



SHOUSE GOLIAD RANCH

6,302 ± ACRES | GOLIAD COUNTY, GOLIAD, TX



REPUBLIC RANCHES LLC
OUR LEGACY IS IN THE LAND

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SHOUSE GOLIAD RANCH

Republic Ranches is proud to introduce the Shouse Ranch, a true heritage property being part of the historic O'Connor Ranch established after the Texas Revolutionary War. The Shouse Ranch is a diverse working property southeast of Goliad Texas that includes miles of frontage on the San Antonio River; towering oaks, pecans and cottonwoods as well as some of the last native tallgrass prairie remaining in Texas. The properties are all very well-watered, cross fenced and include multiple improvements.

Price: \$22,055,635



Location: The ranch is located on Highway 239, eight miles southeast of Goliad, Texas.

River Pasture: The River Pasture is approximately 2,079 acres on the north side of Hwy. 239 and includes over 3.5 miles of frontage on the San Antonio River. This pasture is a rich mixture of several ecosystems including; river bottom lands with lush native grasses and towering pecans and oaks, a high ridge covered in huge live oaks and post oaks with great topography. There are expansive pastures of improved hay fields (Jiggs, Tifton and Bermuda) and native grass prairie.

The main house built in 1993, sits on a bluff overlooking the river valley with a large lake built just below the 6,000 +/- sq. ft. establishment. The home has towering ceilings with two large bedrooms, dining room, breakfast room, study and large den. There is also a foreman's home and good set of cattle pens. Fencing on the River Pasture is all 5 strand and in excellent condition with multiple pastures.

Wildlife is abundant on this pasture with white-tailed deer, turkey, dove and quail. There is also an established bald eagle nest high in a pecan tree along the river. During the winter migration ducks, geese and sandhill cranes are found in the lake and low-lying areas that fill with water.

Water is supplied from eight water wells on the ranch (two windmills, two solar, and four electric) on the ranch is well distributed among the pastures as well as access points to the river. The San Antonio River has 3.5 miles of frontage on the ranch and runs year-round. There is a 3.5 acre lake below the house and several smaller stock ponds on the ranch. The groundwater here is of excellent quality and access to large volumes of water is very consistent in this area, with most wells being less than 300'.

House Prairie Pasture: Directly across the highway from the River Pasture is approximately 1,018 acres of native tallgrass prairie with some mixed brush and small oak motts. This pasture is fenced into three major pastures and each pasture has a solar well for excellent water distribution. Fences are all in excellent condition. With large ranches on three sides and quality habitat, deer, quail and dove are common on this pasture of the ranch.

