

An aerial photograph of a large, open ranch in Bandera, Texas. The landscape is a mix of green grass, scattered trees, and some brush. In the foreground, there's a large, modern house with a dark roof and a wooden deck. A swimming pool is visible on the deck. To the left, there's a smaller building with a green roof. The background shows rolling hills under a clear blue sky.

BLUE WILDEBEEST RANCH

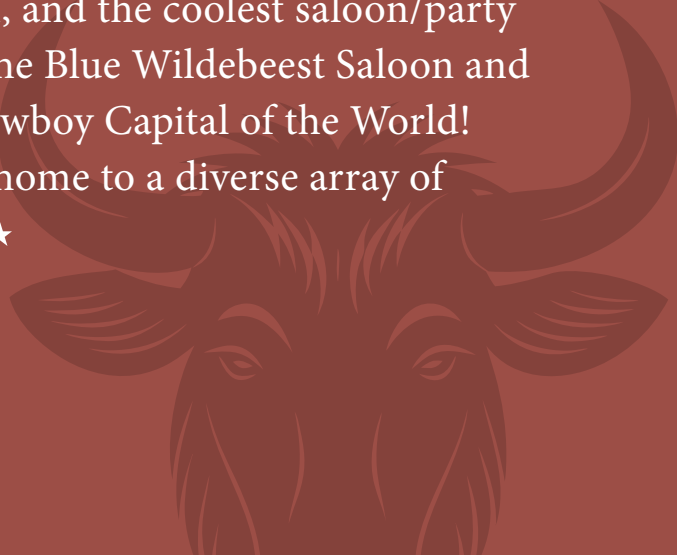
47± ACRES

\$2,900,000

KERR COUNTY

BANDERA, TX

REPUBLIC ★ RANCHES_{LLC}
Our Legacy is in the Land



HILL COUNTRY FAMILY RETREAT!

Whether you're looking for a peaceful getaway, a place to gather with loved ones, or an investment in family legacy, the meticulously cared for Blue Wildebeest Ranch offers the perfect balance of comfort, recreation, and natural beauty. The ranch features multiple custom improvements, starting with the two-story main home with extensive Hill Country views and a pool. A few strides away will find you at the bunkhouse with an office and three one bedroom and one bathroom suites that are perfect for family and friends. The other fantastic improvements include a large shop with a kitchen and one bedroom and bathroom, and the coolest saloon/party barn you will find in this part of the Hill Country. Take a step into the Blue Wildebeest Saloon and feel like you've landed right on Main Street in Bandera, TX—the Cowboy Capital of the World! Conveniently located less than 10 miles from Bandera, the ranch is home to a diverse array of native wildlife and exotic species, offering a true natural sanctuary. ★

