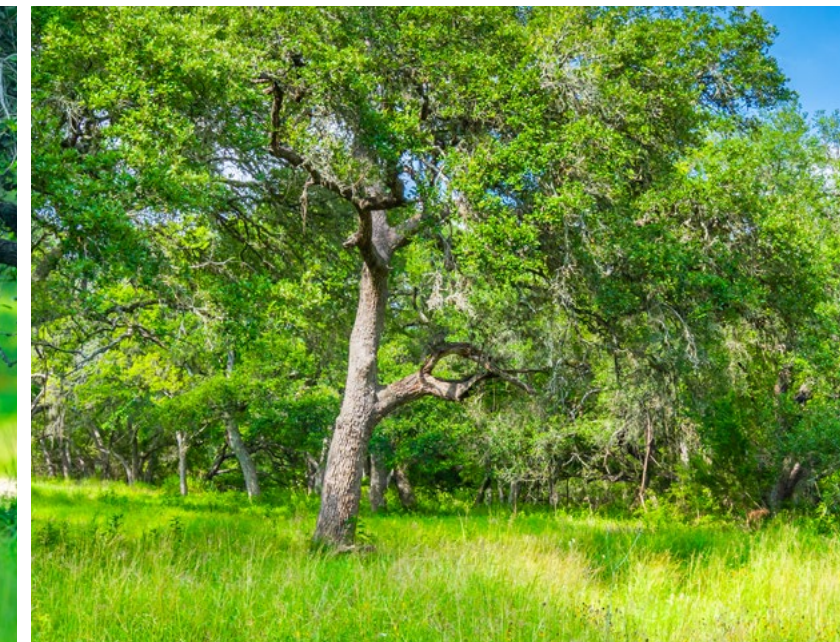
The soil makeup on this property is primarily composed of fine sandy loams on the higher elevations of the property (50%), and sandy clay loams in the lower contours along Harvey Creek (42%). The remaining soil types are widely distributed amongst other clay-based soils and one highly productive soil known as Emenwood-Denvaca complex.

Of the total 240± acre ranch, roughly 90 acres consist of native prairie with mature oaks scattered within. The remainder of the property is primarily old-growth oak-dominated forests with plenty of understory to provide excellent habitat for the game on the ranch.

The higher elevations of the property reach 320', these areas are cleared and are begging for a new home build overlooking the rest of the picturesque acreage.

AGRICULTURE

There is currently no grazing or agricultural production on this property. However, there are ample native and improved grasses on the property to run a cattle operation should an owner wish to.



WILDLIFE

The ranch is improved with a two-story barndominium with double barn doors that overlooks one of the highest points of the property. Just outside the barndominium are 2 small storage sheds for equipment or vehicles.

WATER

There is a total of 10,348 feet of frontage on Harvey Creek. There is also a wet weather creek drainage that runs from the NW of the ranch through the middle of the property into Harvey Creek. The watershed flows eastward into the Colorado River, located just a mile away from the property boundary.

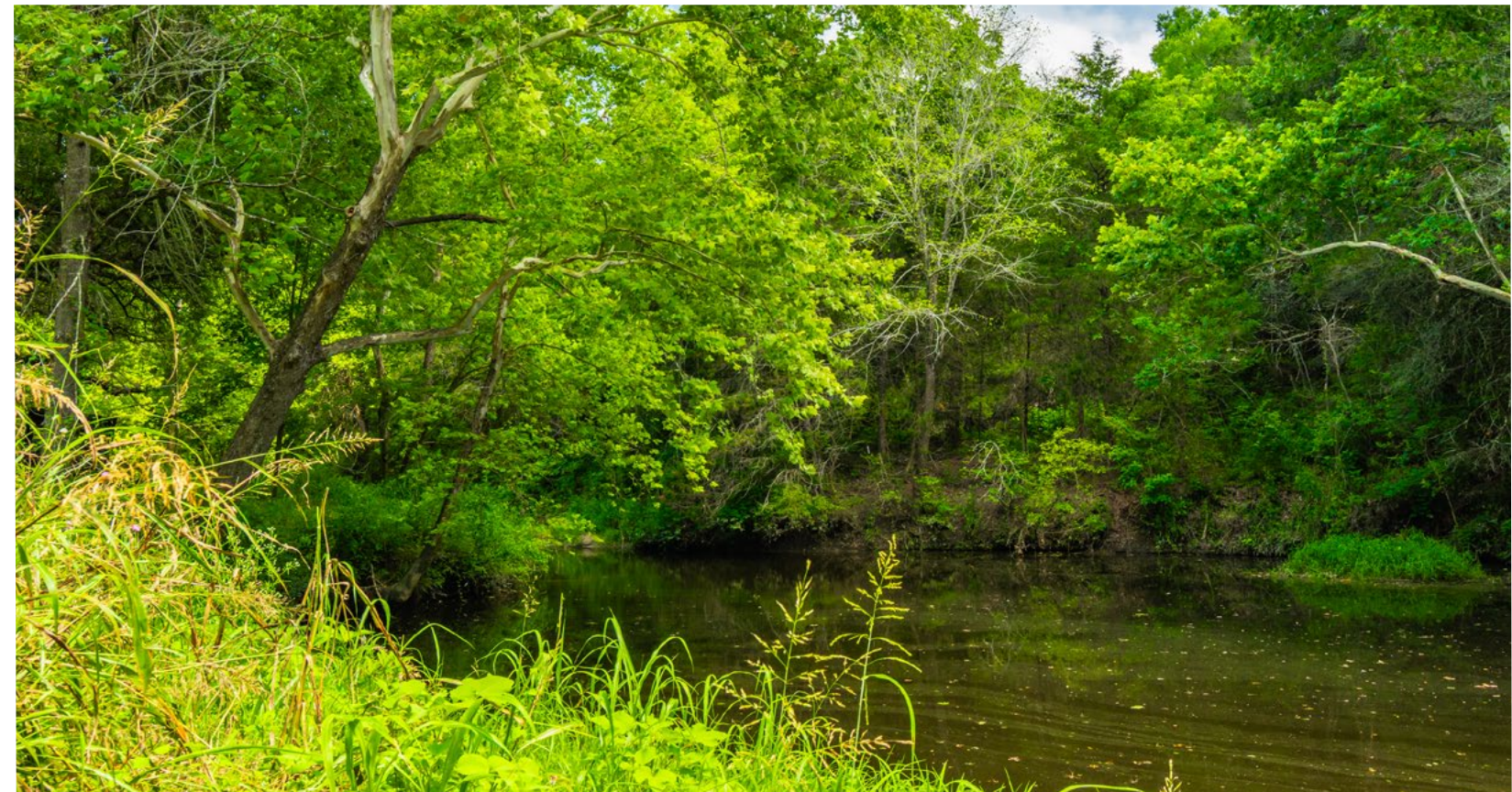
There is one known operational well on the ranch that serves the barndominium on the NE side of the property. The vast majority of wells on adjacent ranches have bore depths between 140' and 250' and the groundwater is plentiful and of excellent quality.

