

REPUBLIC RANCHES LLC

Our Legacy is in the Land

NORTH CREEK RANCH

150± Acres | \$ 4,250,000 | Kendall County, Comfort, TX

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DESCRIPTION

Live Water Between Fredericksburg & Comfort! The North Creek Ranch is the epitome of ideal Hill Country living. The ranch features a spacious home that provides breathtaking views of the Guadalupe River valley and North Creek. As the creek traverses the ranch it nourishes a variety of larger than life trees including cypress, sycamore, pecan, oaks and cedar elm creating a tranquil riparian setting. A dam enhances the creek creating a private swimming and fishing spot perfect for enjoying a range of water activities. The ranch is also home to a diverse array of native wildlife and exotic species, offering a true natural sanctuary. Ideally situated between the highly sought-after towns of Fredericksburg and Comfort, North Creek Ranch combines the serenity of rural living with easy access to popular Hill Country destinations and is potentially a commuter ranch.

ASSOCIATE CONTACT

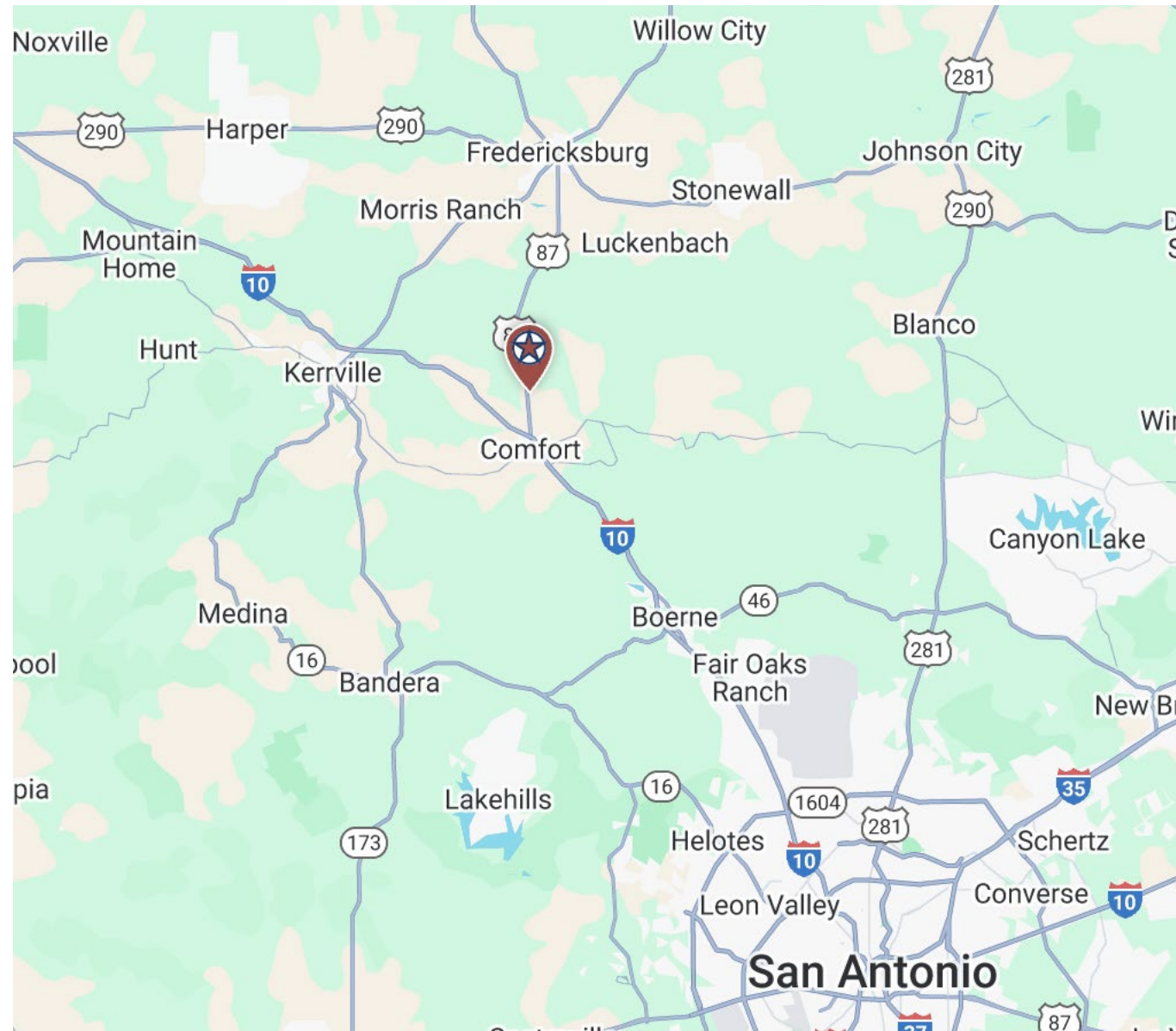
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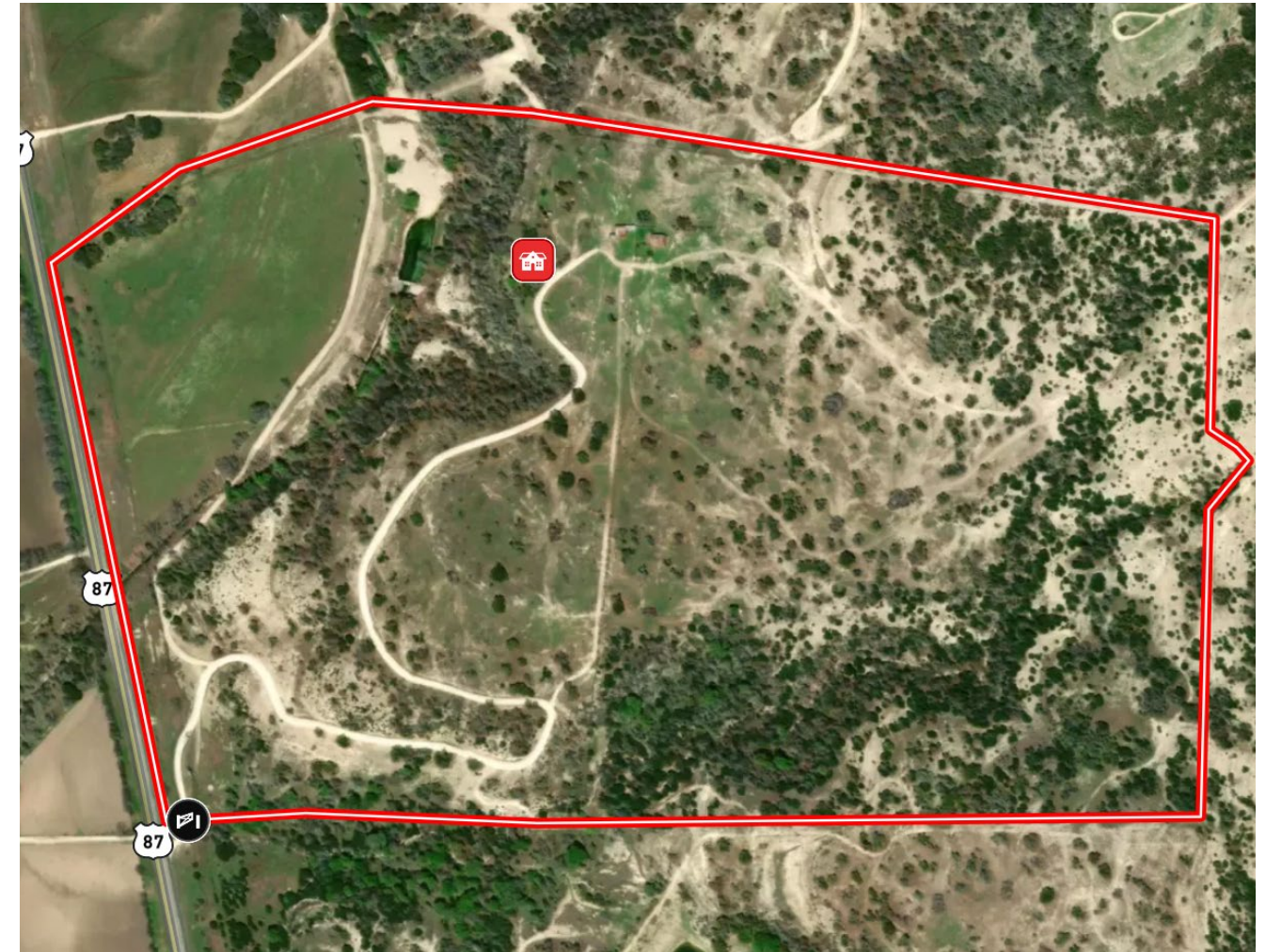
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LOCATION

