

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

NORTH QUIHI RANCH

677± Acres | \$2,610,000 | Medina County, Quihi, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

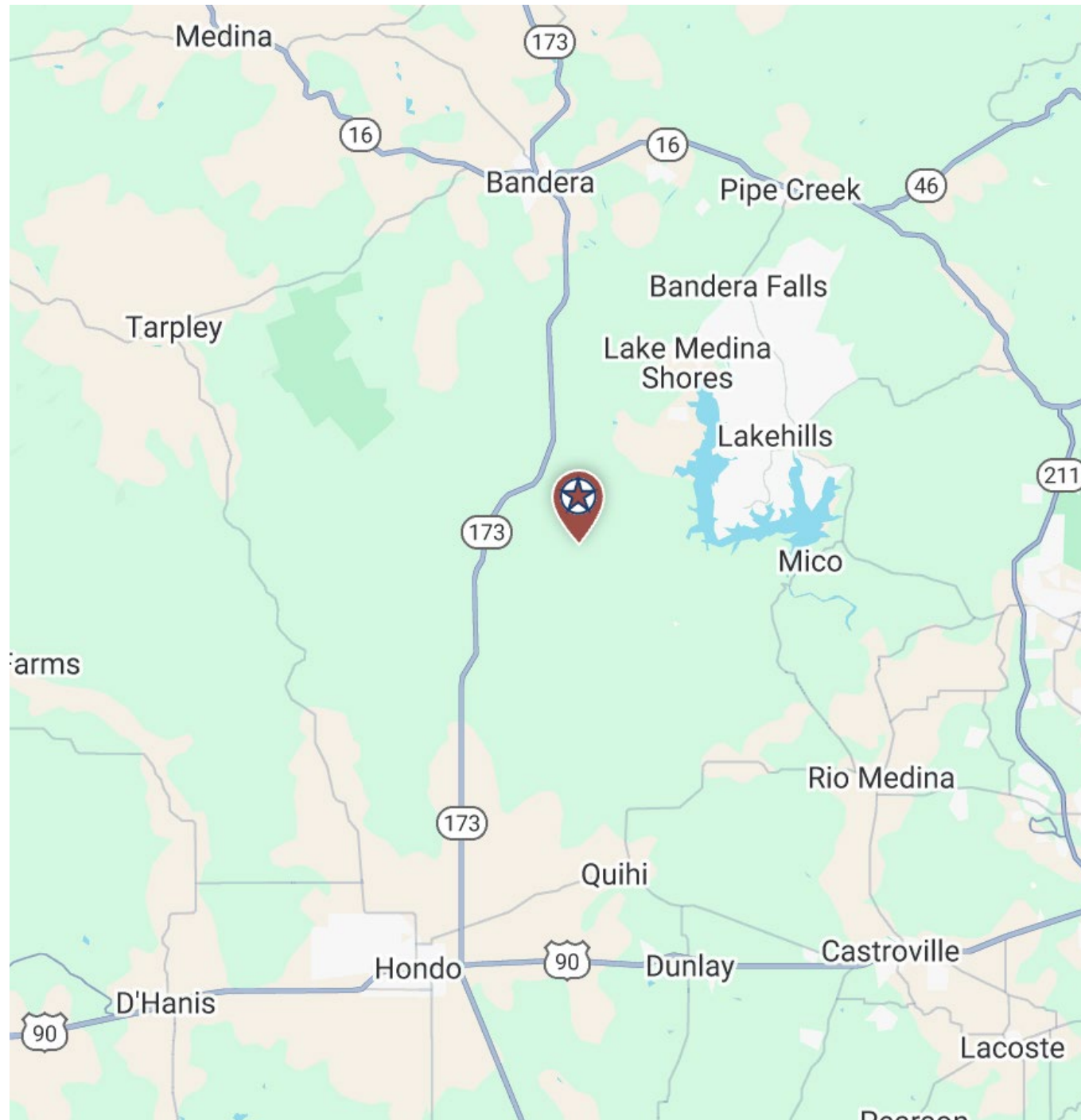
Situated in the north central portion of Medina County, just north of Hondo, TX and south of Bandera, TX is the North Quihi Ranch. This 677+ acres is blessed with an extensive number of live oaks, fragmented by small grasslands and rolling topography, creating a perfect mixture of Hill Country habitat. There are endless recreational opportunities that include hiking, hunting, cave exploring, horseback riding, birdwatching, biking and just enjoying the tranquility of the Texas Hill Country.

