

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## HIDEOUT RANCH

1,297± Acres | \$3,129,661 | Schleicher County, Eldorado, TX

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)







# DESCRIPTION

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**Turn Key High Fenced Hunting Ranch!** The Hideout Ranch is an exceptional high-fenced hunting ranch in Schleicher County that offers a great opportunity for avid outdoorsmen and nature enthusiasts alike. The ranch hosts a variety of native and exotic game, and is a perfect blend of playas, lodging amenities, and ideal hunting terrain, making it a standout property in the region.

# ASSOCIATE CONTACT

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**ROSS STUDER**  
*Partner & Sales Associate*  
(210) 355-6840  
studer@republicranches.com

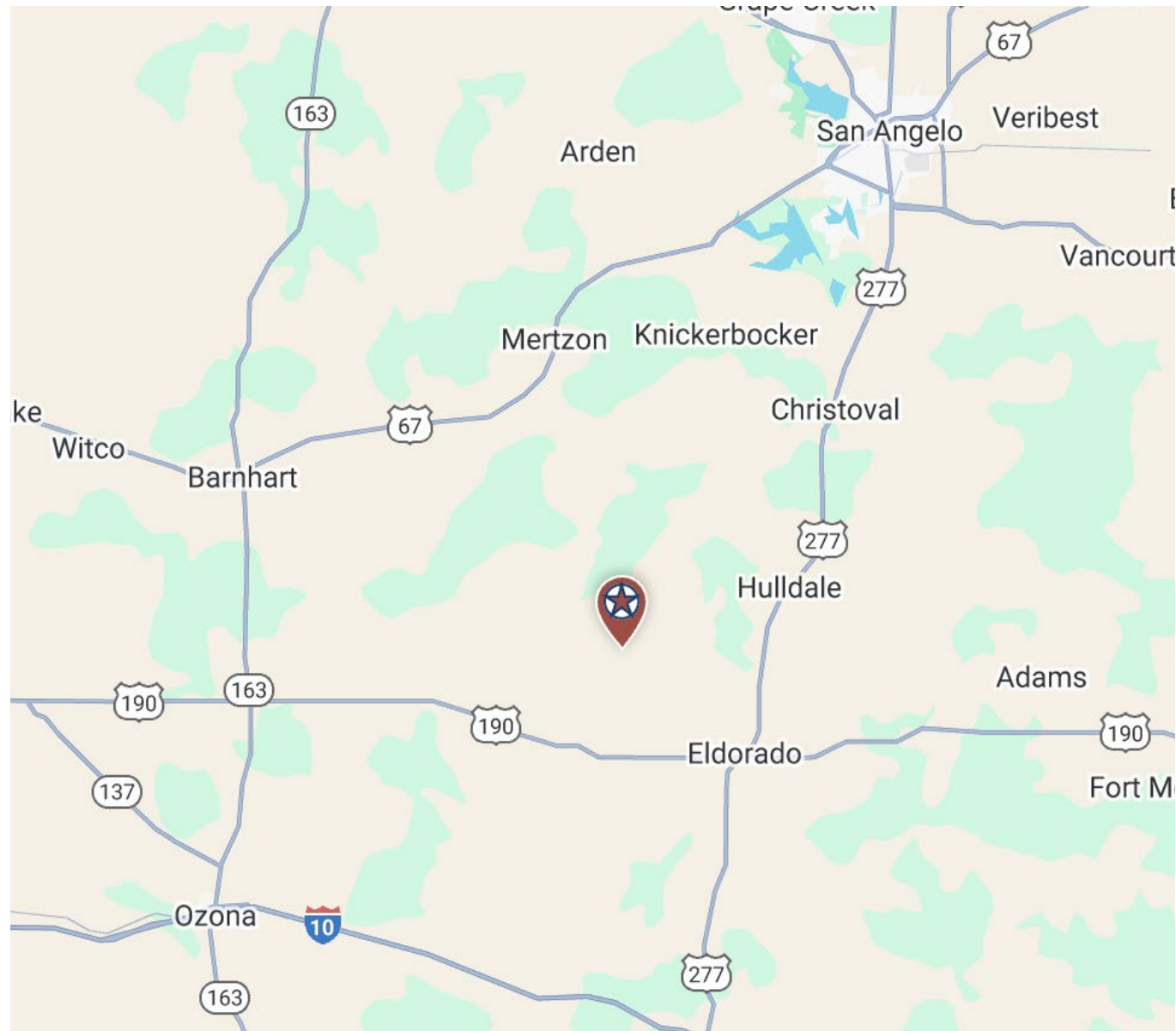
**CHARLES DAVIDSON**  
*Principal & Partner*  
(210) 415-5570  
cmd@republicranches.com

