



CONTINENTAL RANCH

7,886± ACRES

\$17,349,354

WEBB COUNTY

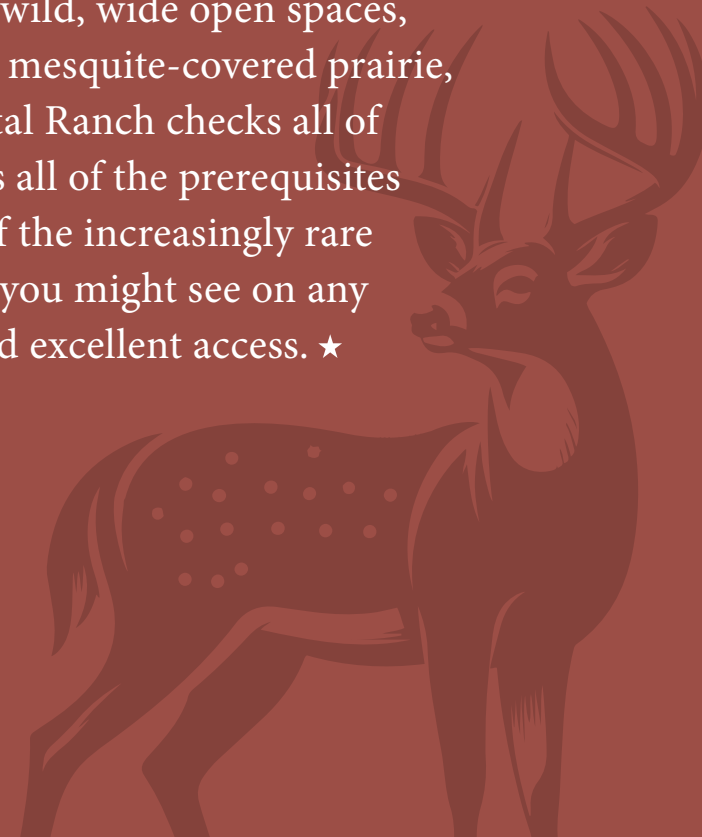
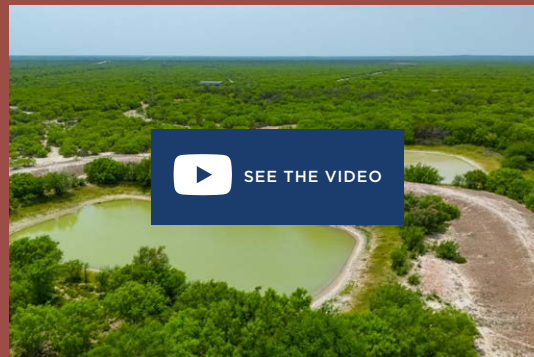
FREER, TX

REPUBLIC  RANCHES LLC
Our Legacy is in the Land

CONTINENTAL RANCH DESCRIPTION



For the first time in about 75 years, the Continental Ranch in Webb County, Texas is being made available for a new owner. Webb County evokes thoughts of wild, wide open spaces, huge native white-tails, bobwhites and blue quail, red hot tank shoots, mesquite-covered prairie, rich and diverse browse, and native American artifacts. The Continental Ranch checks all of those boxes in spades. This predominantly low-fenced ranch possesses all of the prerequisites for growing trophy native white-tailed deer, along with the romance of the increasingly rare opportunity to hunt a wild, large acreage where you never know what you might see on any given hunt, all combined with a convenient location, big neighbors and excellent access. ★