The ranch fronts Hwy 87 and is accessed through its impressive front gate approximately 3.1 miles from Comfort. The Ranch is only 20 miles from Fredericksburg, one hour from the San Antonio International Airport and less than two hours from Austin.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The North Creek Ranch has over 246 ft. of topographical relief with the highest elevation being 1,774 ft. above sea level. There are multiple dramatic draws on the ranch that offer scenic trails for hiking and wildlife viewing. At the bottoms of the draws are rich soils that support ample grasses and a variety of trees that offer numerous park-like settings.

Native trees of the Guadalupe River valley include live oak, Spanish oak, shin oak, lacey oak, cypress, sycamore, pecan, cherry, redbud, walnut, cedar elm, willow, persimmon and ashe juniper. Many of these species are found on the ranch along with a variety of brush species, succulents and grasses providing excellent habitat diversity.

The fenced 14+/- acre field of improved coastal grass is ideal for cutting hay, livestock and wildlife.

Juniper management has been in place on the ranch for years in the valley, lower hillsides and a portion of the higher country. The juniper management program has improved the overall habitat/range conditions and views.

WILDLIFE

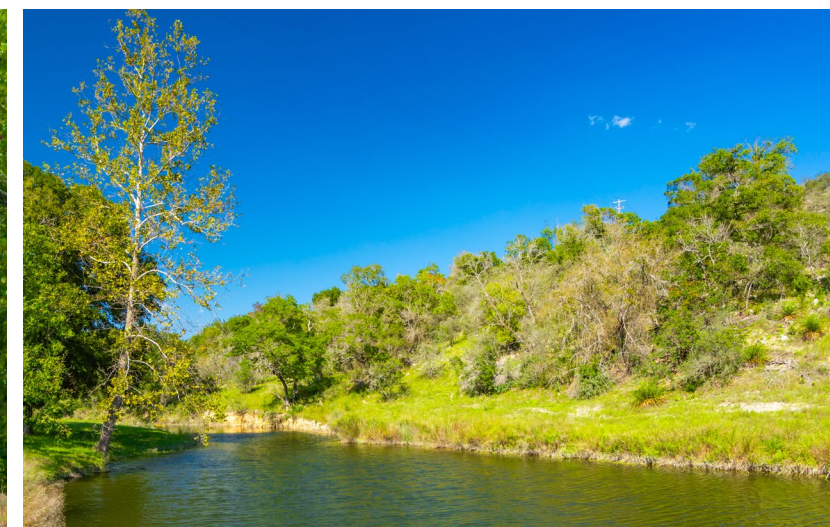
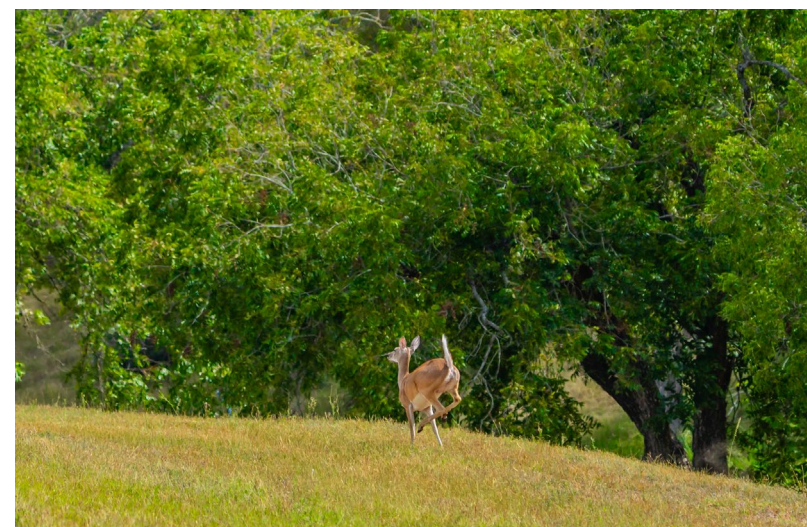
The North Creek ranch is predominantly low-fenced allowing native and exotic species to move freely through the ranch for water, food and shelter. The ranch hosts populations of white-tailed deer, rio grande turkey, dove, seasonal waterfowl and varmints. The free ranging exotics known to inhabit the ranch include axis deer, blackbuck, and feral hogs.