ASSOCIATE CONTACT

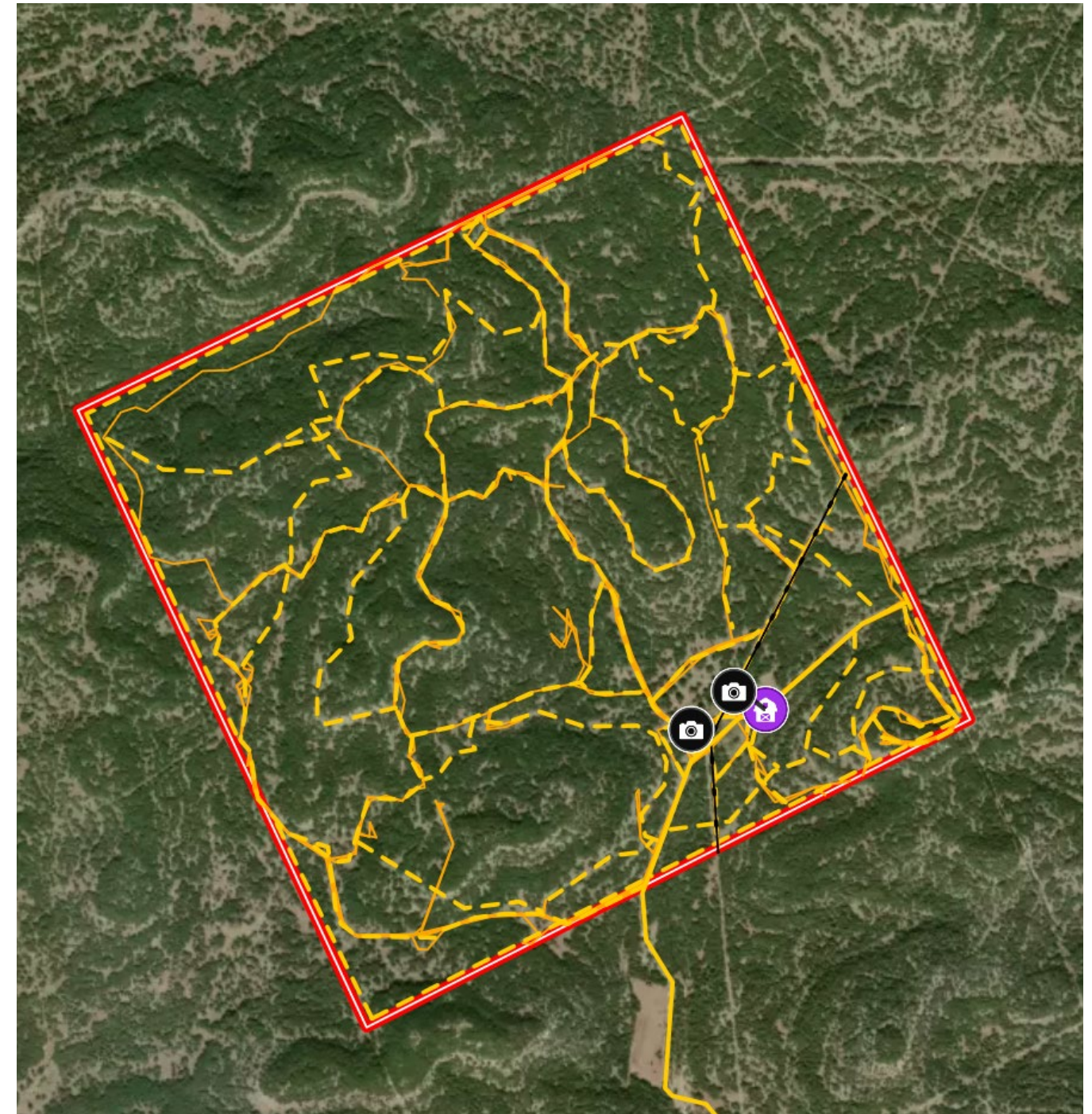
ROSS STUDER
Partner & Sales Associate
(210) 355-6840
studer@republicranches.com

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

LOCATION



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has a balanced mixture of uplands, sloped hillsides and shallow draws that provide great habitat for wildlife and space for recreational activities. The ranch is spotted with live oak motts, grasslands and ashe juniper forests. The break between South Texas the Hill Country and South Texas can be seen on the ranch; however, the habitat leans more towards the Hill Country's typical terrain and flora.

The ranch has one known significant cave that begs to be explored.

IMPROVEMENTS

Beyond an old barn, a nearby D'Hanis brick small structure, perimeter fencing and the water well, the ranch is unimproved. The owner recently placed a brand new travel trailer on site that is available for purchase.

The current owner has enhanced the road and trail system to provide more accessibility for recreational and ranching purposes.