**RICH SCHNEIDER**  
*Broker Associate*  
(830) 370-4876  
rich@republicranches.com

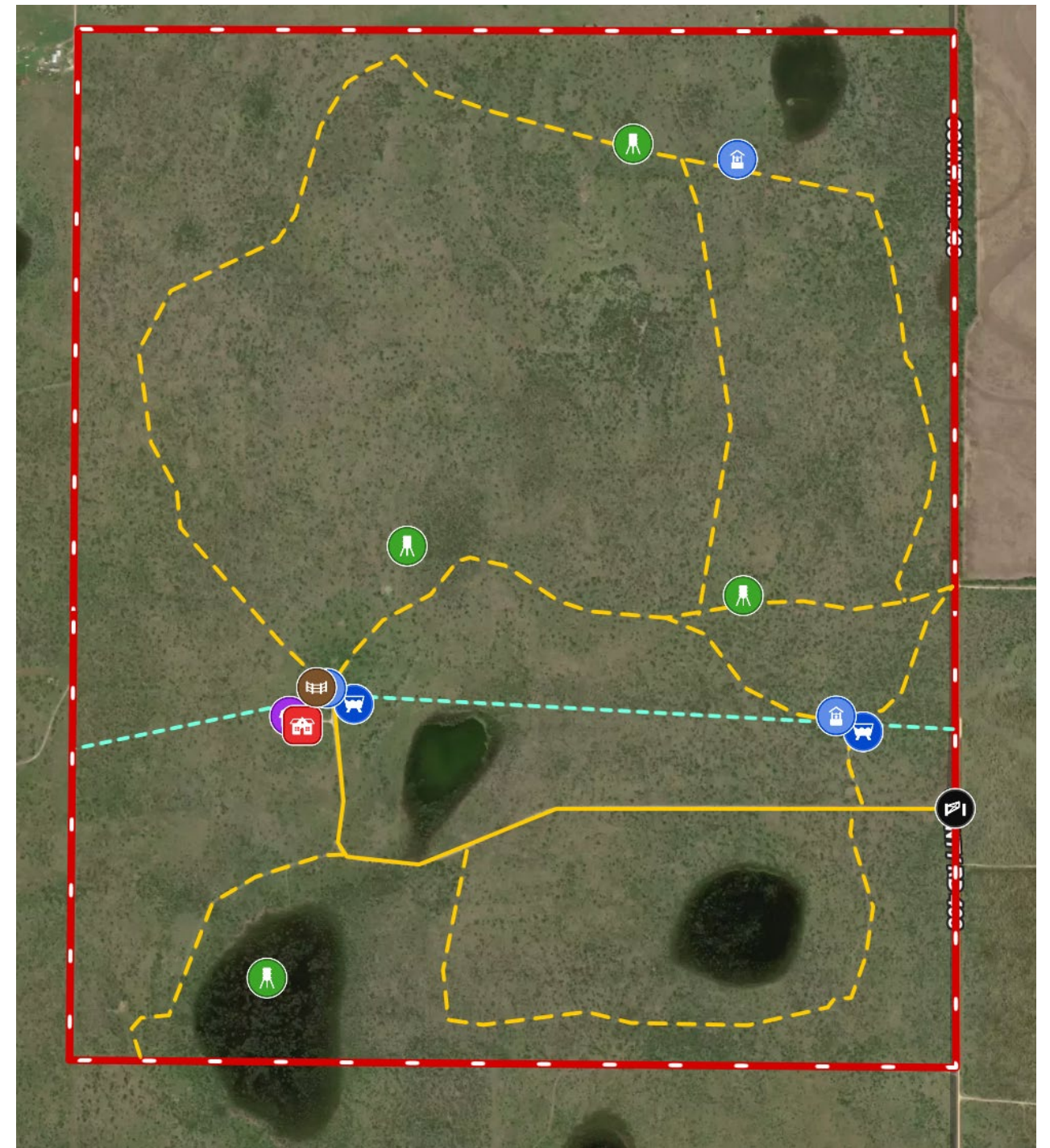


# LOCATION

The ranch is easily accessible through private gates on FM 408, approximately 3.8 miles off of paved Hwy 190. The ranch is 11 miles from the quaint town of Eldorado and only 56 miles from San Angelo.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

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The naturally mottled ranch is located in the Eldorado Plateau with noteworthy upland depressions or playas. These playas seasonally hold healthy amounts of water creating wetlands in a semi arid region.

## WILDLIFE

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The Hideout Ranch is entirely high-fenced to help manage the variety of native and exotic game. The ranch hosts populations of white-tailed deer, Rio Grande turkey, bobwhite quail and varmints. Over the years exotics have been introduced and currently the species found on the ranch include axis deer, aoudad, sika, blackbuck and scimitar oryx.

There are a couple of dirt tanks that are supplemented by the water wells that offer great wingshooting opportunities for dove and seasonal waterfowl.

## AGRICULTURE

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The ranch has historically been grazed with cattle and benefits from internal pasture fencing and the distributed water resources.