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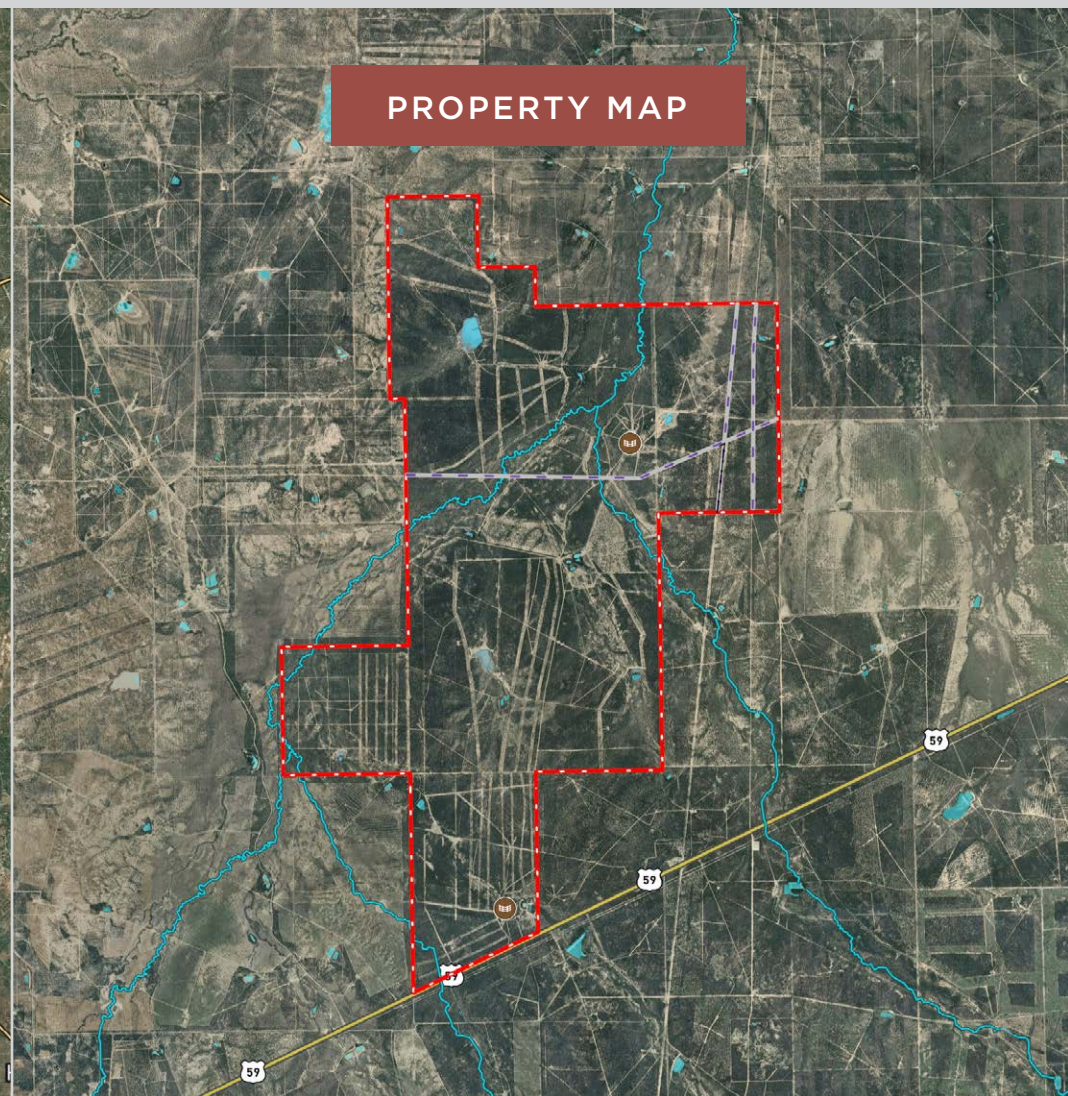
