

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land



SILVER SMOKE RANCH

256± Acres | \$3,600,000 | Brazoria County, Danbury, TX

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DESCRIPTION

Silver Smoke Ranch is a beautiful property located near Danbury, Texas. The property, a dream for those who love fishing and duck hunting, is conveniently located just 45 minutes from downtown Houston. This property features a newly built, modern farmhouse with 5 bedrooms and 4.5 bathrooms. It also includes a newly constructed 18+ acre fishing pond, ready for stocking to go along with 13 duck lakes between 7-12 acres each. Silver Smoke Ranch is a truly unique property that offers something for everyone. It is the perfect place to relax and enjoy the beauty of nature, or to entertain guests in style.

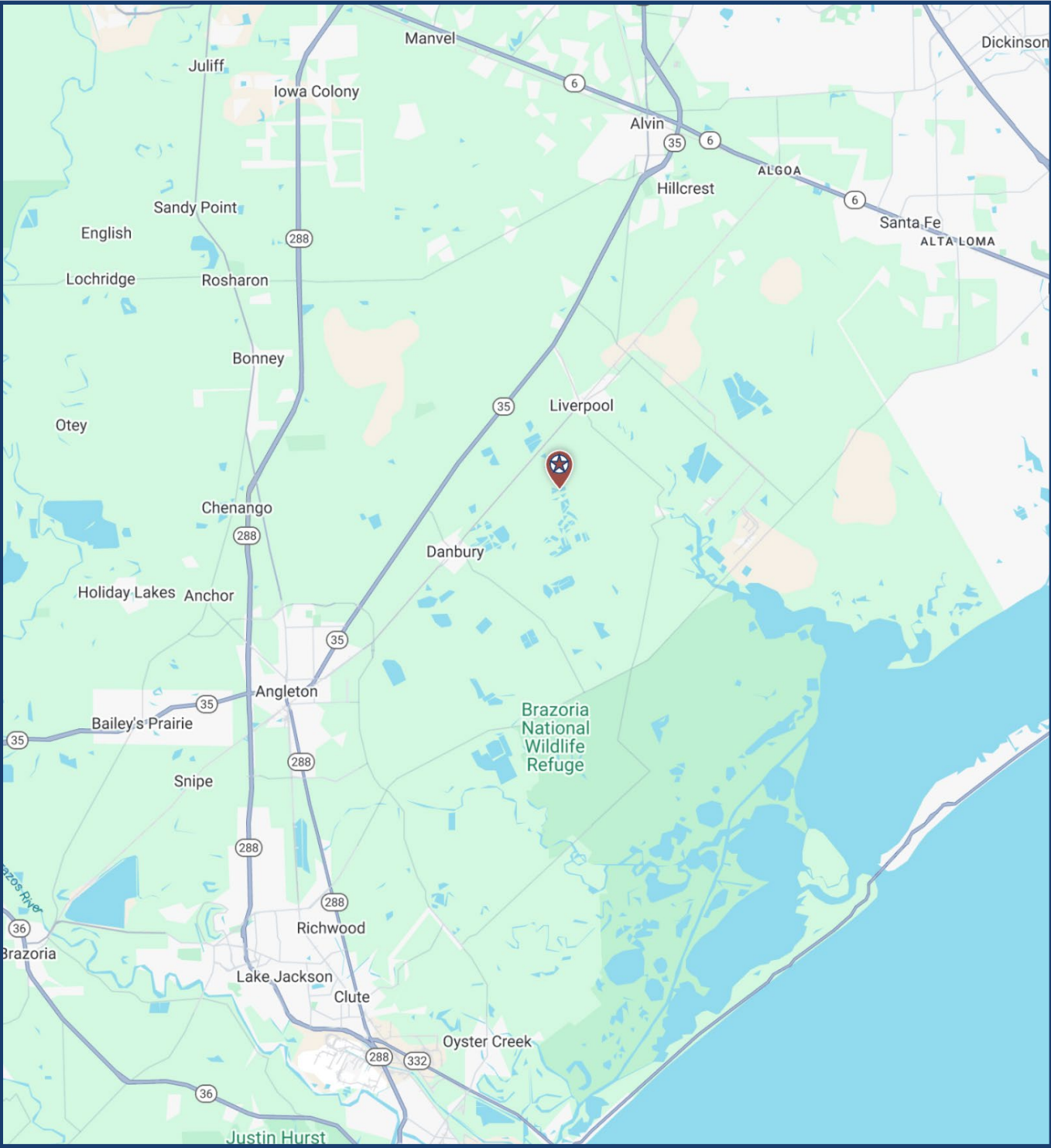
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LOCATION

