

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

HIGH COUNTRY RANCH

230± Acres | \$1,299,500 | Goliad County, Pettus, TX

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





DESCRIPTION

The High Country Ranch is an impressive ranch property with an abundance of recreational and residential opportunities. With over 80 feet of topographical relief, the ranch offers both hilltop vistas and old growth bottoms. The ranch has just over .5 of a mile of 2-lane highway frontage offering opportunities for further development as well.

ASSOCIATE CONTACT

ROSS STUDER

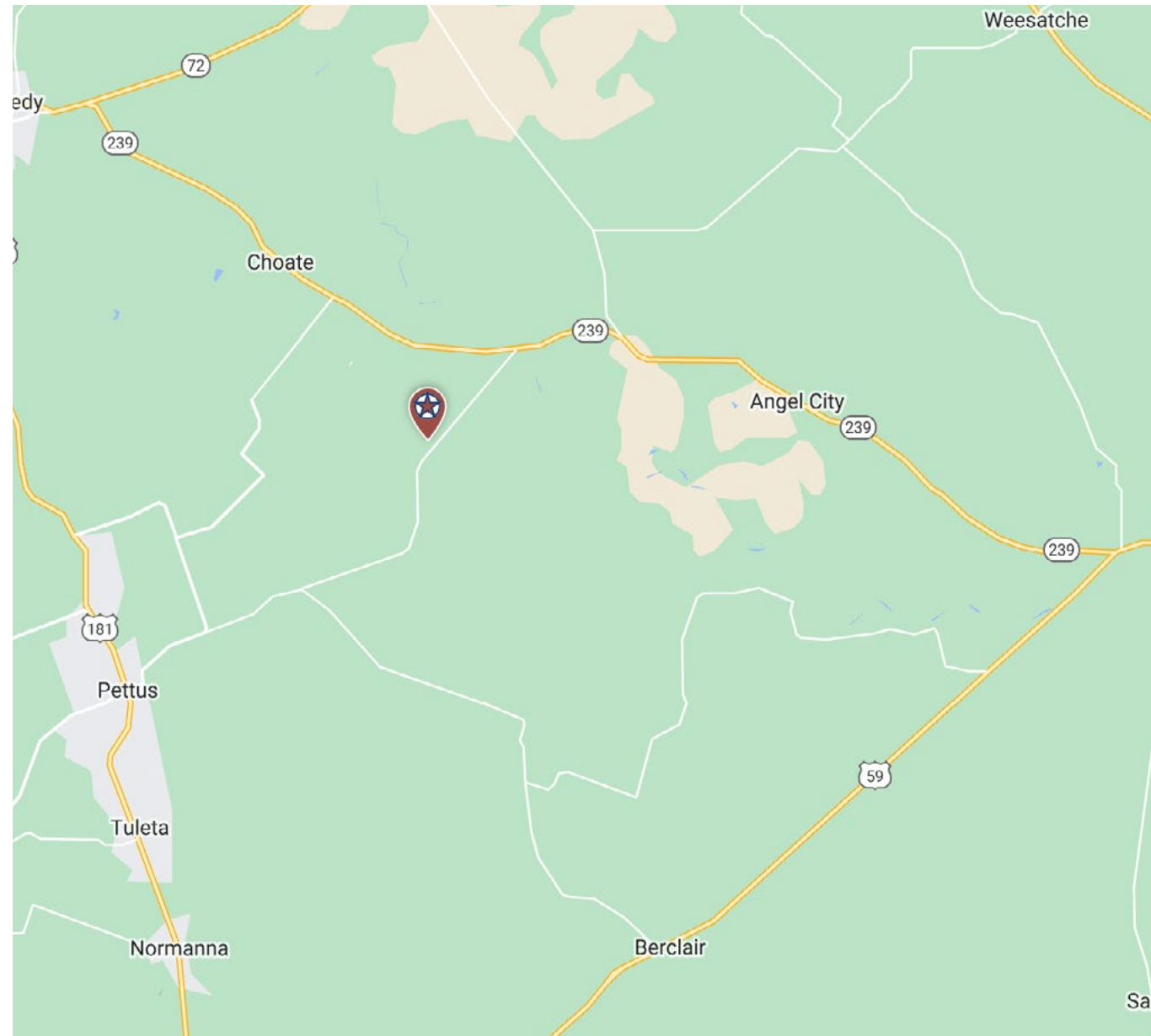
Ross Studer, Partner & Sales Associate

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studer@republicranches.com

LOCATION

The ranch is located 9 miles ENE of Pettus, TX on FM 2442 and is only 21 driving miles west of Goliad, TX. The ranch is approximately 1 hour and 30 minutes from San Antonio and only about 2 hours and 30 minutes from the Houston area.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch is predominantly large intact stands of native diverse brush and trees, including live oaks, and impressive bull mesquites, all providing excellent browse and shelter for wildlife. On the northeast portion of the ranch is a draw system with a nice stand of live oaks. Approximately 24 acres of this draw is located in the FEMA floodplain.

