

REPUBLIC RANCHES LLC

Our Legacy is in the Land



HIDDEN ANTLER RANCH

541± Acres | \$7,500,000 | Fayette County, La Grange, TX

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





DESCRIPTION

The Hidden Antler Ranch located between La Grange and Smithville just off of HW-71 is the epitome of a turn-key recreational property. Meticulously managed for the last decade, this 540+/- acre high-fenced ranch boasts a top tier whitetail herd, and a set of equally impressive improvements to entertain your family and friends which include a total of 8 bedrooms, 8.5 baths, a pool, and a barndominium. Around every turn of the ranches 8+ miles of road systems you are liable to run into one of the property's 11 ponds, or a tactfully placed pasture surrounded by mature hardwood forest. Positioned just an hour from Austin, and an hour and a half from Houston and San Antonio, this property's central location lends itself well to weekend getaways no matter which city you might call home.

ASSOCIATE CONTACT

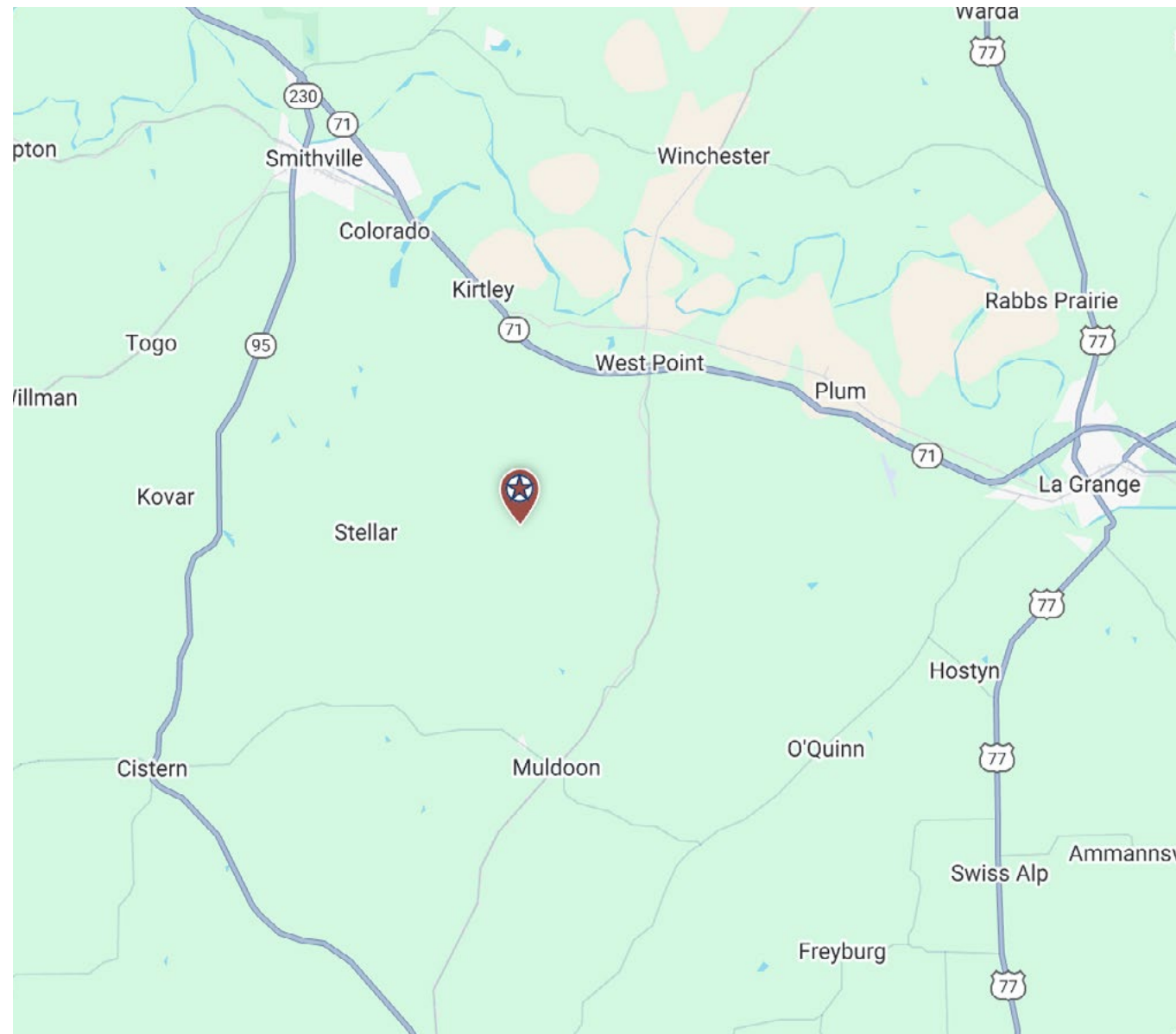
JEFF BOSWELL
Principal & Partner
(713) 304-8186
bos@republicranches.com