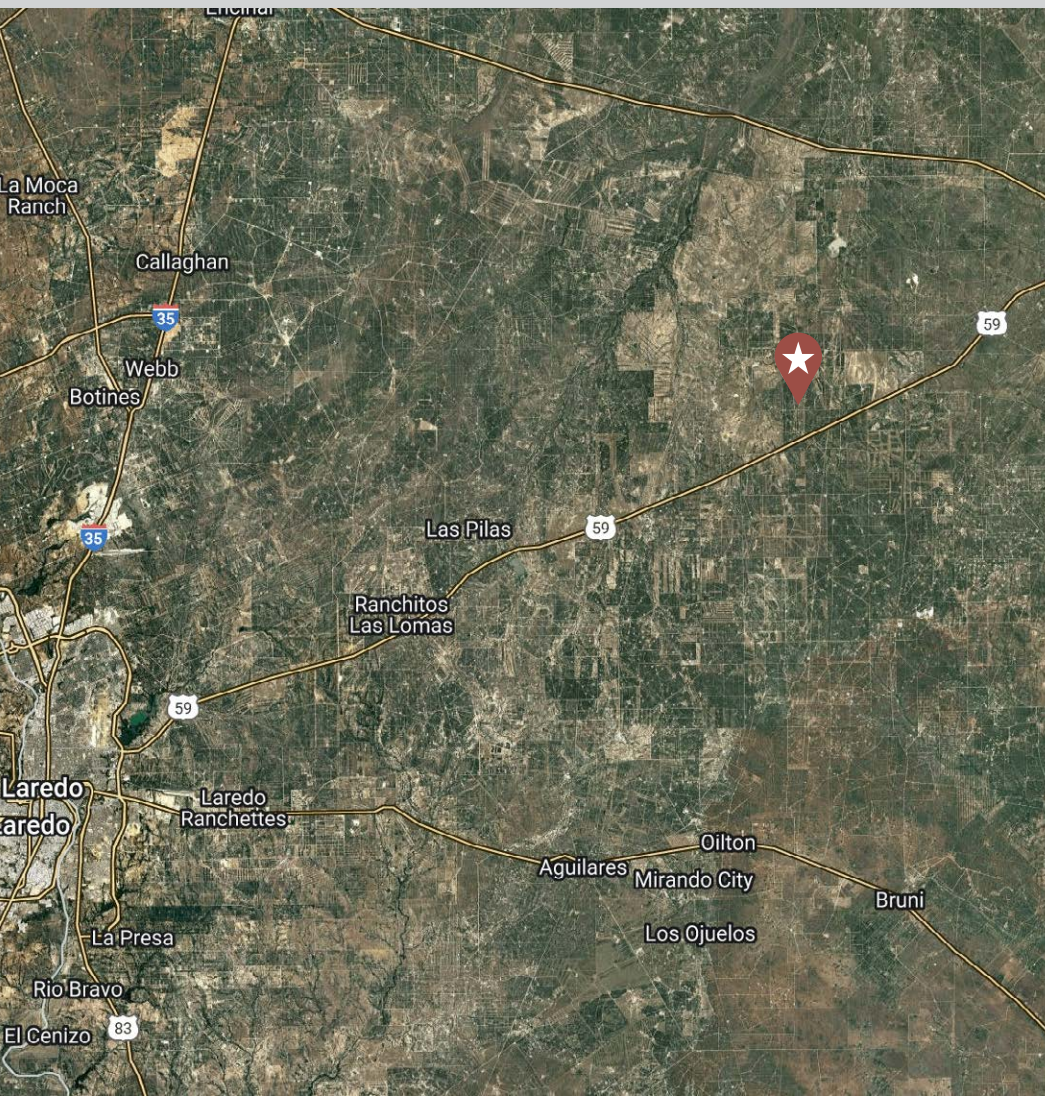
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LOCATION