## WATER

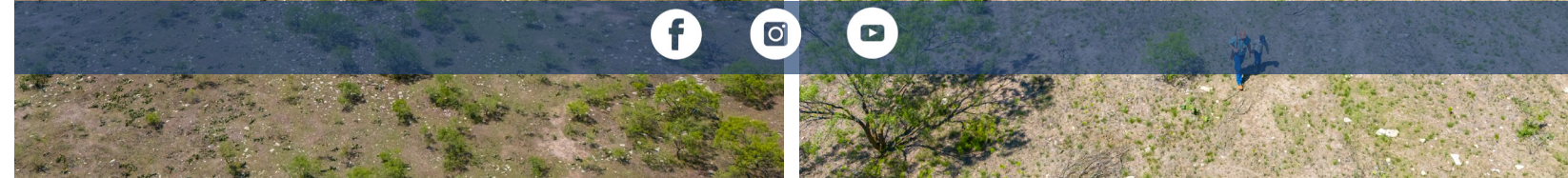
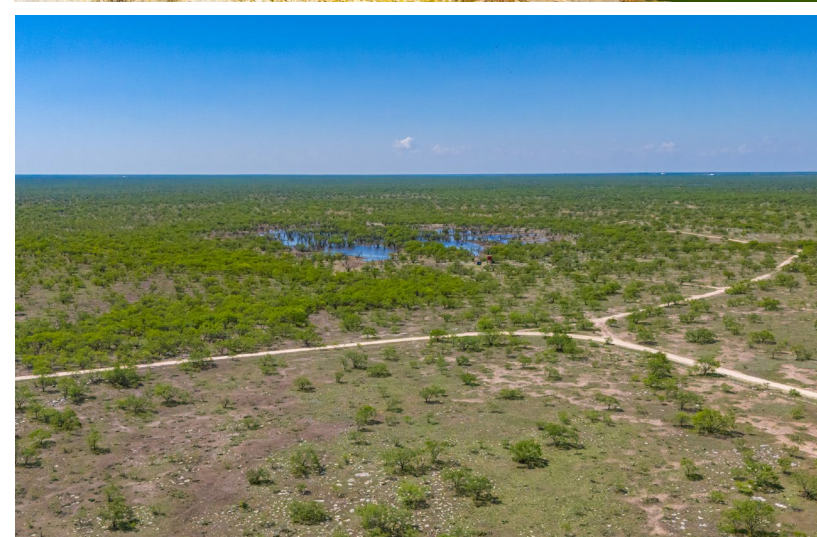
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The ranch benefits from a reliable well system consisting of three working wells supplying ample water to the headquarters, troughs, and dirt tanks throughout the property. This feature ensures the continued health of the wildlife and supports the overall sustainability of the ranch.

## ELECTRICITY

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Electricity is in place with existing service to several areas of the ranch.





# IMPROVEMENTS

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**Main Home:** There is a three bedroom/two bathroom hunting lodge that is fully furnished. The living room and dining area are open and provide ample space for entertaining guests and hunters. The home has central heat and air conditioning and a BBQ and picnic pavilion off the back.

**Bunkhouse/Barn:** The 60'x40' concrete floor metal building split between living quarters/bathroom/bunkroom and equipment storage. This building can easily be finished out to house additional guests or be used as a party barn.

**Working Pens:** There is a set of working pens close to the bunkhouse/barn. The working pens are in good working order.

**Road Infrastructure:** The internal roads are well kept and provide access across the ranch for easy touring to enjoy the wildlife.

**Other:** The ranch perimeter is high-fenced with the interior fencing in good condition. The southern 1/3 of the ranch is separately high-fenced from the rest of the ranch.

# MINERALS

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This is a surface sale only.

An additional 1,339+/- high-fenced acres across FM 408 is available as well.







## 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.

### 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.

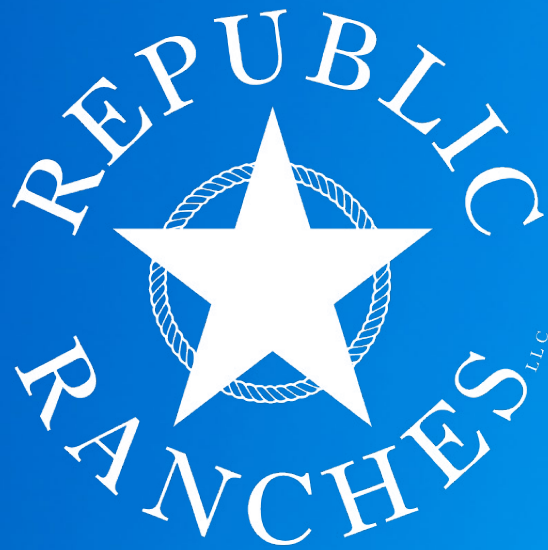
Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate's Name	License No.	Email	Phone
Ross Studer	674827	studer@republicranches.com	210) 355-6840
Rich Schneider	578983	rich@republicranches.com	(830) 370-4876
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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