The live water of North Creek is a huge draw for wildlife of all kinds and the dam creates excellent fishing opportunities for bass and sunfish, swimming and other water activities.

WATER

North Creek traverses the ranch for over 1,800 ft. entering at its northern boundary then exiting at the southwest boundary. The concrete dam creates an inviting swimming area with lots of shade from the towering trees. The creek continues with several deep holes that appear to have maintained water levels during the hardest part of the drought.

Also, the ranch has one water well that services the home, barn and livestock pen system.



IMPROVEMENTS

Main House: The recently renovated three bedroom and three and a half bathroom home has an open kitchen and living room with incredible views of the Hill Country valley below. The large back porch provides a perfect setting for entertaining and observing wildlife.

Barn: The large two sided metal barn is located in close proximity to the home. It is perfect to park equipment or convert to shelter livestock.

Fence: The boundary fence is primarily low fenced with its northern boundary being high fenced. The ranch has one low cross fence that can be used for livestock rotation. There are working pens connected to the barn that were used for managing show sheep in the past.

Road Infrastructure: The ranch is accessed from its impressive gate that fronts on highway 87. The chip seal main road gracefully curves up the hill offering glimpses of the landscape and views of the ranch until you reach the home. The internal roads are well-kept and provide access across the ranch.

ELECTRICITY

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

AREA HISTORY

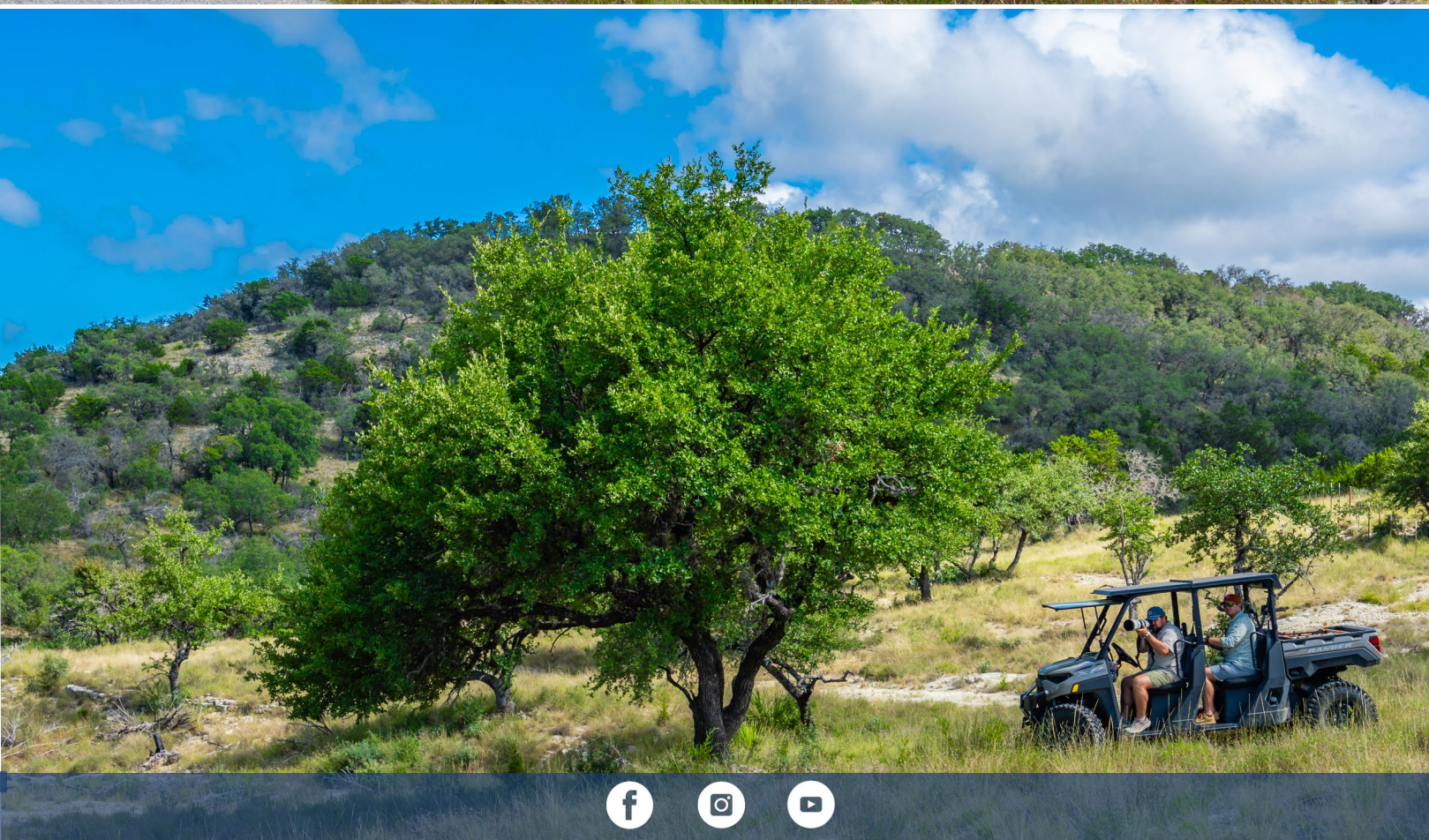
A quick drive down Highway 87 is the quaint town of Comfort where you can find antique shops, restaurants, and a grocery store. Just north of the ranch is the famous town of Fredericksburg. Fredericksburg is well known for its rich German history, main street shopping, art galleries, gourmet restaurants, the National Museum of the Pacific War and over 100 wineries in the area. Touring the unique and extensive numbers of wineries around Fredericksburg has become a draw to people from around the world.

Other attractions include Enchanted Rock State Natural Area, Luckenbach and the numerous roads with wildflower displays in the spring.

TAXES

The ranch is appraised for ad valorem taxes under 1D1-Ag/Wildlife Management valuation on its open space.





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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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An aerial photograph of a ranch in a hilly, wooded area. A river flows through the lower left. In the center, there is a large house with a red roof and a smaller building with a blue roof. The landscape is green with scattered trees and a rocky hillside. A large white star logo is overlaid on the image, with the text 'REPUBLIC RANCHES' curved around it.

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