



REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

DRY HOLLOW CREEK RANCH

140± Acres | \$2,683,000 | Gillespie County, Fredericksburg, TX

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DESCRIPTION

Blank Canvas Near Fredericksburg!

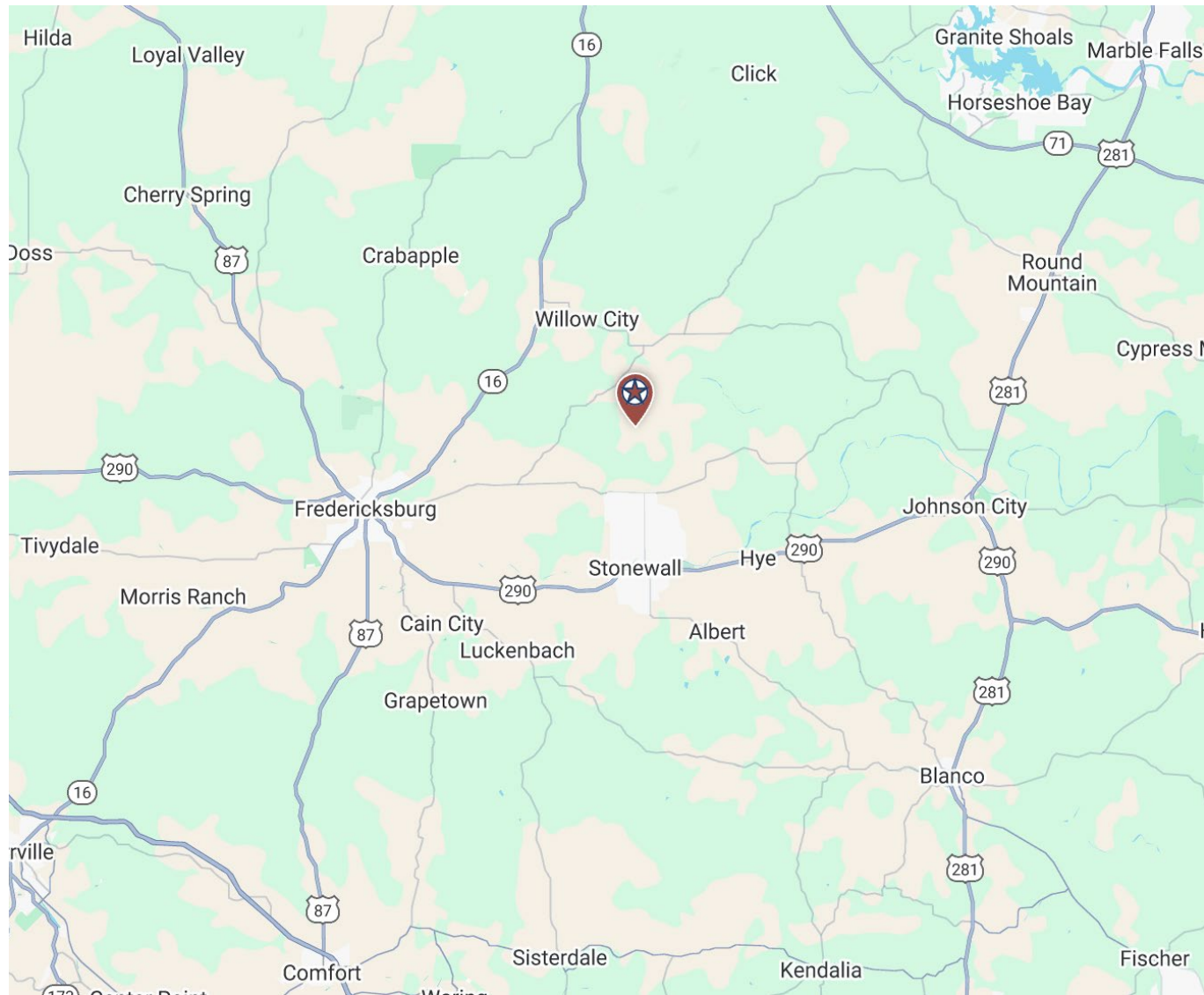
Located just over 15 minutes from the popular town of Fredericksburg, Texas, the Dry Hollow Creek Ranch presents an exceptional opportunity for the next owner. This unrestricted, unimproved property is a perfect setting for an end user looking to build their Hill Country dream estate or an investor seeking a ranch development opportunity. The ranch’s unique landscape is highlighted by Dry Hollow Creek, which traverses the property, offering picturesque topography. Enjoy sweeping views of open pasture and hardwood bottoms with countless majestic oaks. With limited juniper cover, the land is accented with numerous mature oaks, preserving the natural beauty of the area. Adding to its appeal, the ranch boasts a rich heritage, having remained in the same family since the 1800s.

