

An aerial photograph of a large ranch property. In the foreground, a large, circular, fenced-in arena with yellowish-brown dirt is visible. Two riders on horseback are in the arena. To the left of the arena, there are several buildings, including a large house with a brown roof and a smaller white building. The background shows a vast, open landscape with scattered trees and shrubs under a clear blue sky.

# BIG CHILI RANCH

102± ACRES

\$1,100,000

ATASCOSA COUNTY

CHARLOTTE, TX

REPUBLIC ★ RANCHES<sup>LLC</sup>  
*Our Legacy is in the Land*



## BIG CHILI RANCH DESCRIPTION

The Big Chili Ranch presents a fantastic opportunity for anyone interested in a home ranch with all the necessary infrastructure in place for a cattle and/or horse operation. For the past 25 years it has served that purpose for a well-respected couple known across South Texas for their knowledge of cattle and horses alike. The ranch home, nestled in a cluster of live oaks, is the perfect place to raise a family in the country or for a couple to enjoy life at a slower pace. ★



## ASSOCIATE CONTACTS

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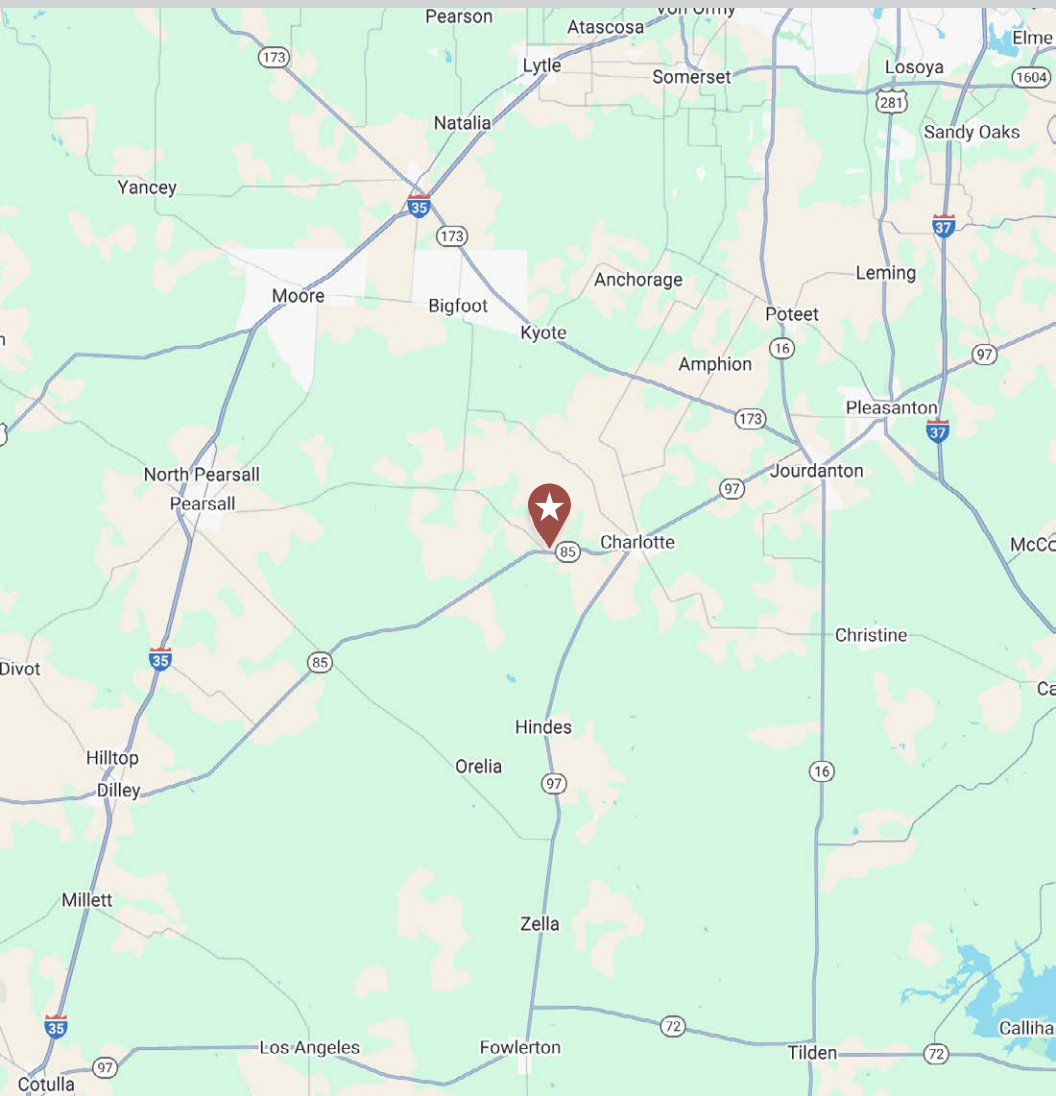
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## LOCATION

The ranch is located at the intersection Highway 85 and FM 140 just a short hour from downtown San Antonio, TX. There is also access off of paved CR 315.

- 5 miles from Charlotte, TX
- 17 miles from Methodist Hospital Atascosa
- 20 miles to the Pleasanton H-E-B





## TOPOGRAPHY, RANGELAND & HABITAT

The ranch is split into three pastures all with their intended uses. The current owner has been reworking the largest of the three pastures by grubbing out the regrowth and planting some annuals. The house pasture is 12+/- acres beautifully cleared and maintained and has an awesome trophy live oak tree perfectly placed. The working trap is 13+/- acres and is used limited grazing and moving stock to the working pens and arena.

## WILDLIFE

The wildlife that can be found in the area consists of native game and non-game species. These include but are not limited to white-tailed deer, turkey, dove, quail and predators; and of course there will likely be a feral hog rooting around from time to time.





## AGRICULTURE

**Livestock:** The ranch's several pastures have been used over the years for a variety of livestock grazing needs from small cow-calf operation, to running stockers, to managing herds moving between different leased pastures.

**Equestrian:** The ranch is equipped with the necessities for a working horse operation with the lighted cutting arena and beautiful round pen lined with cedar stays. Everything needed to comfortably raise and keep horses is in place from horse sheds with turnouts, tack room, wash rack, etc. improvements

**Ranch Home:** The ranch home has an open floor plan perfect for gatherings with family and friends. There are 3 bedrooms and 2 baths. In addition, there is a "in-law suite" attached to the other side of the two car garage.

**Cantina:** Nearby is a cantina perfect for kicking your feet up and enjoying the southeast breeze. The cantina includes a kitchen, pantry, bathroom and plenty of room for seating areas. This is yet another great place for gatherings.

Other Outbuildings and facilities:

- 90'x30' equipment barn
- 60'x30' hay barn
- 70'x25' barn with pens attached
- Lighted arena
- Round pen
- Horse sheds with turnouts, tack room and wash rack

\*Measurements are approximate.





## WATER

There is a water well by the house that is used for domestic, livestock and wildlife uses. The water well distributes water to various troughs around the headquarters and ranch house.

## ELECTRICITY

Electricity on property.

## MINERALS

A portion of Seller's owned minerals are negotiable at the asking price.

## OTHER

There are 7+/- acres on the opposite side of the highway from the main entrance that are included in this offering and being marketed separately as well.

In addition, there is a cell tower on the west side of the property near the fence line.





## 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.*

2-10-2025



### 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 sponsored by a broker 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 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. 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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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