



LITTLE CHILI RANCH

65± ACRES

\$525,000

ATASCOSA COUNTY

CHARLOTTE, TX

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

LITTLE CHILI RANCH DESCRIPTION

The Little Chili Ranch presents a fantastic opportunity for anyone interested in a slice of South Texas. The ranch is a mix of brush and more open pasture bisected by the Chilipitin (aka Chiltipin) Creek, a fantastic wet weather creek that feeds on pond on the property. The ranch is been a portion of a homestead ranch that has served the country style of living for a well-respected couple known across south Texas for their knowledge of cattle and horses alike for the past 25 years. ★



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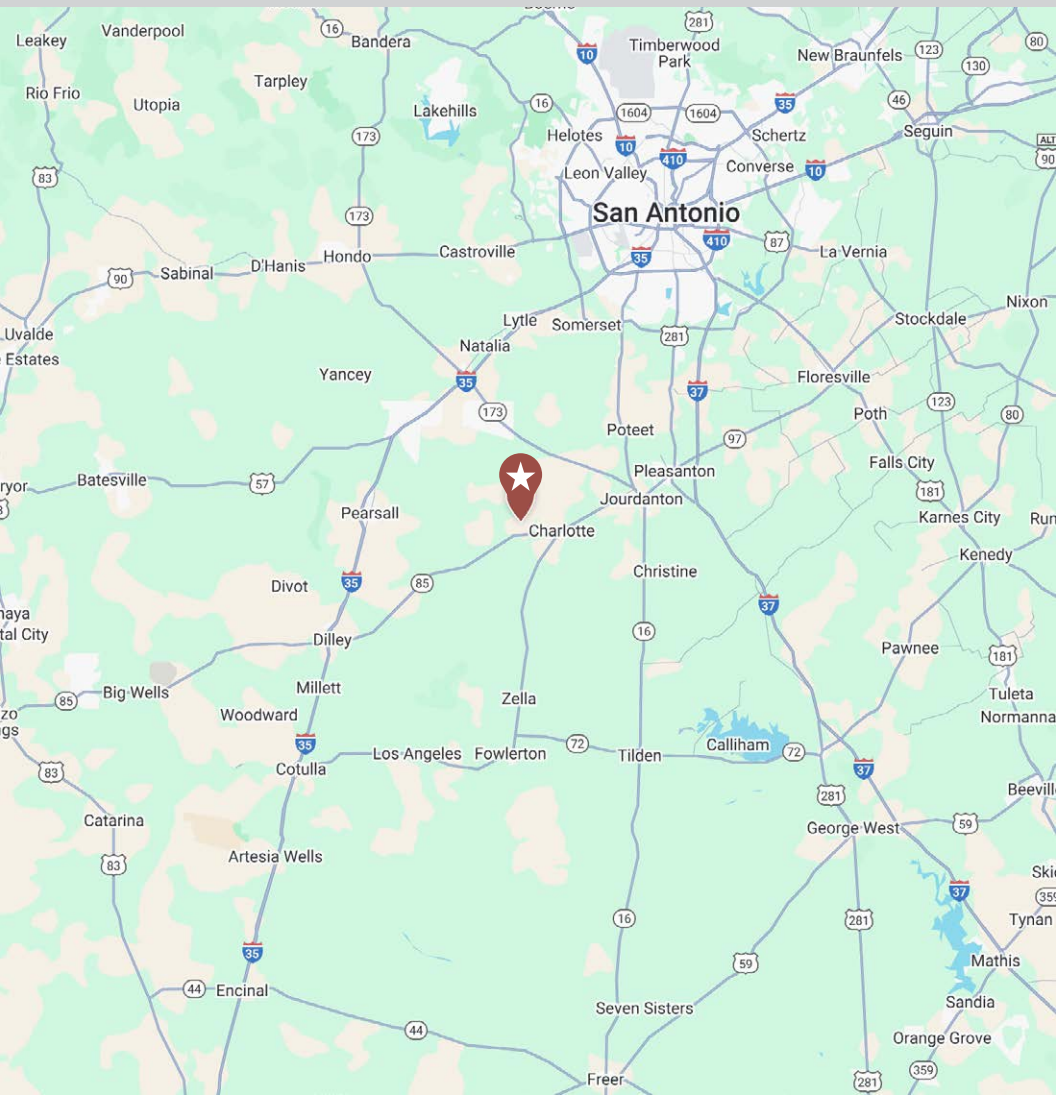
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LOCATION

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

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



PROPERTY MAP

TOPOGRAPHY, RANGELAND & HABITAT

The current owner has been reworking the pasture by grubbing out the regrowth and planting some annuals.

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

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.

WATER

Small earthen tank on the southeast side of the property.

ELECTRICITY

Electricity is available on the county road.

MINERALS

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





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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