ASSOCIATE CONTACT

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LOCATION

The ranch fronts newly improved Klein-Ahrens Rd and is approximately 15 miles from Fredericksburg. The Ranch is only 8.7 miles north of Stonewall, just over one hour from the San Antonio International Airport and one hour and 30 minutes from Austin.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The Dry Hollow Creek Ranch has over 81 ft. of topographical relief with the highest elevation being 1,755 ft. above sea level. The wet weather creek provides a main draw on the ranch that offers scenic trails for hiking and wildlife oriented recreation. At the bottom of the draws are rich soils that support ample grasses and a variety of trees that offer numerous park-like settings.

Native trees found in Gillespie County 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. There are approximately 14+/- acres of improved grass fields that are ideal for cutting hay, grazing livestock or simply supporting the wildlife on the ranch.

Juniper management has been in place across the ranch for years. The juniper management program has improved the overall habitat/range conditions and views.

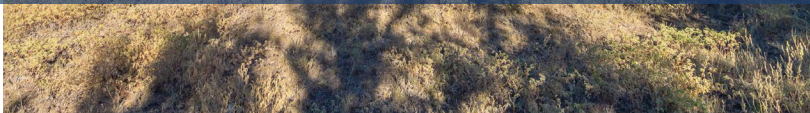
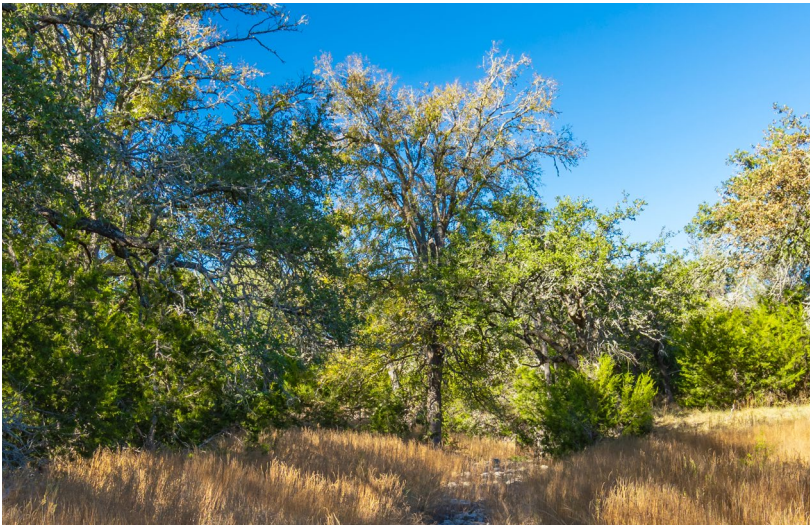
WILDLIFE

The Dry Hollow Creek Ranch is 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 and varmints. The free ranging exotics known to inhabit the ranch include axis deer and feral hogs.

IMPROVEMENTS

Fencing: The western, southern and eastern boundary fences are low fenced. The northern boundary is not fenced as this will be a new boundary with the parent tract.

Road Infrastructure: The ranch is accessed from the newly chip sealed Klein-Ahrens Rd by a private, fee simple 60ft. wide lane. The internal roads are well kept and provide access across the ranch.



WATER

Dry Hollow Creek is a wet weather creek but will hold water for extended periods in the deeper holes found on the ranch.

ELECTRICITY

Electricity is in place and located on the west side of the ranch.

AREA HISTORY

A short drive from 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.

OTHER

The north property line can be moved to add or reduce acreage.





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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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