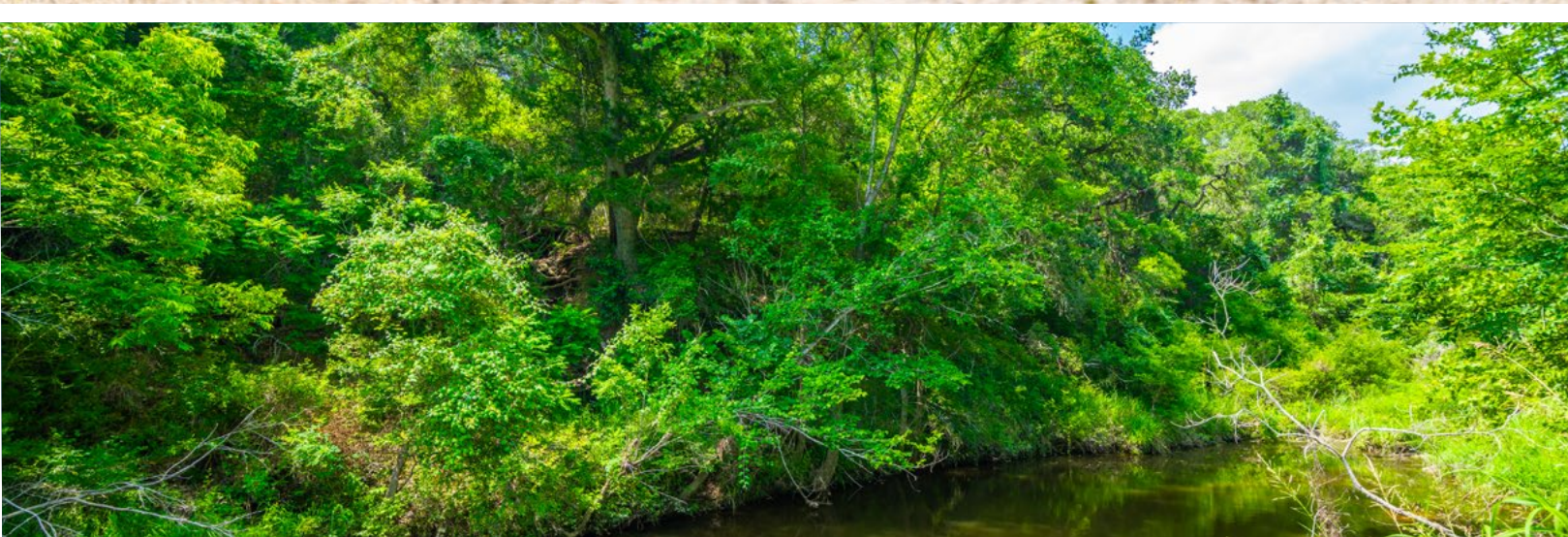
ELECTRICITY

The ranch has electrical service at the barndominium headquarters.

AREA HISTORY

Native Americans from the Karankawa and Tonkawa tribes used to inhabit this region to take advantage of the live water creek and plentiful resources. Many artifacts such as arrowheads are commonly found on the ranch, the last several arrowheads were found in June '24.





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 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:
 - 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.

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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