

REPUBLIC RANCHES LLC

Our Legacy is in the Land

RAY RIVER FARM

11± Acres | \$1,250,000 | Gonzales County, Ottine, TX

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DESCRIPTION

Along the banks of the San Marcos River, just to the south of Palmetto State Park lies the Ray River Farm. This historic area of Texas provides a unique habitat unlike anywhere else in this part of the state. The property fronts approximately 1,400 feet of San Marcos River allowing for endless views and recreational activities. Old-growth pecan trees, cedar elms, pecan orchards and gardens provide picturesque views throughout the property.

ASSOCIATE CONTACT

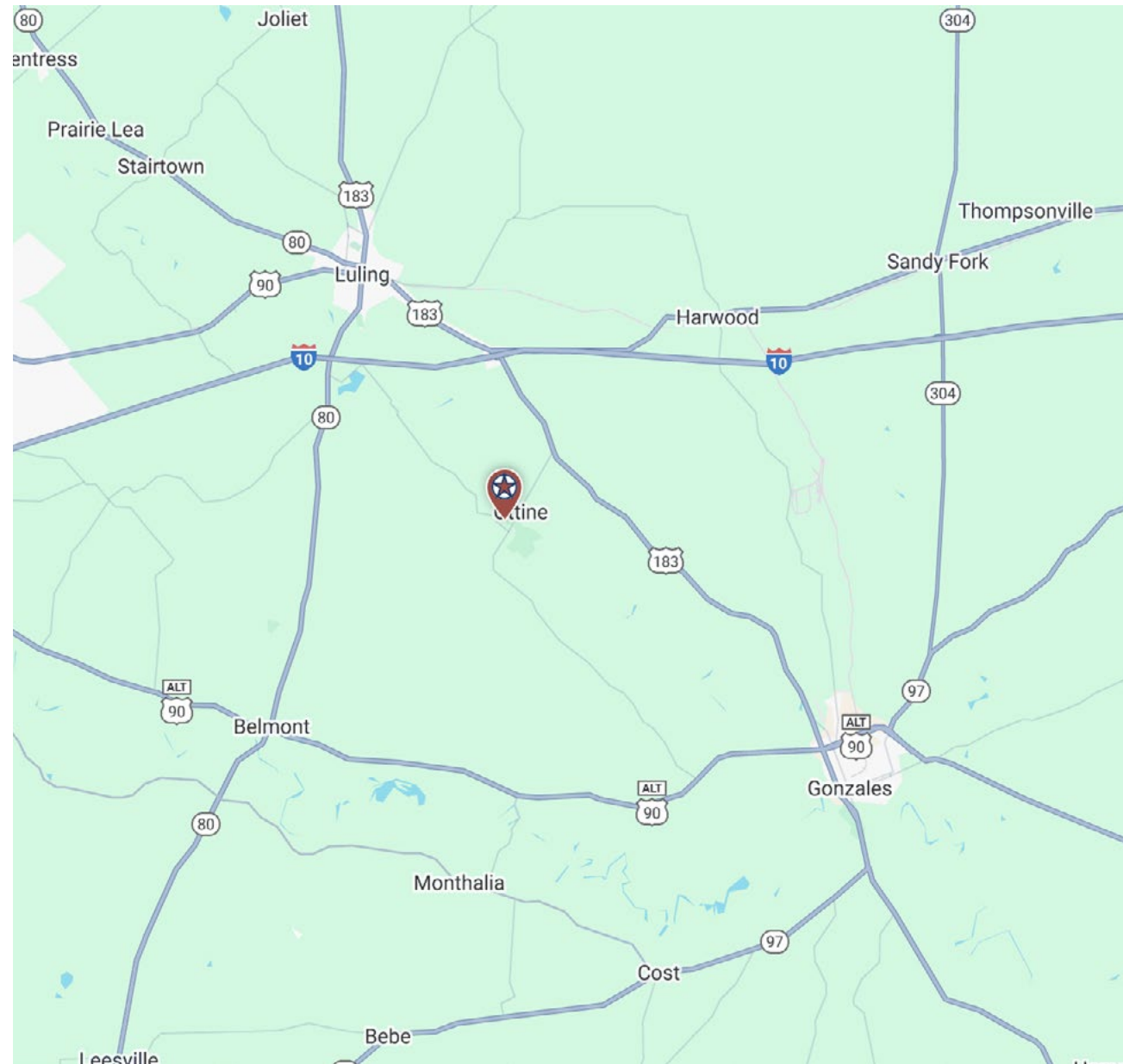
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LOCATION

Conveniently located within an hour of San Antonio and Austin, the Ray River Farm provides an ease of accessibility while maintaining private solitude. The property features approximately 1,250 feet of paved CR 250 frontage with additional frontage on PR 11.

