

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

347 RANCH

347± Acres | \$4,335,875 | Medina County, Castroville, TX

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DESCRIPTION

Located midway between Castroville and LaCoste, the 347 Ranch is one of the most unique and scenic ranch properties in all of Medina County offering diverse acreage and endless potential. The ranch contains an abundance of wildlife, a wide variety of topography and habitat, multiple ponds and over a mile and a half of frontage on the BMA irrigation canal. Ranches of this size and quality rarely come on the market in this part of Medina County.

Situated atop a stand-alone hill in the northeast section of the ranch, the “Ranch Home on the Hill” is one of the many highlights that set this property apart. The 3,000 sq. ft. residence features 3 bedrooms, 3 bathrooms, a two-car garage, and ample storage space. It is believed the home was built in the 1970s but has undergone multiple renovations. The location and breathtaking views from the homesite are what really set it apart. The stunning 360-degree views range from the majority of the ranch to the southwest to the Medina River valley and surrounding communities (including downtown San Antonio and Sea World) to the north and east. It is truly something that must be experienced firsthand to fully appreciate.

Paved County Road 579 ends at the automatic gated entrance, providing convenient access and end-of-the-road privacy.

Approximately 236.26 acres of the ranch, including the ranch house, barns, multiple ponds and other improvements are located east of the BMA canal. The 236.26 acres has quality black soils and habitat common to South and Central Texas. A large portion of this bottom section of the ranch (approx.. 70.5 acres) is within the BMA irrigation district and has historically been serviced by three existing water valves and portable pumps for irrigation purposes. Due to the ongoing severe drought conditions the BMA canal is currently not flowing, however, during normal years the land within the district may be irrigated with water from the canal in accordance with BMA rules. There are two existing East Medina water meters currently in place as well as a large East Medina Water Line (believed to be 4” or 6”) that spans the length of this section of the ranch.

You cross a heavy-duty bridge (constructed in 2019 with BMA-permitted access) to reach the upper 110.61 +/- acre section of the ranch. This area consists of large rolling hills, deep valleys, and panoramic views that rival or even surpass the amazing scenery from the home site.

The 347 Ranch offers endless possibilities as a private retreat and recreational paradise, a productive agricultural property, or even as an investment/development opportunity. Its natural beauty, strategic location, and unique features make it a rare opportunity that won’t last long.

