

REPUBLIC RANCHES LLC

Our Legacy is in the Land

SUMMIT WEST RANCH

2,635± Acres | \$6,200,000 | Schleicher County, Eldorado, TX

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DESCRIPTION

The Summit West 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 rugged beauty, playas, lodging amenities, and ideal hunting terrain, making it a standout property in the region. Whitten Draw bisects the southeastern part of the ranch running west to east providing stunning views and creates a natural travel corridor for the wildlife as they travel to resources across the ranch.

ASSOCIATE CONTACT

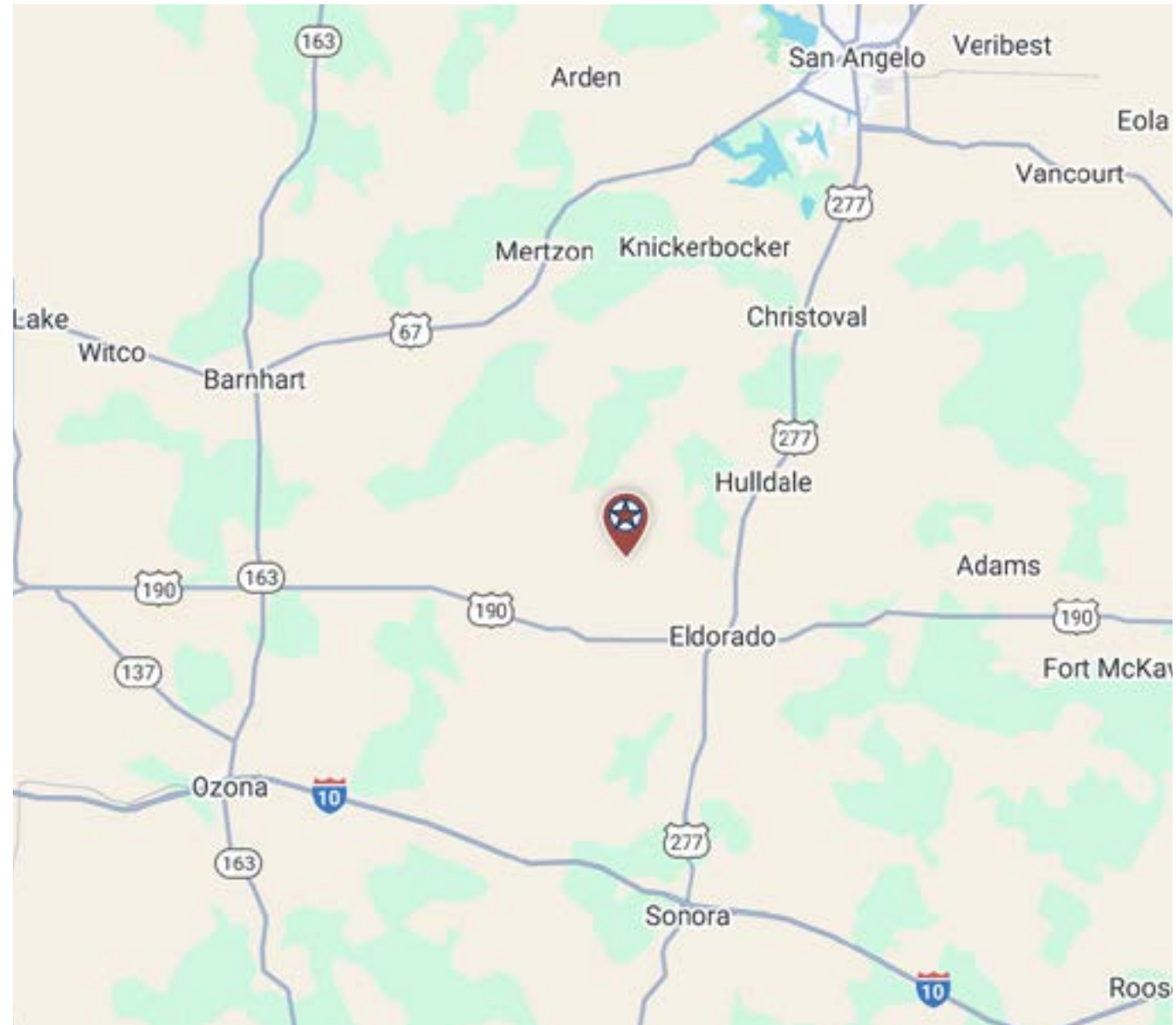
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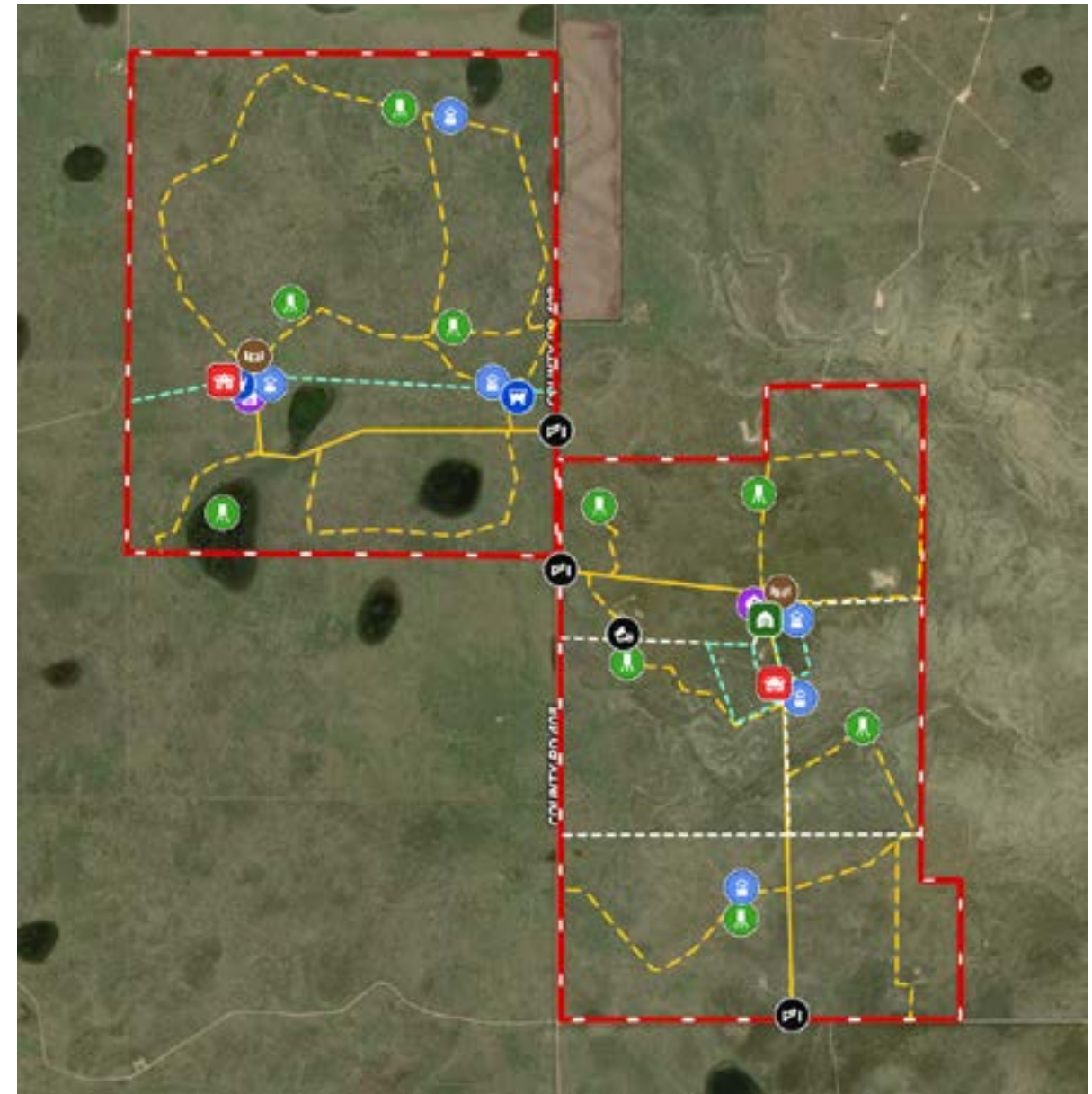
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LOCATION