WILDLIFE

The ranch enjoys abundant populations of wildlife including white-tailed deer, turkey, quail and dove, as well as predators. The owner over the past decade has managed the parent ranch's native deer herd for years to produce trophy-quality mature animals for the area. This quality is apparent when reviewing the past year's harvest results.

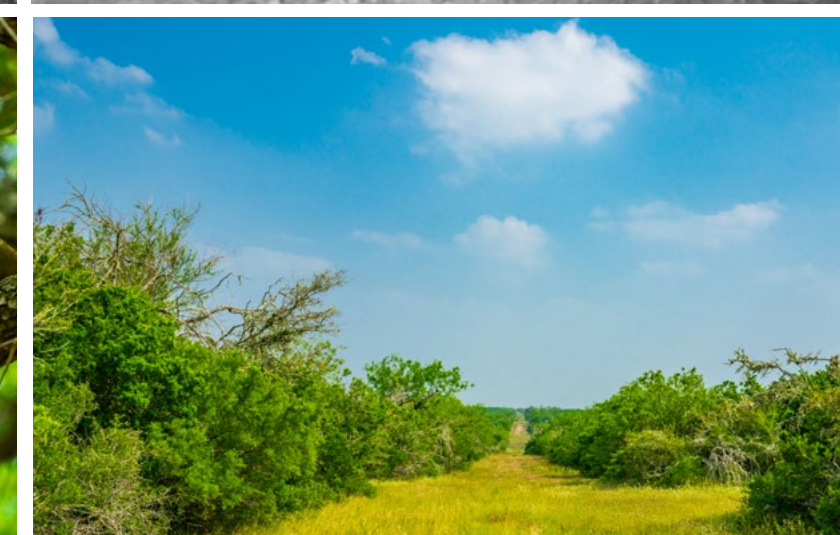
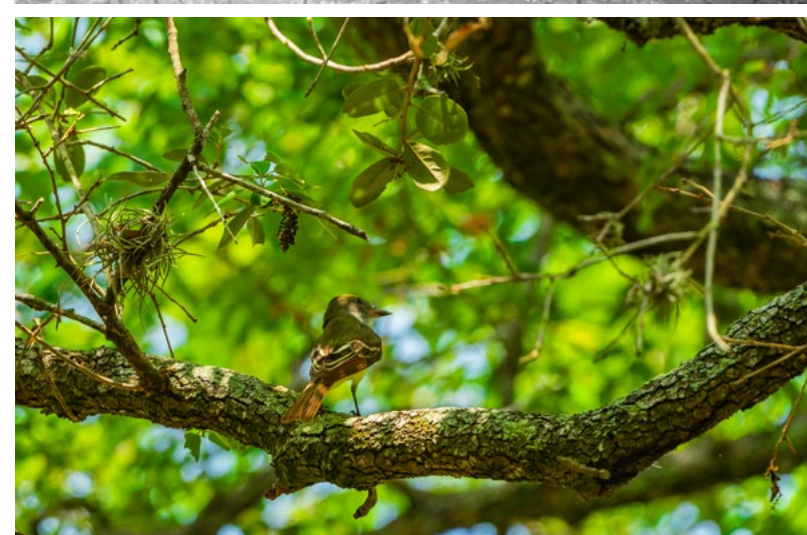
Please note, the deer pictures on the listing page are from the parent ranch that this offering is still currently a part of.

AREA HISTORY

The community of Pettus (fka Dry Medio) dates back to the early days of Texas with Pettus being renamed around the time of the Civil War in honor of area settler John Freeman Pettus who participated in the battle of San Jacinto. To the east, about halfway to Goliad, is the small community known as Charco. Charco was settled by at least four members of Stephen F. Austin's "Old Three Hundred". Spanish explorers in the eighteenth century recorded that an Indian village was located at this site. The Spanish charco means "pool" or "watering hole," a name suggested by the numerous bodies of water that once dotted the area. The name is also said to come from an Indian designation for the locality, referring to a petrified stump near a watering pool.