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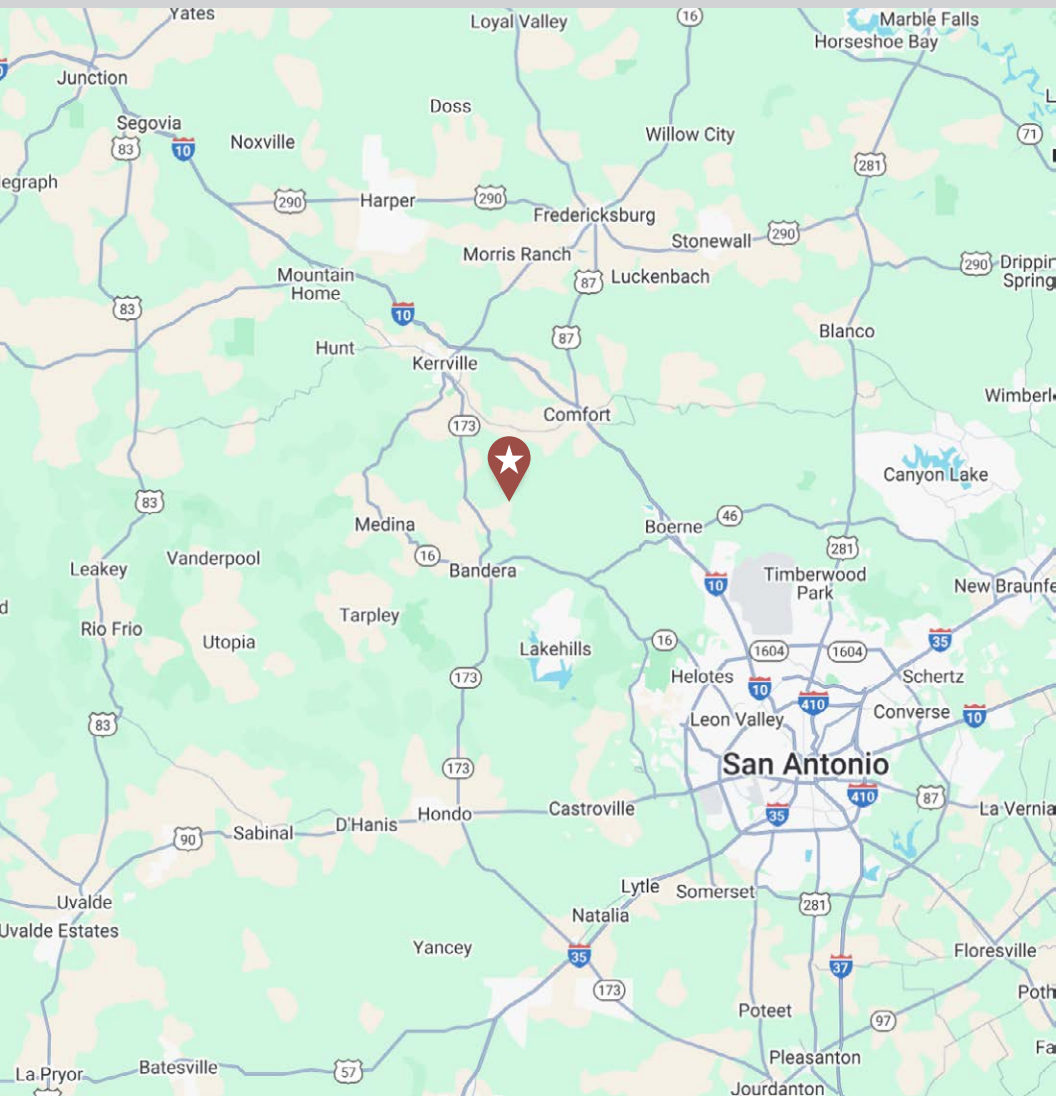
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LOCATION

The ranch fronts Johnson Road and is accessed through its private front gate, approximately 9.5 miles from Bandera or 11 miles to Center Point. The Ranch is only 30 minutes from Kerrville and one hour from San Antonio.



TOPOGRAPHY, RANGELAND & HABITAT

The Blue Wildebeest Ranch has over 94 ft of topographical relief with the highest elevation being 1,566 ft above sea level. The grounds and trees around the improvements are manicured. There is one draw on the ranch that offers scenic trails for hiking and wildlife viewing. At the bottom of the draw are rich soils that support ample native grasses and a variety of trees that offer a scenic park-like setting.

Native trees of the Guadalupe River valley include live oak, Spanish Oak, shin oak, Lacey Oak, cypress, sycamore, pecan, cherry, redbud, walnut, cedar elm, willow, persimmon and ashe juniper. Many of these species are found on the ranch along with a variety of brush species, succulents and grasses providing excellent habitat diversity.

Strategic juniper management has been in place on the ranch for years in several areas. The juniper management program has improved the overall habitat/range conditions and views.

WILDLIFE

The Blue Wildebeest ranch is low fenced allowing native and exotic species to move freely through the ranch for water, food and shelter.

The ranch hosts populations of white-tailed deer, rio grande turkey, dove and varmints. The free ranging exotics known to inhabit the area include axis deer and feral hogs.



IMPROVEMENTS

Main Home: The custom 2,106 sqft two-story home consists of one bedroom and one and a half bathrooms. The main home has an open kitchen and living room with incredible views of the Hill Country and overlooks the pool. The second-story deck and large porch around the pool provides a perfect setting for entertaining and observing wildlife.