MITCHELL EADS
Broker Associate
(713) 824-5250
eads@republicranches.com

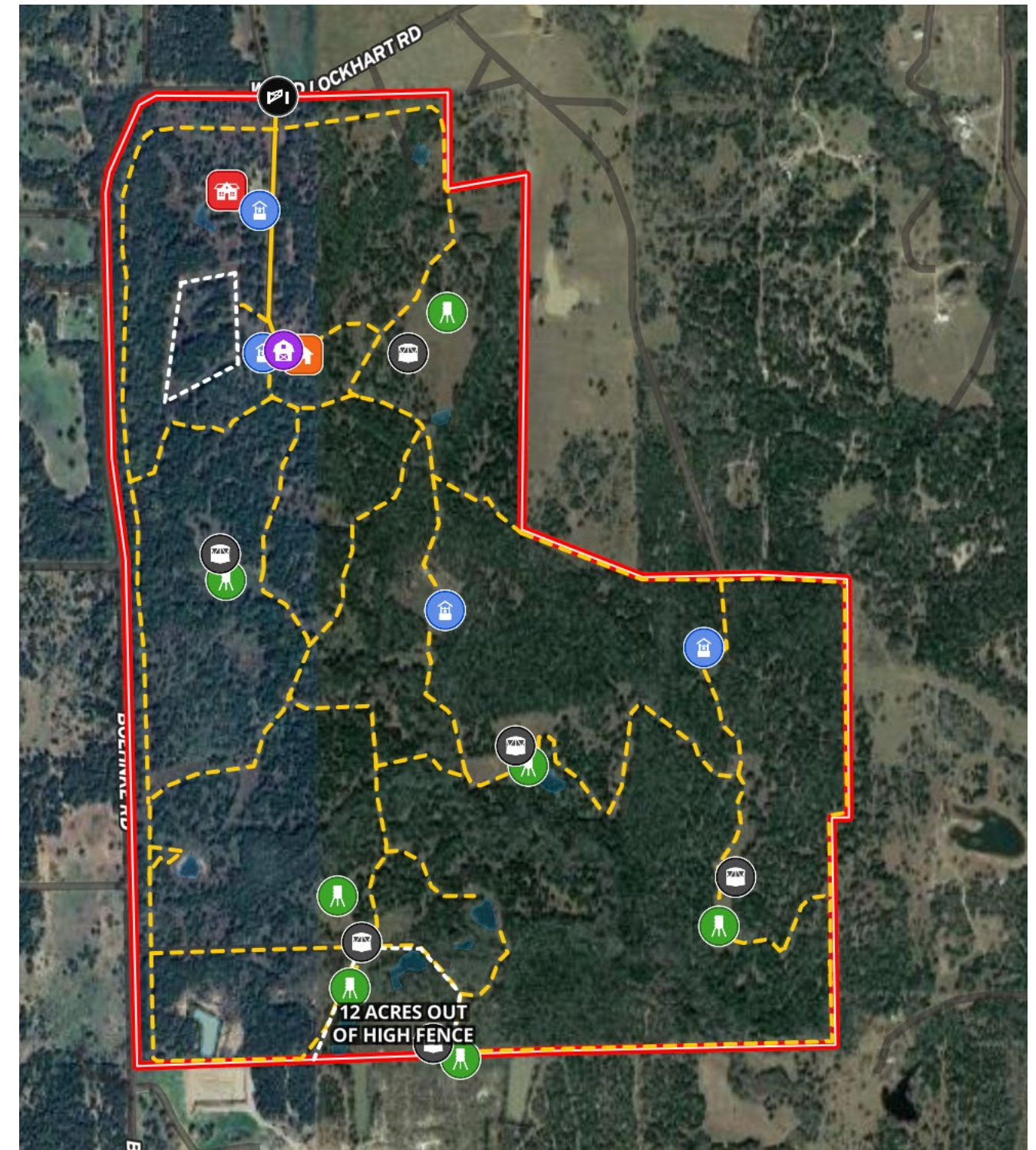
LOCATION

Centrally located, The Hidden Antler Ranch is just a short 60 miles from Austin, 117 miles from Houston, and 103 miles from San Antonio. The nearest cities to the ranch are the historic and charming towns of La Grange-established in 1837 (12 miles), and Smithville-established in 1895 (10 miles).

The ranch is conveniently located 5 miles down paved county roads from HW-71, with a main access point off of W. Old Lockhart Rd. The property is an ideal distance from HW-71, ensuring no road noise while preserving ease of access.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The Hidden Antler Ranch is located within the coveted bluebonnet country of the Post Oak Savannah ecoregion. Fayette and a few adjacent counties coalesce to form this region that is composed of some of the most valuable land