

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *OLD BLACK DOG RANCH*

540± Acres | \$4,995,000 | McCulloch County, Brady, TX

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## DESCRIPTION

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Old Black Dog Ranch, situated in eastern McCulloch County, is an exceptional recreational property high-fenced with exotic animals, a beautifully updated farmhouse, and a remarkable equipment barn/barndominium. This ranch is meticulously maintained, offering surface water, intricate trails, effective brush management, and carefully planned structural enhancements. Located 9 miles northeast of Brady, the ranch is near the city regarded as the geographical center of the state, which is why Brady is known as the "Heart of Texas."

## ASSOCIATE CONTACT

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**TALLON MARTIN**

*Partner*

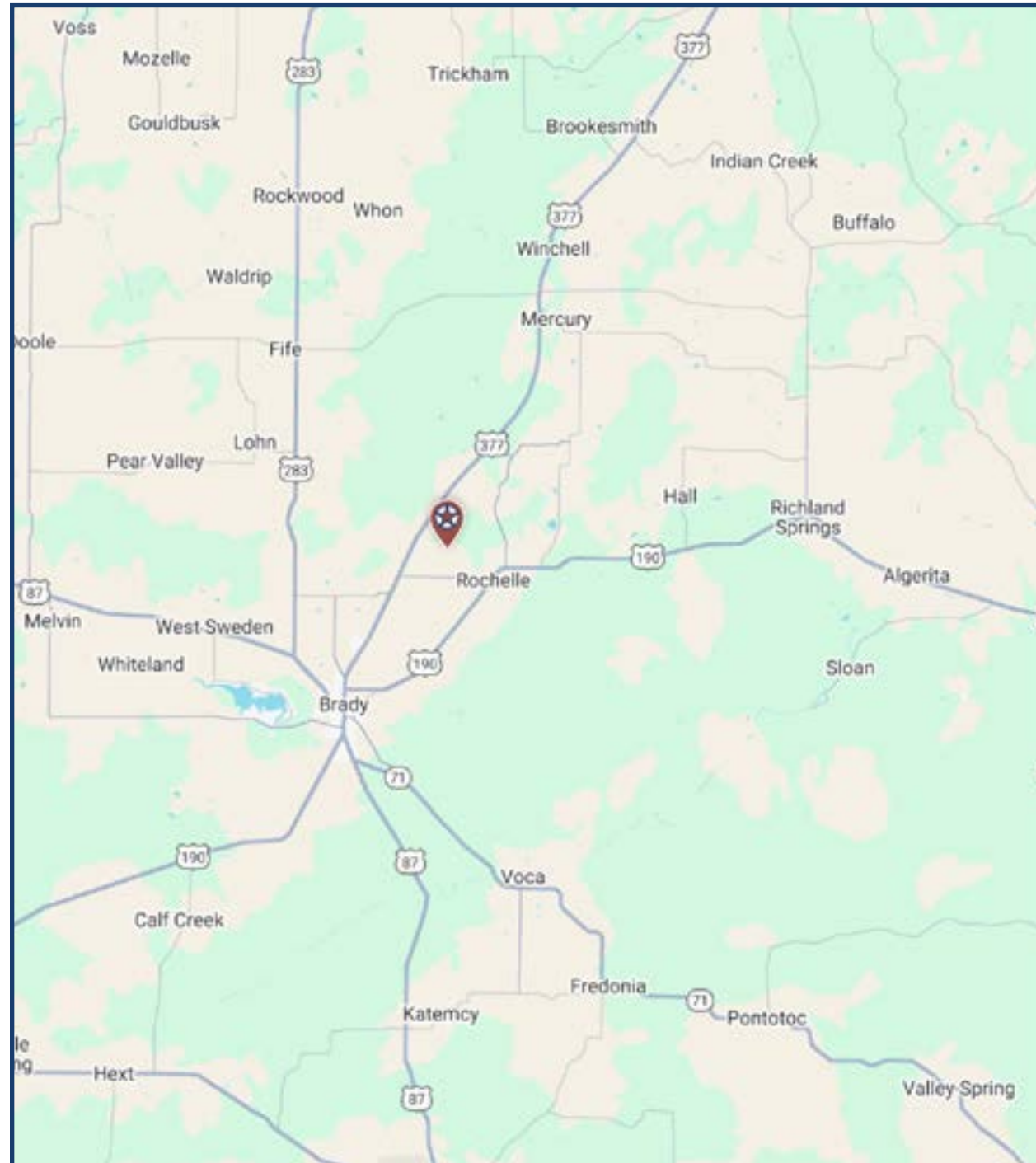
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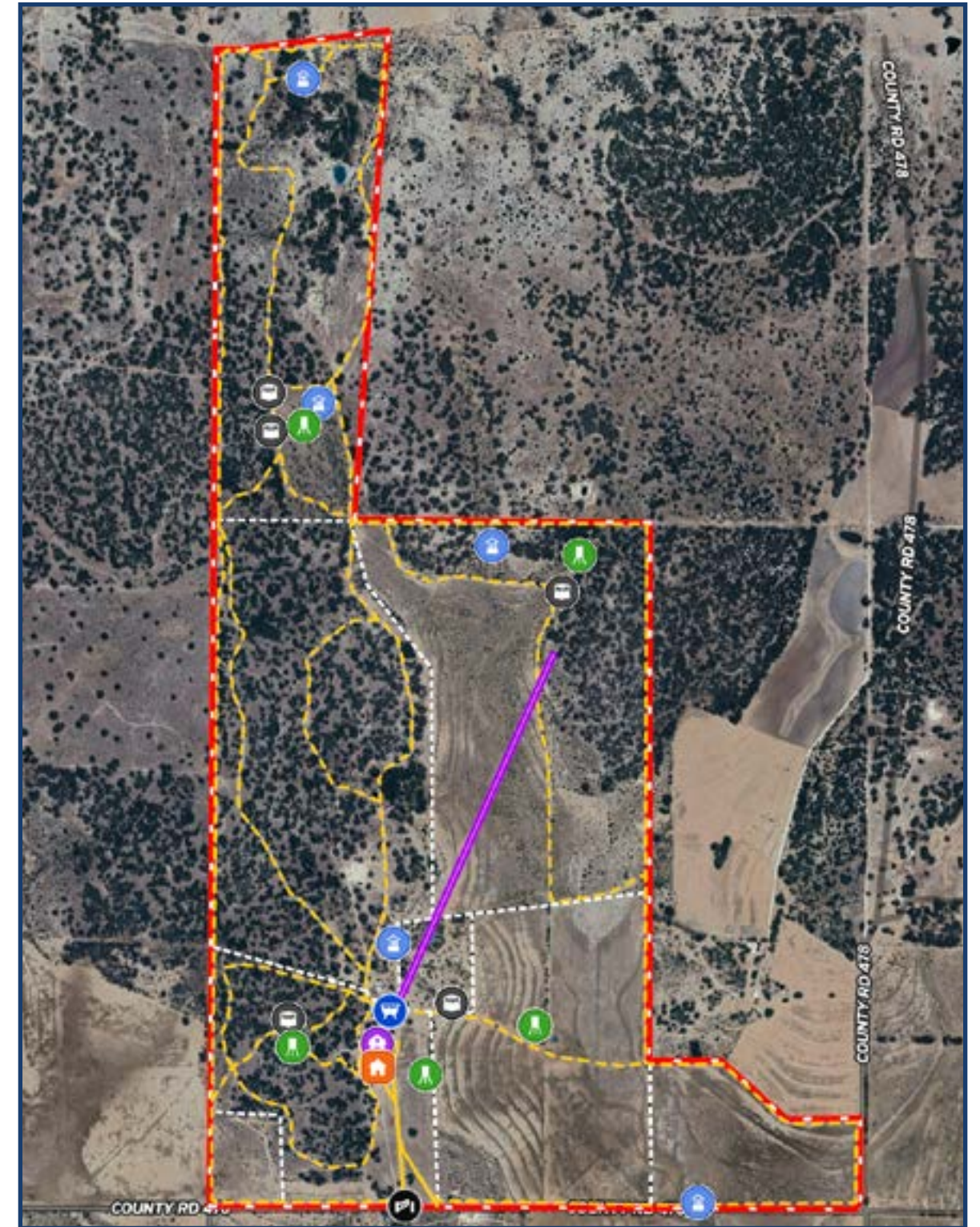