ELECTRICITY

The ranch has an electric service line as well as along the highway.



MINERALS

This is a surface sale only.





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:
 - 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:

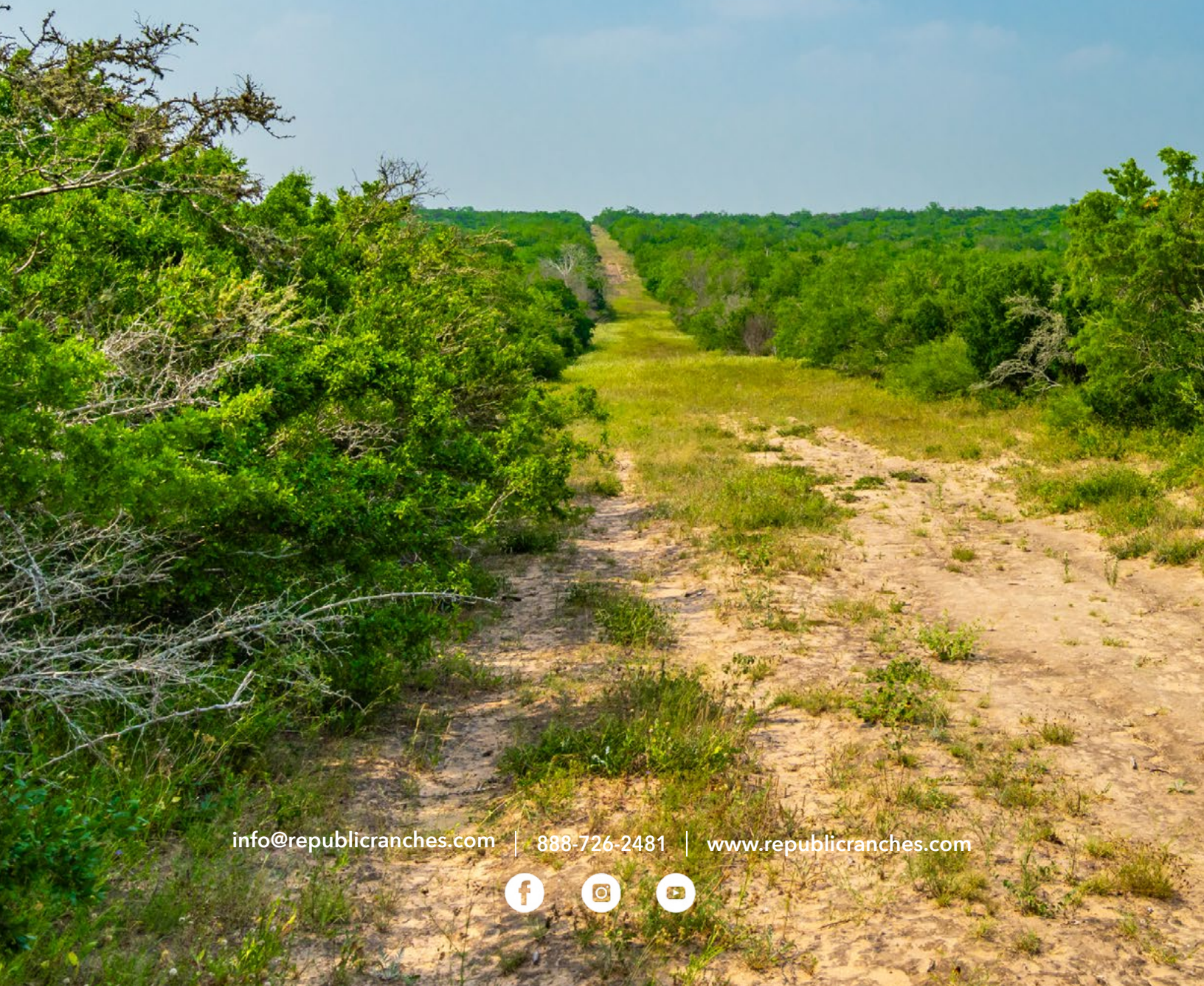
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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