in the state of Texas. Bisected by the seasonally flowing Chandler Branch Creek, and ranging in elevations by up to 70', this property exhibits a wide gradient of plant communities. The tree species on the property that account for the majority of land cover are post oak, live oak, cedar, and elm. Intermittently dotted within these dense stands of forest are cleared openings that allow for long vistas for hunting and general admiration of the country. These clearings coupled with the remaining post oak savannah account for about 75 acres or ~14% of the property's acreage. The soil makeup on this property is primarily composed of fine to very fine sandy loams (87%), with small pockets of clay loam in the lower contours along Chandler Creek (4%). The remaining soil types are distributed amongst other sand and clay based loams.

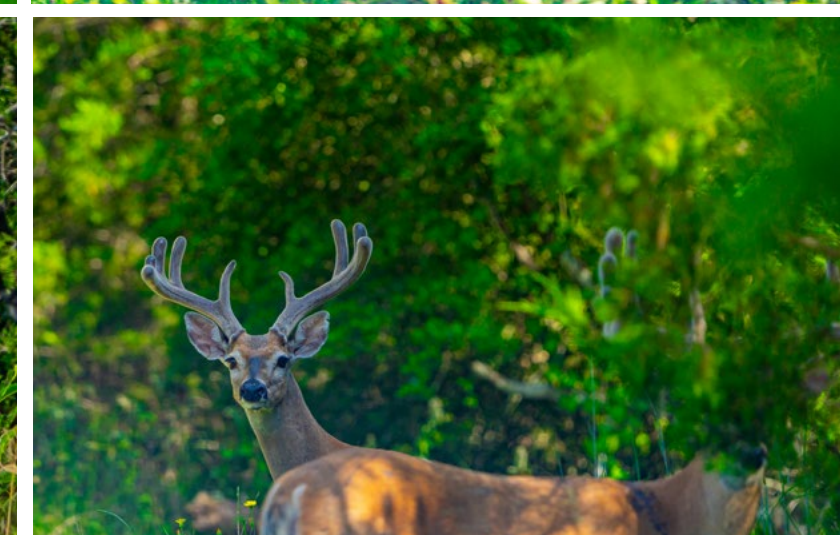
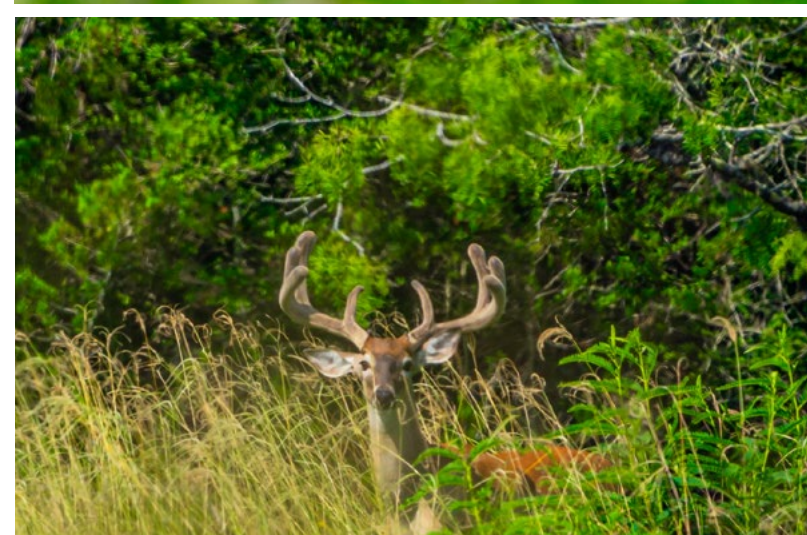
WILDLIFE