Situated in eastern Webb County, with access along U.S. Highway 59, it is easy traveling getting to and from the ranch. Freer, home of the famous Muy Grande deer contest, has your basic groceries and supplies and is only ± 20 miles away. Laredo and the Laredo International Airport are a convenient ± 35 miles from the gate. The approximate distances to other metros are Corpus Christi 80 miles to the east, San Antonio 130 miles north, and Houston 270 miles up Highway 59.



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has lightly rolling country that falls off from south to north with the ranch's elevation ranging from $\pm 520'$ down to $\pm 410'$. Wet-weather Black and Mesquitoso Creeks traverse the ranch, eventually joining each other in the north central portion of the ranch. These creeks provide additional relief and habitat beneficial to the wildlife. Ranch soils are predominantly clay and gravelly clay, with $\pm 30\%$ lighter sandy clay loam and sandy soils. Grasses are a mix of native species, including various bunch grasses along with the perennial buffel grass common in the area. The brush is typical of the high-quality deer browse Webb County is known for and includes guajillo, blackbrush, brasil, guayacan, lime prickly ash, kidney wood along with plenty of mesquite, pear, and tasajillo. The ranch features numerous strips in various stages of regrowth. Often mistaken for a live oak, the native coma tree (a preferred browse species) can be found scattered across the ranch with both individuals and small stands present.

WILDLIFE

Under MLDP game management and located in an area known for growing large, native, Texas white-tailed deer, the Continental is a fair-chase, trophy deer hunting opportunity. Properties of this size that are predominantly low-fenced do not commonly make it to the public market. Approximately 80% of the ranch's 20 mile perimeter fencing is low-fenced, with thousands of low-fenced adjoining acres. Bobwhite and blue quail, hogs, javelina, dove, and varmints round out the primary hunting opportunities on the ranch.



AGRICULTURE

This is a working ranch, cross-fenced into six pastures that are watered by numerous tanks, and features a set of working pens on the north end of the ranch and a set on the south end. Perimeter fencing ranges from excellent to fair condition.

The Continental's deer herd is managed under the Managed Lands Deer Program (Conservation Option, fka Level III).

IMPROVEMENTS

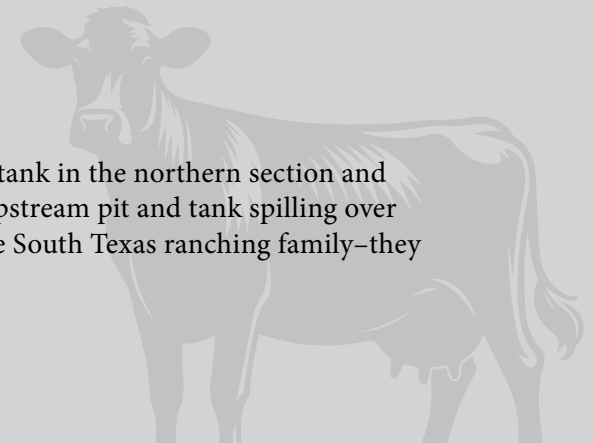
An all weather ranch road runs from the gate at Highway 59 well north into the ranch to the northern set of pens. Numerous lateral ranch roads and senderos provide good access to the remainder of the ranch.

Vertical improvements consist of small equipment sheds/barns, and a very small labor ranch house.

WATER

This ranch is watered by numerous tanks. There are 14 tanks spread across the ranch, including a ± 20 -acre tank in the northern section and a ± 10 -acre tank in the central portion. Many of these tanks are actually "stacked" dams and pits, with the upstream pit and tank spilling over into a second tank—so this number is actually understated. This infrastructure was developed by a long time South Texas ranching family—they are done "right". The wet weather creeks will pool during wet periods.

Water from one tank near the headquarters is pumped to the north pens for trough water when necessary.



ELECTRICITY

Distributed in multiple locations around the ranch.

MINERALS

Surface only. There are no leases nor active production.

AREA HISTORY

Webb county has been inhabited by early settlers dating back millennia starting with the Paleo-Indian period. Evidence indicates that these early Coahuiltecan groups were pushed out by other Indian groups like the Comanche and Lipian Apache by the early 1800s. During their time inhabiting these lands they left behind little treasures we get to stumble upon today. There is no doubt they were living on what is now called the Continental Ranch. Watch your step or you might trip on an arrowhead!

The first ever Texas deer contest was started just up the road in the town of Freer, TX. Leonel R. Garza, a gas station manager at the time, founded the Muy Grande deer contest in 1965. This iconic deer contest has brought the area's hunters and landowners together for decades to admire a fellow hunters trophy.





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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