ASSOCIATE CONTACT

GARRETT WILSON

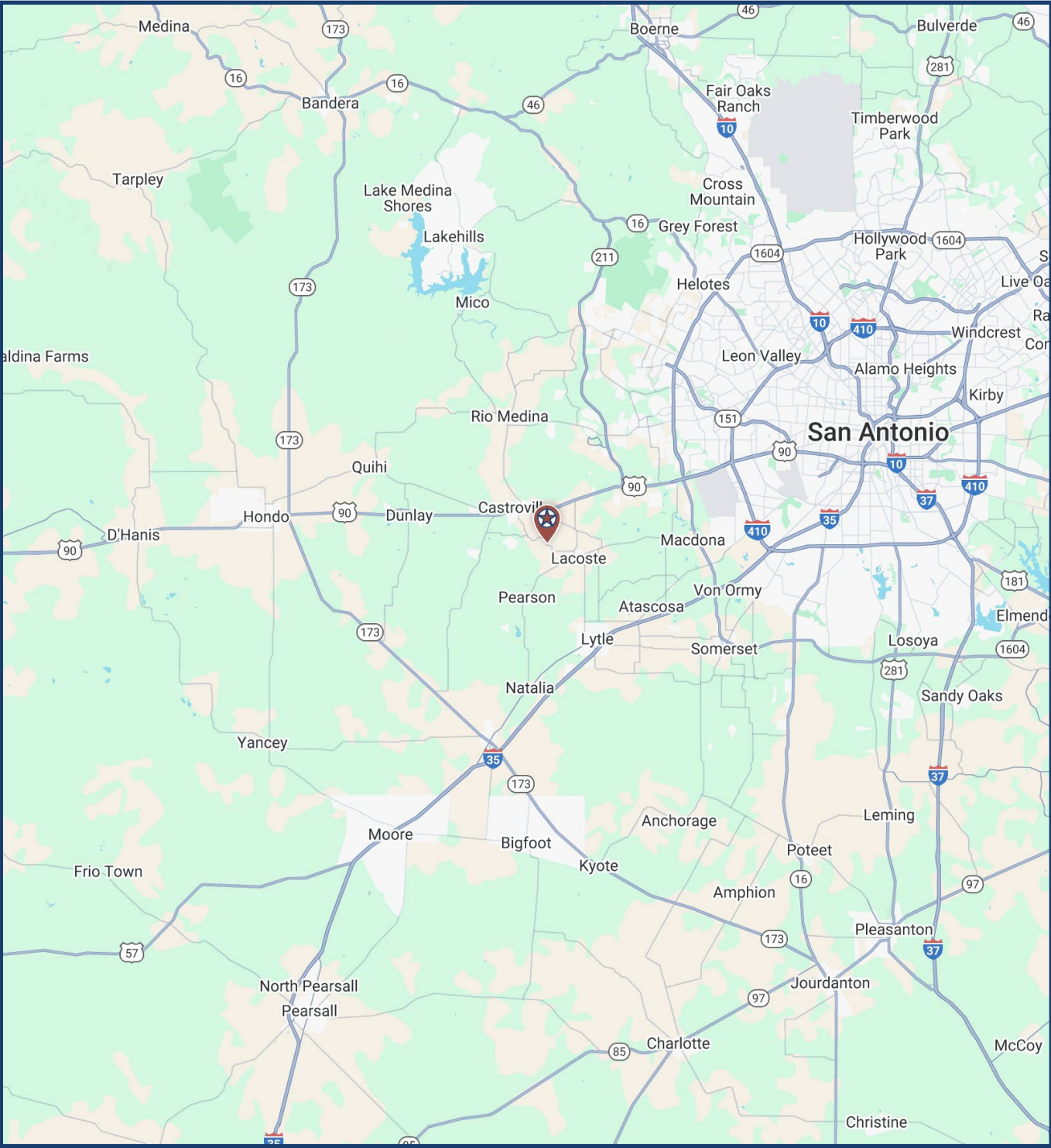
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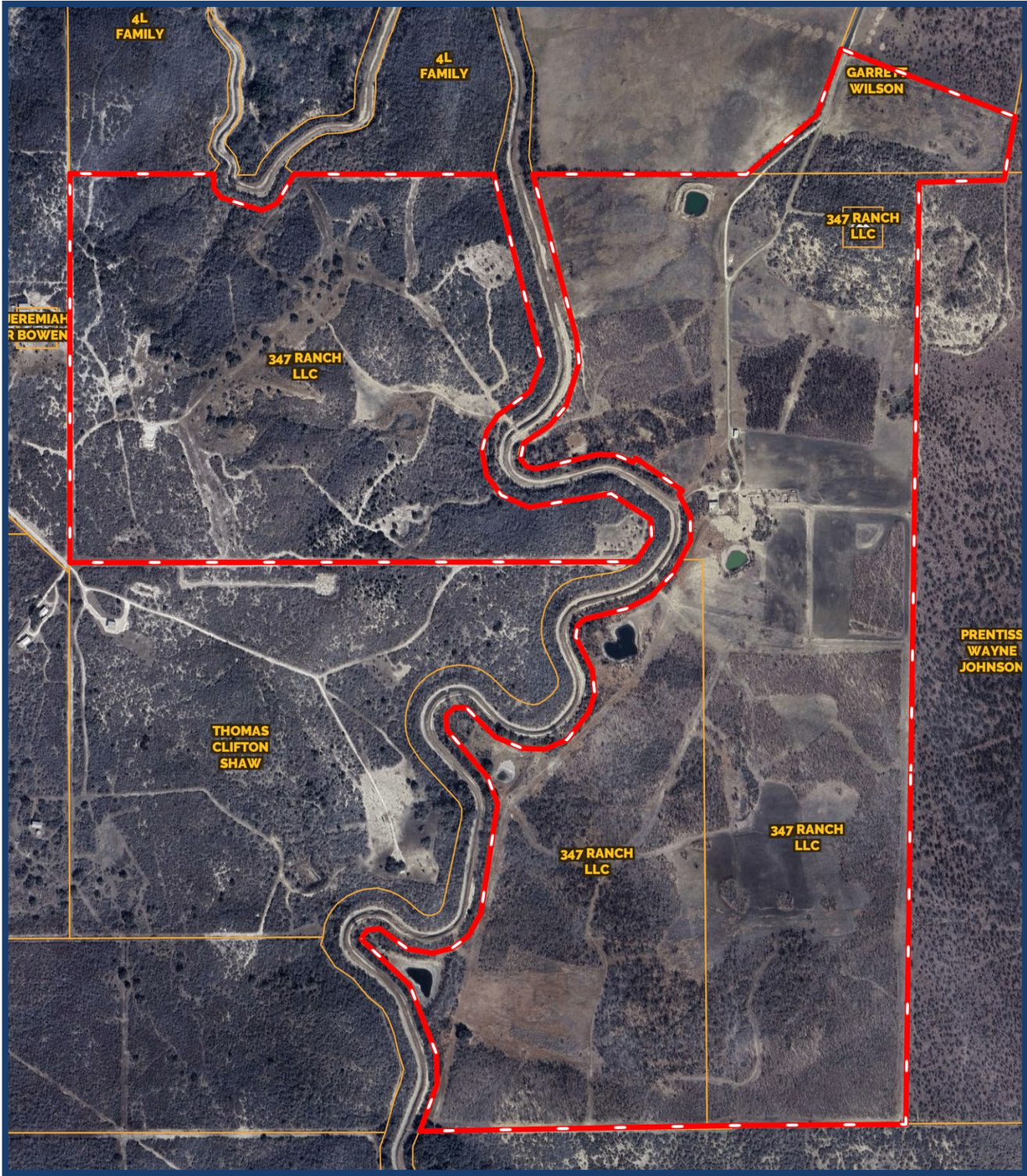
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LOCATION

Approximately 2.5 miles SE of Castroville and 2.5 miles west of LaCoste.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Extremely diverse. Ranging from fertile black soils in the bottomlands to rugged hills covered in a wide array of native trees, brush and grasses. Habitat and vegetation are typical to Central and South Texas.

WILDLIFE

The ranch boasts an abundance of wildlife that includes white-tailed deer, turkey, quail, dove and wild hogs. The 347 Ranch is locally famous for its quality low-fenced deer hunting. Historically, spring turkey hunting on the ranch has been exceptional.

AGRICULTURE

The ranch has multiple grass fields and additional cropland fields that in recent years have been worked and planted for cattle grazing purposes. In typical years, irrigation from the BMA Canal is available.

IMPROVEMENTS

An older but updated and functional ranch house with spectacular views, a large equipment barn, and a new storage container with covered extensions.

WATER

Two East Medina water meters in place. Large East Medina water distribution line running through the property. Over 1.5 miles of the main BMA Irrigation Canal. Multiple ponds.

ELECTRICITY

The ranch house has electricity. Electricity is extended to the barn area, but is currently only connected to a security light.



MINERALS

Owner is believed to own 5/8ths of the mineral rights and may reserve all or a portion.
Negotiable.





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	

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