The inherent heterogeneity on this property coupled with the abundant water sources combine to facilitate ideal habitat for many of the native mammal and bird species.

White-tailed Deer: The genetically improved whitetail herd has been closely managed for over a decade. Managed under the provision of the TPWD MLDP III classification, selective harvesting and required annual management practices have been diligently carried out by the current owners. As a product of these actions, superior genetics, and proper nutrition, bucks from this property commonly score in the 170-180+ range. A 7 acre holding pen is located in the NW section of the property which can be used for a multitude of whitetail centric purposes such as soft releases, and breeding operations.

Turkey: A healthy population of Rio Grande Turkeys also call the property home thanks to the mature hardwood forests that provide excellent brooding and roosting habitat. In the spring these birds are commonly seen in the open areas of the property as they compete for breeding opportunity.

Waterfowl: The ten ponds scattered across the property play an important role for all the ground dwelling mammals, but when winter comes around these ponds also become wintering grounds for many migrating waterfowl species. Ducks that frequent this area include mallards, gadwalls, teal, ringnecks, wood-ducks, and widgeon.



AGRICULTURE

There is currently no grazing or agricultural production on this property. However the property is tax exempt under a wildlife exemption.

IMPROVEMENTS

Of equal quality to the land, the built improvements on the Hidden Antler Ranch are premier. These carefully thought-out additions to the ranch offer a high degree of comfort that is rare to find on rural properties.

Main Houses: Built in 2013, the sister houses are 3,742 SFT and 2,880 SFT. The larger of the two houses is a 3 Bed/3.5 Bath while the other has 3 beds/3 baths. Designed with community time in mind the layouts are open and inviting, featuring natural wood finishes and lots of natural light.

While similar on the exterior the two houses do feature some individual nuances such as an upstairs game room in one house, and varying kitchen and living room layouts. The exterior woodwork and landscaping that make first impressions are pleasing to the eye, while the pool area and a beautifully engineered pond are all visible from the many windows that line the back wall of both homes. Covered carport parking and convenient outdoor storage areas are also built into the plans for these unique houses.

Pool Area: Sitting just off the covered back porches of the sister houses is a 1200 SFT pool. This pool overlooks a manicured backyard, and a nice pond that has been tastefully located behind the housing compound. Adjacent to the pool is a custom stone fire pit with room for many to gather around when fall and winter come around.

Barndominium: Built in 2011 this multi-use barndominium was expertly engineered to serve a plethora of needs. Around 1500 SFT of the space is a sealed storage barn with a concrete foundation where landowners can store their tools and toys. The building also doubles as a living quarters equipped with a kitchen, living room, and large bedroom. Outside of the living area is a covered cement pad which is used as an outdoor storage and social area.

Wood Cabin: Neighbor to the barndominium, this nostalgic feeling cabin built in 2011 has a large bedroom with two twin sized beds, and a full bath.

High Fence: The property is entirely high fenced excluding one 12 acre exclusion area where low fenced hunting is available on the southern boundary. The high fence is a total of 22,000+ linear feet and is in excellent condition.

Other: The road system built into this property is extensive, totaling over 8 miles of drivable trails. These wooded trails create the desirable effect of making the property feel twice its size. Additionally, nearly 1 mile of the roads on the property between the housing compounds are covered with high-grade caliche for ease of travel.

There are many stand and feeder setups throughout the property, as well as a protein/grain storage silo that is located next to the barndominium.

High speed internet is available at the housing compound thanks to fiber optic cable that has been brought in by the owners.



WATER

There is 8,780 feet of frontage on both sides of Chandler Branch creek as it runs from the NW corner to the SE corner of the property. There is also a smaller unnamed creek drainage that runs southward from just east of the entrance into Chandler Branch in the middle of the property.