Silver Smoke is located northeast of Danbury on County Road 210, less than 6 miles from the Danbury. Located only 45 minutes from downtown Houston.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property mainly consists of multiple duck ponds that surround the newly developed 18+ acre lake that is 10-12 ft deep which provides great habitat for bass. The property features numerous duck ponds surrounding a recently developed 18+ acre lake, with depths of 10-12 feet, creating an ideal habitat for bass. All ponds are strategically built to ensure proper filling and drainage depending on the maintenance schedule for attracting waterfowl.

WILDLIFE

The property attracts a variety of ducks in the winter and is recognized as a waterfowl area with several hunting clubs nearby. Being only 5 miles from the Brazoria National Wildlife Refuge and 7 miles to the bay system, this area attracts a lot of waterfowl during the winter, and for being so close to Houston, the hunting can be exceptional dominated by teal, pintail, and gadwall. It also has very good crane hunting and is often covered up with the “ribeye of the sky”. While goose hunting is not what it used to be, Silver Smoke still does get some geese as it is surrounded by rice farms. The area attracts diverse wildlife, including whitetail deer, pigs, coyotes, bobcats, alligators and various water birds including bald eagles and ospreys.

AGRICULTURE

Currently the property is ag exempt through the wildlife program. The property has been and can be used for fish farming and crawfish farming should a new buyer wish to.



IMPROVEMENTS

House Plan Zone designed this newly built 5,187 sf home featuring 5 bedrooms and 4.5 bathrooms. Done in a classic modern “farmhouse”, the newly built home includes a spacious kitchen with a large island that overlooks the large den and a fireplace with vaulted ceilings, top-end appliances, and terrific tile work. The master suite includes a huge bathroom with a separate shower and tub and a large walk-in closet. Downstairs there are 3 more bedrooms (one with a private bathroom and the other two are a Jack and Jill set up), a study, dining room and mud room. The side facing the lake includes huge glass panes overlooking the lake with beautiful views. The lakeside of the structure features expansive glass windows that provide stunning views of the lake. This space can be utilized as a game room or workout area. One of the rooms on the first floor can function as a game room or exercise space. The first floor includes a room that can be used as either a game room or an exercise room. Upstairs is a large bedroom and full bath for the kids with bunk beds. The modern farm home is perfectly located looking out over the large lake on the property.

The 50’x75’ 3,750 sf barn, conveniently located next to the home, offers ample space for storing all the necessary equipment and vehicles for the property.

WATER

The property’s irrigation system utilizes a network of canals that spans the entire property allowing moving water from one pond to another. Water can be purchased from the farmers’ water canal system as a backup. The property’s water well is 153 feet deep and produces 60 GPM that feeds the house and barn as well as being able to supplement the bass lake. The well house shields the water well from the elements. The house comes equipped with an Aquasane whole-house water filtration system.

ELECTRICITY

Electricity is on the property.

MINERALS

Surface sale and no production in the area.



AREA HISTORY

The area around Danbury has long been known for its outstanding bass fishing and waterfowl hunting. Multiple hunting and fishing clubs are all around the town which helps keep ducks in the area.

Danbury is a great small town nearby that has several great restaurants which are always fun to visit on hunting weekends.



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:
 - 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:

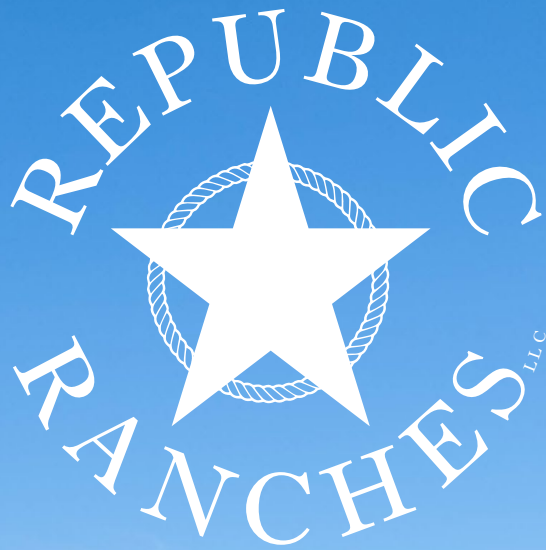
- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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