The ranch is easily accessible on both sides of 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

The Summit West Ranch is located in the Eldorado Plateau with noteworthy upland depressions or playas and wet weather draws. These playas seasonally hold healthy amounts of water creating wetlands in a semi arid region. The gentle rolling topography of the ranch consists of deep soils, promoting growth of bull mesquites and native grasses. The ranch features a mix of dense mesquite cover to open areas of grass and succulents.

WILDLIFE

The ranch is divided by FM 408 and both pastures are 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 plus exotics.

Years ago the white-tailed deer herd in the eastern portion was managed more intensively and likely still benefits from those efforts. Over the years exotics have been introduced including axis deer, aoudad, sika, blackbuck and scimitar oryx. There are high-fenced pens that can be used for soft release or breeding activity to improve the wildlife herds as well.

There are multiple dirt tanks that are supplemented by the water wells that offer great wing-shooting opportunities for both dove and seasonal waterfowl.

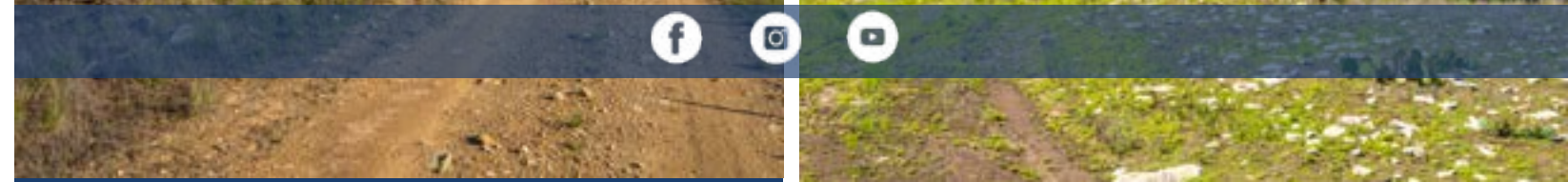
AGRICULTURE

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

WATER

The ranch benefits from reliable well systems consisting of six working wells supplying ample water to the two 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.



IMPROVEMENTS

WEST SIDE

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 is two stories and split between living quarters/bathroom/kitchen/dining and a large game room or storage. This building can easily be finished out to house additional guests or a party barn.

Working Pens & Barn: 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

EAST SIDE

Main Home: The four bedroom and three bathroom main home is metal facade and 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 the front porch has expansive views of the ranch.

Bunkhouse/Barn: The 60'x40' concrete floor metal building is two stories and split between living quarters/bathroom/kitchen/dining and a large game room or storage. This building can easily be finished out to house additional guests or a party barn.

Working Pens & Barn: There is a set of working pens and three sided metal equipment barn close to the bunkhouse. The working pens are in good working order.

Pila & Pool Shed: The pila next to the bunkhouse has been converted into a pool with a raised sunning deck for relaxing after a hard day of ranch work or a successful hunt. There is a metal pool shed that is currently used for storing pool toys and supplies next to the pool.

Road Infrastructure: The internal roads are well kept and provide access across the ranch and an easy ride for viewing wildlife.

Exotic/Deer Pens: Although not currently in use, there are several high-fenced pens on the ranch that could easily be used for cattle/horse traps or soft release/breeding pens .



ELECTRICITY

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


MINERALS

This is a surface sale only.

The ranch can be purchased in its entirety or divided by either side of FM 408. See the Lasater Ranch and Hideout Ranch on our website and other marketing platforms.



11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials			Date

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

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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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