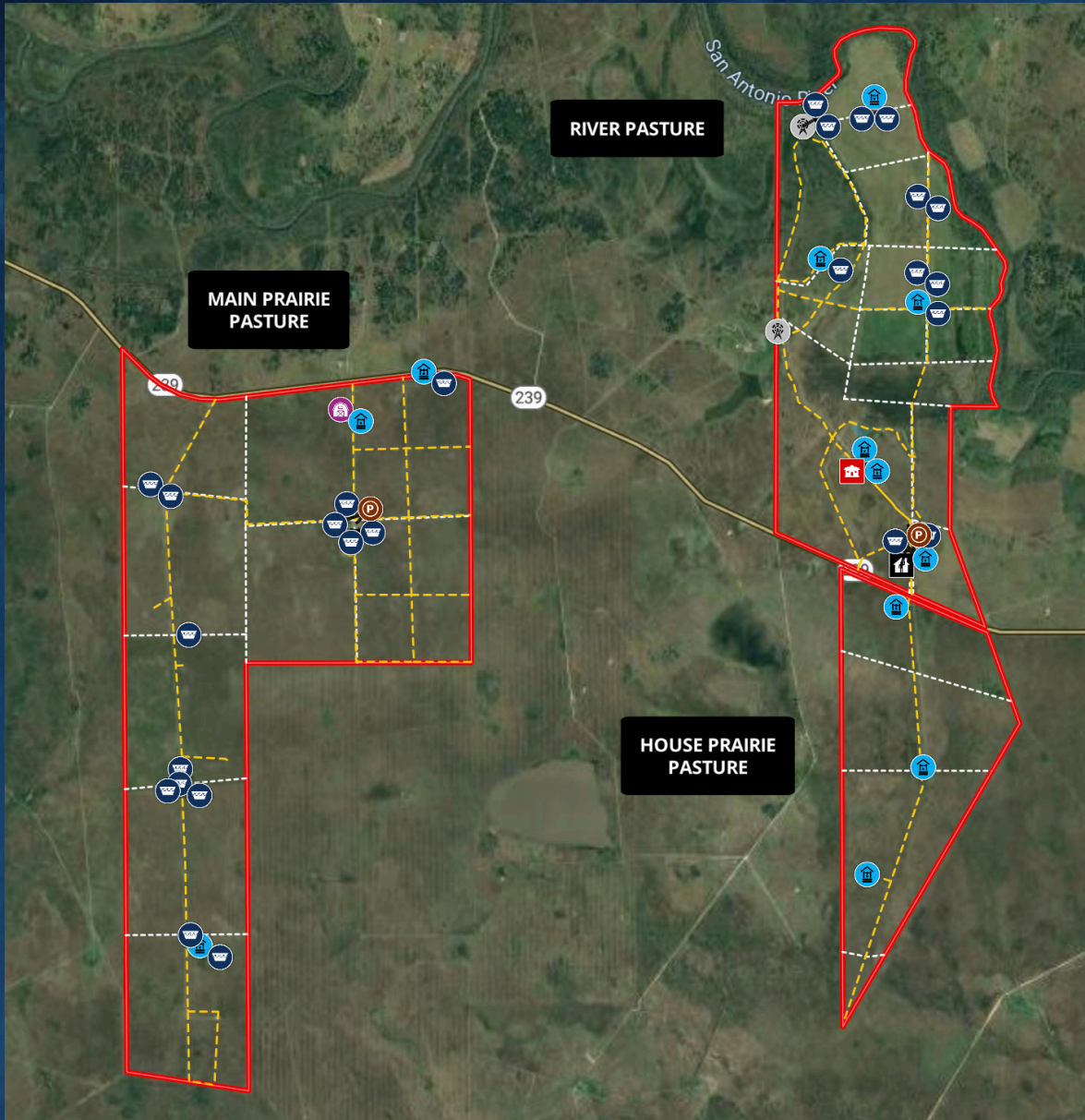
Main Prairie Pasture: 2 miles west of the River Pasture on the south side of Hwy 239 is the Main Prairie Pasture. This pasture is approximately 3,204 acres of some of the best example of tallgrass southern prairie left in the country. The pasture includes a large equipment shed/shop/office complex, a new set of cattle pens, and excellent water distribution throughout the property. This pasture is quality fenced into 9 separate pastures for rotating cattle. All fences are in excellent condition with good gates and access across the entire pasture. There are three water wells in this pasture, the main well is a high volume electric well that is piped throughout much of the ranch. There is also an electric well and a solar well located in this pasture.

Wildlife includes excellent quail populations, good white-tailed deer numbers and excellent dove hunting. The multiple smaller ponds are covered in waterfowl during the winter. A unique feature of this part of the ranch is the voluntary work with Attwater's Prairie Chicken. Due to the ranches great biological diversity that still thrives on this native tall grass prairie, the owners have collaborated with multiple government and private organizations to enhance the diversity of the prairie habitat and wildlife. This is one of the few places left where the Attwater's Prairie Chickens can be found.

Minerals: This sale is a surface estate sale only. There are two older operating gas wells , all other wells have been plugged.

History: The Shouse Ranch is part of the historic O'Connor ranches that has been a continuously owned and operated by family members for well over a century and a half. Founded by Thomas O'Connor who had fought at the Battle of San Jacinto, the ranches grew to over 500,000 acres. Part of the legacy of this famous cattle ranch was helping to develop the cattle which ultimately became the foundation of the Santa Gertrudis breed. Currently, families of Mr. O'Connor's decendants share ownerships of the land in different pastures. The Shouse Ranch pastures have continued the legacy of Mr. O'Connor and run a well-established cow/calf operation to this day.

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The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date