In addition to the creeks there are a total of 11 ponds on the property ranging in size from 1/4 to 3/4 of an acre. In total the ponds combine to form a significant 5 acres of surface water.

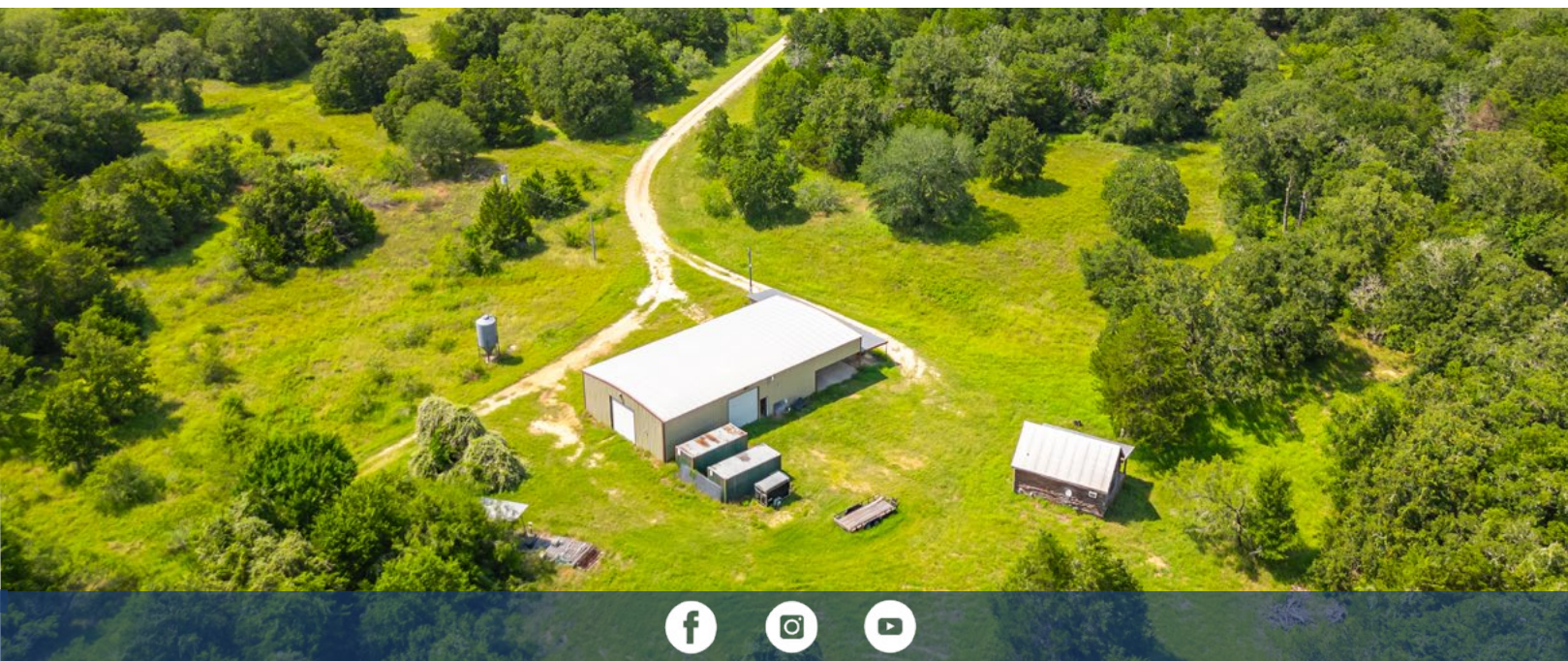
There are 4 known operational wells on the ranch, all of which have been drilled since 2003. The wells range in bore depth from 275' to 570', and the groundwater is plentiful and of excellent quality.

ELECTRICITY

The ranch has electrical service via distribution lines that run from W. Old Lockhart Road to both the housing and barndominium compounds. Fiber optic cables have also been trenched to the housing which provide more reliable high-speed internet.

MINERALS

Surface estate only. There is no current production.



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
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
Sales Agent/Associate's Name	License No.	Email	Phone
Mitchell Eads	673726	eads@republicranches.com	(713) 824-5250
		Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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