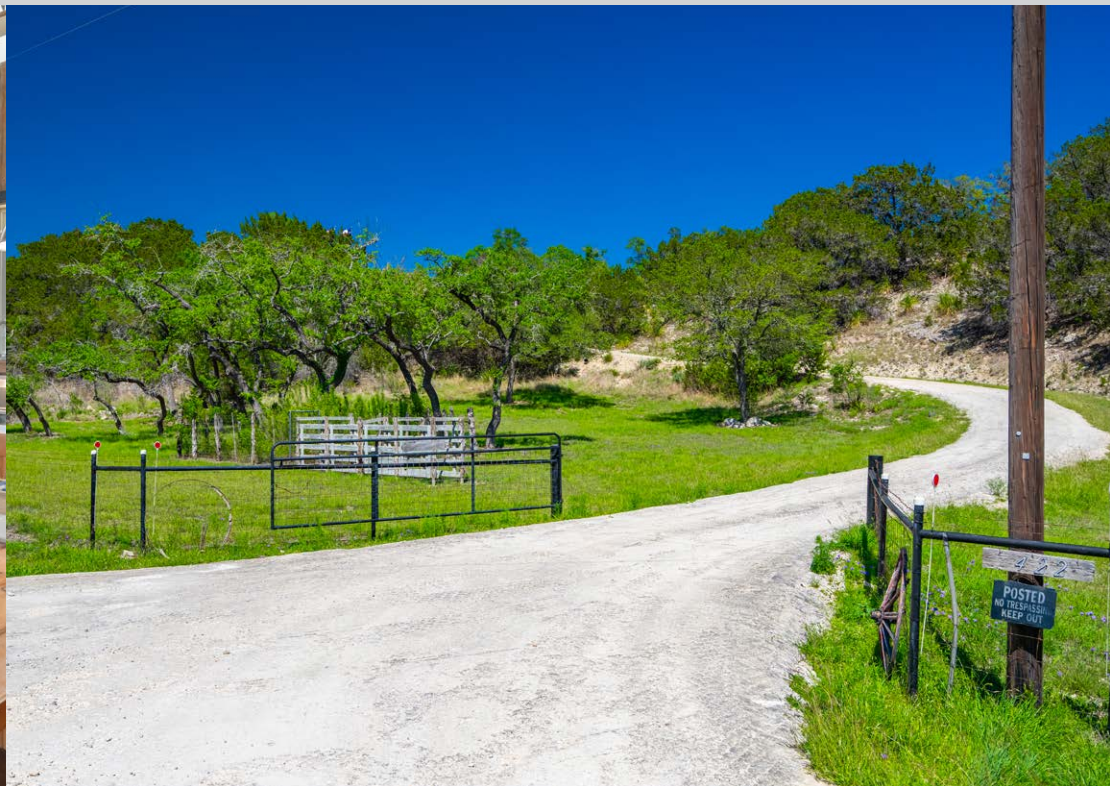
Bunkhouse: The bunkhouse is constructed with a breezeway dividing an office on one side and three individual one bedroom and one bathroom suites on the other side. Front and back porches provide great views of the ranch and distant hills.

Barn: The enclosed concrete floor barn consists of 3,200 sqft of work space, full kitchen, and an air conditioned single bedroom and bathroom suite.

Saloon: The Blue Wildebeest Saloon is your private Bandera style bar that is perfect for entertaining. The bar has a kitchenette, bar area, pool table, fireplace, entertainment system, bathroom and wrap around porch.

Fence: The boundary fence is standard height and in good condition.

Road Infrastructure: The primary road is improved entering the private gate and extends to all ranch structures. The internal roads are well kept and provide access across the ranch.



WATER

The ranch has one water well with accompanying storage that services the entire property.

ELECTRICITY

Electricity is in place with existing service to several areas of the ranch including all structures.

AREA ATTRACTIONS

A quick drive down highway 173 is Bandera (the “Cowboy Capital of the World”) with restaurants, bars, a variety of shops, grocery store, feed store, and hardware store. The Medina River runs through Bandera with public access. Just to the north is the quaint town of Center Point. With a revitalization of restaurants and shops it is a fun day trip with access to the Guadalupe River.





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:
 - 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.

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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