WATER

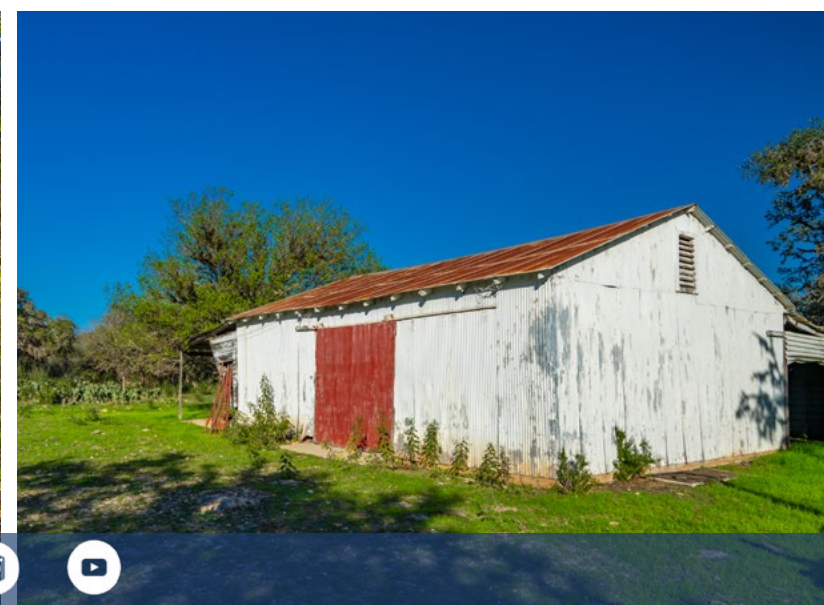
Elm Creek, a wet weather creek, traverses the ranch from north to south providing beautiful bottoms and a travel corridor for the wildlife in the area. During the wet times, you will find seasonal water holes perfect for the ranch's wildlife population. There is also a water well with a large pila/trough.

WILDLIFE

The ranch is home to nearly all native wildlife that call this area of Medina County home. White-tailed deer, Rio Grande turkey, bobcats and coyotes are present in this area just to name a few. In addition to the native wildlife, there have been known to be free-ranging exotics including feral hogs, aoudad and axis deer.

CONSERVATION

The ranch is protected by a landowner-friendly conservation easement allowing for the owner to participate in all typical agricultural and recreational activities. The easement also provides for one subdivision and up to two residence compounds.



TAXES

The ranch benefits from 1D1 Agricultural Appraisal for property taxes on its open space.

AREA HISTORY

In A.J. Sowell's book from 1900, "Early Settlers and Indian Fighters of Southwest Texas", which is a recommended read for anyone interested in the first-hand history of the broader area, he recounts the story of the Cow Camp Massacre that occurred just west of the ranch in 1866. Three boys were camping on a bluff over the Hondo Creek and gathering some stray livestock. An attack by a group of eight Indians resulted in one death, one capture and one escapee, August Rothe, a patriarch of a well-known ranching family in the area.

AREA ATTRACTIONS

A quick drive from the ranch is the community of Bandera, TX, also known as the Cowboy Capital of the World. Here you can find delicious cuisine, nightlife activities such as bands and dancehalls, Bandera's Pro Rodeo, small town boutique shopping, markets, parades and so much more.

Medina Lake, a 4,246-acre reservoir on the Medina River, is a popular destination for water skiers, SCUBA divers as well as fishermen when the water levels are satisfactory. A short distance to the south is Hondo, Texas, which has all the necessary supplies, groceries (including HEB) and restaurants, **not to mention world-famous dove hunting opportunities!**



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.

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

Buyer/Tenant/Seller/Landlord Initials

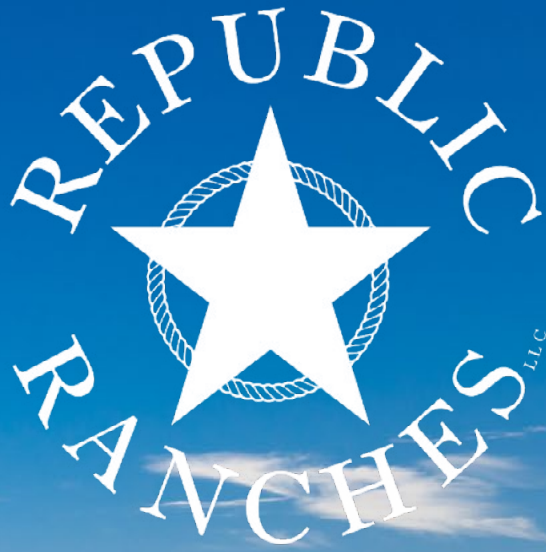
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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.



info@republicranches.com | 888-726-2481 | www.republicranches.com