# LOCATION

The ranch is situated 8.5 miles Northeast of Brady, Texas, and is accessed by frontage on county road 476. Austin - 2.5 hrs - San Antonio - 2.5 hrs - Dallas 3.75 hrs - Houston - 5 hrs.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

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The property features a gentle roll in the front, where the home and barn overlook a spacious terraced field. Moving north, the terrain begins to undulate more distinctly, providing fantastic long-range views of northern McCulloch County from the back. The western rangeland of the ranch is primarily dominated by oak trees, interspersed with clusters of mesquite. The southeastern area mainly features grasslands, accompanied by groups of oaks, mesquite, and ash juniper. In the center, near the homestead, you'll find impressive sprawling live oaks.

## WILDLIFE

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Several years ago, the ranch was high-fenced and currently boasts a thriving population of Axis and a small herd of Fallow deer. While there are some native whitetails present, they are not part of active management efforts. The fencelines are meticulously maintained to prevent entry by hogs and coyotes. Additionally, there are chances to hunt doves and ducks. The front field has the potential to become an excellent sunflower or millet field for dove hunting.

## IMPROVEMENTS

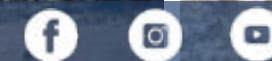
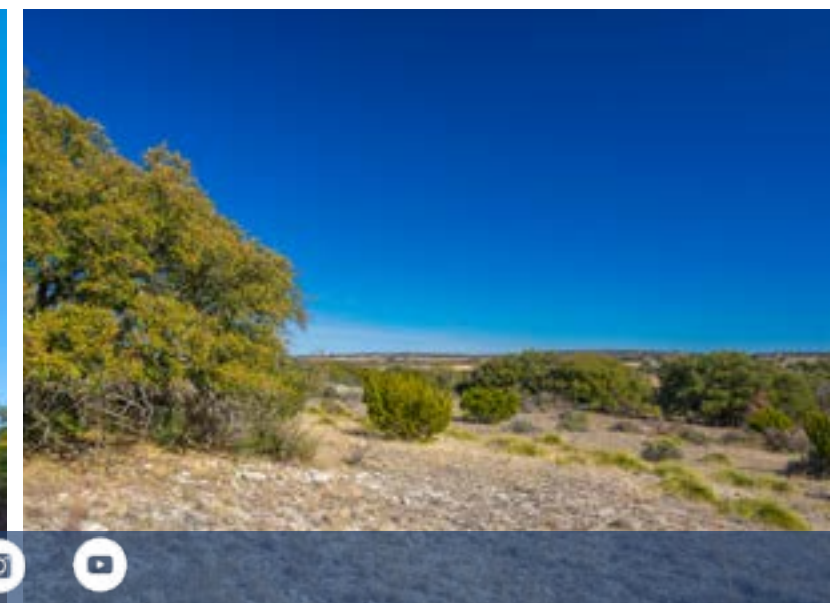
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As you approach the main drive, a recently remodeled farmhouse comes into view. This farmhouse features expansive porches on three sides, providing stunning views of the ranch. Inside the 3,662 sq. ft. home, you'll find exquisite original hardwood floors that have been beautifully refinished, along with original shiplap in the dining room. The residence includes three bedrooms, a workout room, four full bathrooms, two living areas, a dining room, a kitchen, and a mudroom. Stepping through the back door leads you to a barndominium, perfect for guests or overflow family. It contains two bedrooms, a full kitchen, and two full bathrooms. Attached to it is a spacious 3,200 sq. ft. shop, featuring 25-foot high ceilings and equipped with three 12-foot and one 14-foot electric roll-up doors, a second-story shooting room overlooking a 1,000 yard range, and additional storage. The total area under the roof for the barn is 10,730 sq. ft.

## WATER

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The ranch features multiple tanks, with the largest located at the back, measuring approximately 0.4 acres when full. This tank, along with another near the homestead, can be supplemented by the nearby wells. Throughout the ranch, several small ponds fill up during wetter seasons. Additionally, there are seven wells drilled (Two are hooked up to power: one uses a solar pump, while four are standing cased) around the ranch for anyone looking to provide more water to ponds or troughs.






# ELECTRICITY

Electricity has been installed for the home and barns.



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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Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission      Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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