- 57 miles to Austin
- 65 miles to San Antonio
- 142 miles to Houston
- 8 miles to Luling
- 13 miles to Gonzales



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The southern border of the property along CR 250 is lined by colorful crape myrtles and a canopy of pecans, cedar elms, and hackberries. The manicured grounds surrounding the home provide gratifying views of the river and the larger-than-life trees. Both the east and west sides of the property feature pecan orchards with certain areas that are irrigated keeping the crop of choice well-watered year-round. A small portion of the eastern pasture has a garden enclosed by an electric fence to keep wildlife out (currently left fallow). The acreage along the river provides a dense riparian habitat with occasional palmettos and sycamore trees.

IMPROVEMENTS

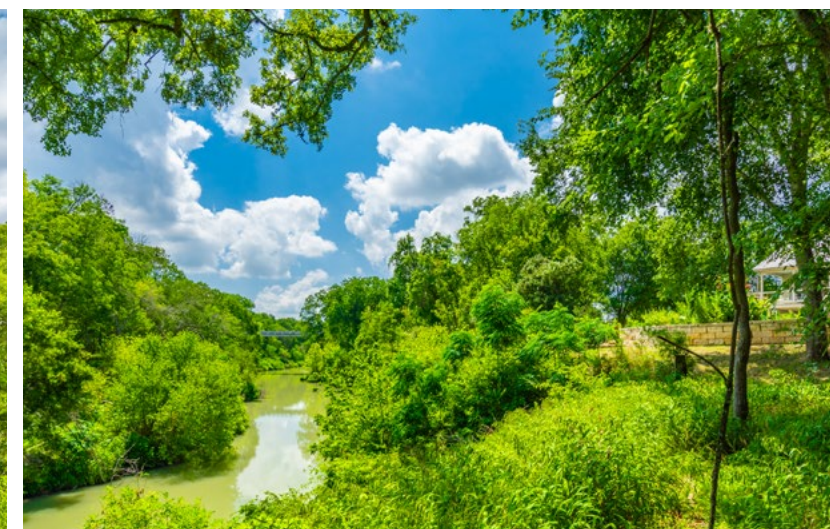
The recently remodeled and charming 1,900 square foot river home features 3 bedrooms, 2 full bathrooms, open floor plan, and a porch overlooking the San Marcos River. The expansive windows in the living room provide natural light to the home throughout the day. The elevated house allows for sheltered storage of up to three vehicles as well as tools and other equipment. Access to the home is made possible by three sets of stairs as well as an outdoor elevator.

Outside of the home there is a large deck overhanging the San Marcos River and surrounded by beautiful landscaping. The irrigation system ensures the ability to keep the landscape beds and lawn well watered year round. Between the house and river is a fire pit situated next to a stand of large cedar elms and pecans allowing for picturesque views while enjoying a campfire.

The property also features an enclosed shed used to store equipment as well as a pressure tank and blue light filtration system for the well. Next to the shed there is a concrete cistern for water storage and a concrete slab with an RV hook up.

WATER

The Ray River Farm boasts approximately 1,400 feet of beautiful San Marcos River frontage. This exceptional waterfront provides ample opportunities for swimming, kayaking, fishing and enjoying the serene beauty of the riparian habitat and wildlife. The recently drilled 420' Carrizo water well yields 100 gallons per minute and supports the home and irrigation system that covers approximately 3 acres around the house and gardens. Located in the pump house is a blue light double filtration system that provides clean water to the entire property.

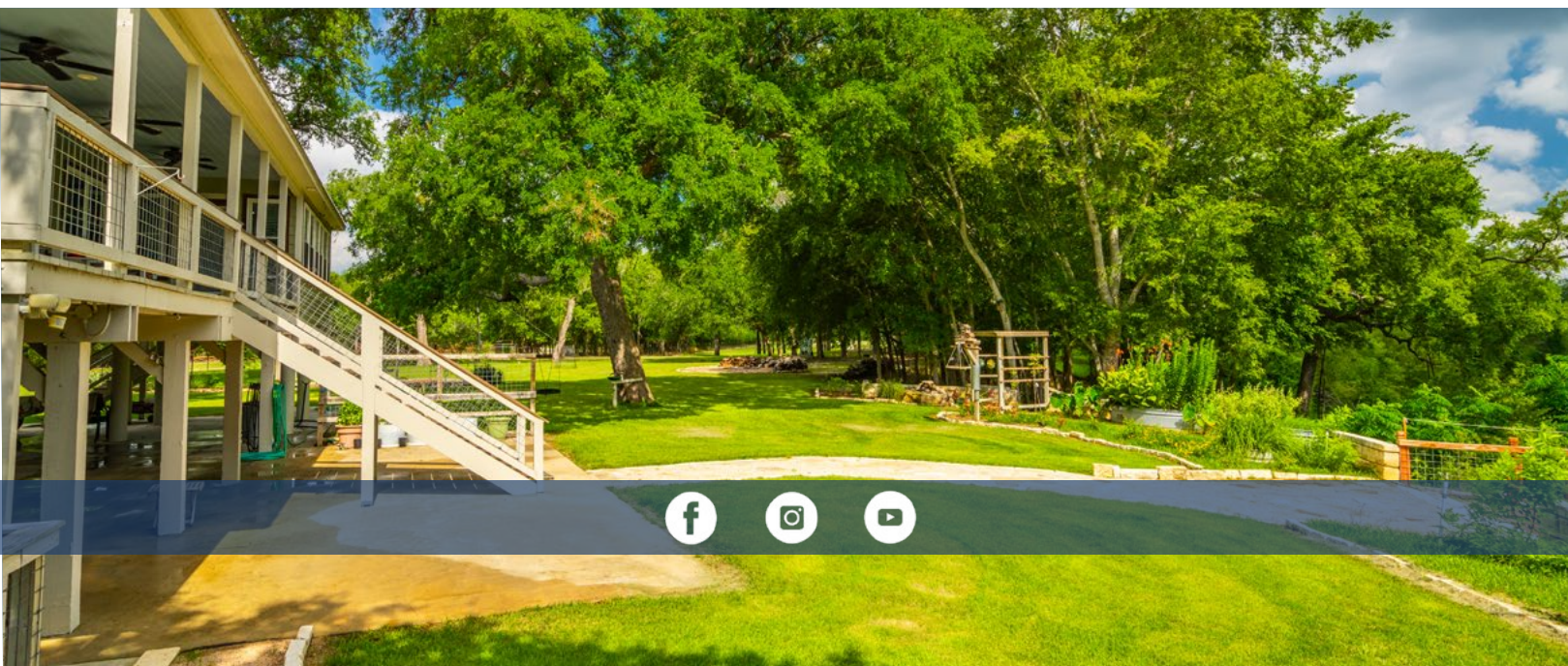
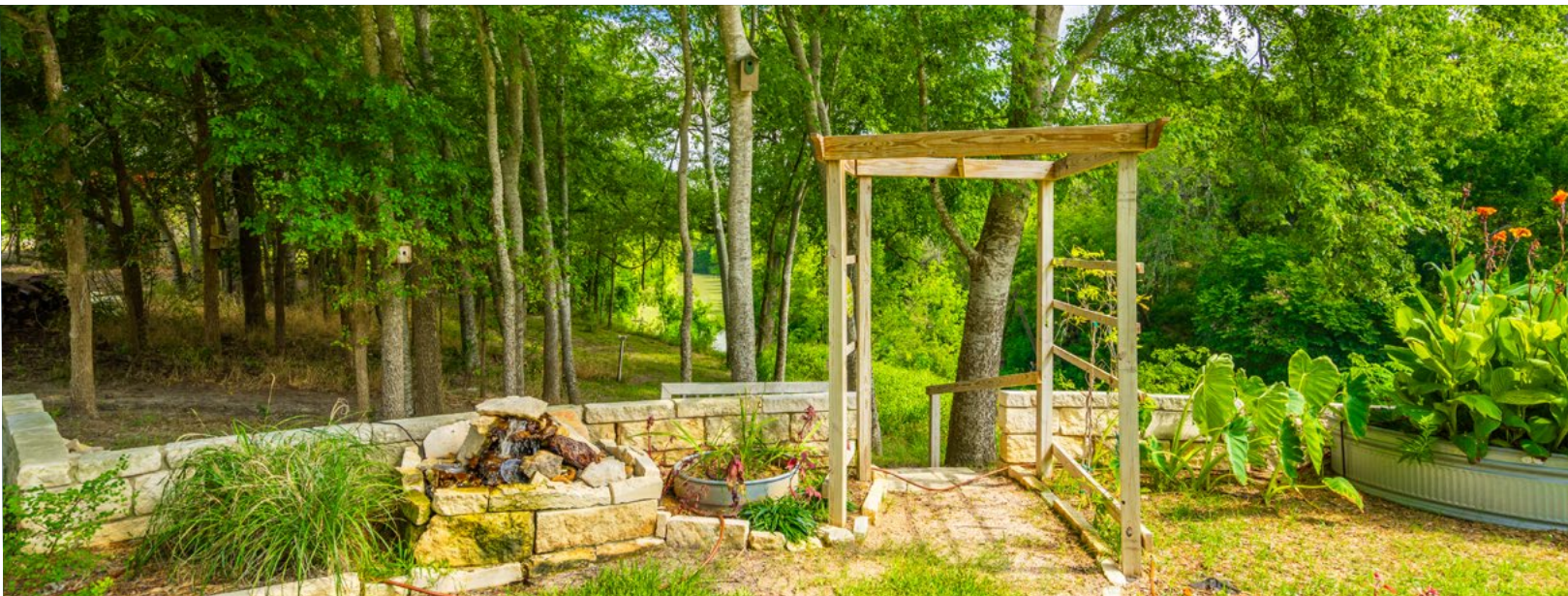


LOCAL ATTRACTIONS

Palmetto State Park borders the property on the north and east sides. Just up PR 11, and across the river, is oxbow lake which offers great fishing opportunities throughout the year. A short 13 mile drive is Gonzales, Texas where you can experience the history of the Battle of Gonzales in the Texas Revolution. Just up the road, past the largest Buc-ee's in the state, is the town of Luling known for its festival the Watermelon Thump!

OTHER

The seller will convey a UTV, zero-turn mower, tools and equipment making this a turn-key opportunity.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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.



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