



LAKE GONZALES RETREAT

3 + ACRES | GONZALES COUNTY, GONZALES, TX

REPUBLIC RANCHES LLC
Our Legacy is in the Land

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LAKE GONZALES RETREAT

On the banks of Lake Gonzales sits a spectacular 3+/- acre lakefront property ready to be molded into an outdoor enthusiasts playground. At approximately 696 acres, Lake Gonzales provides plenty of surface water for all of the favorite water sports and is best known for its sport fishing.

Price: \$250,000



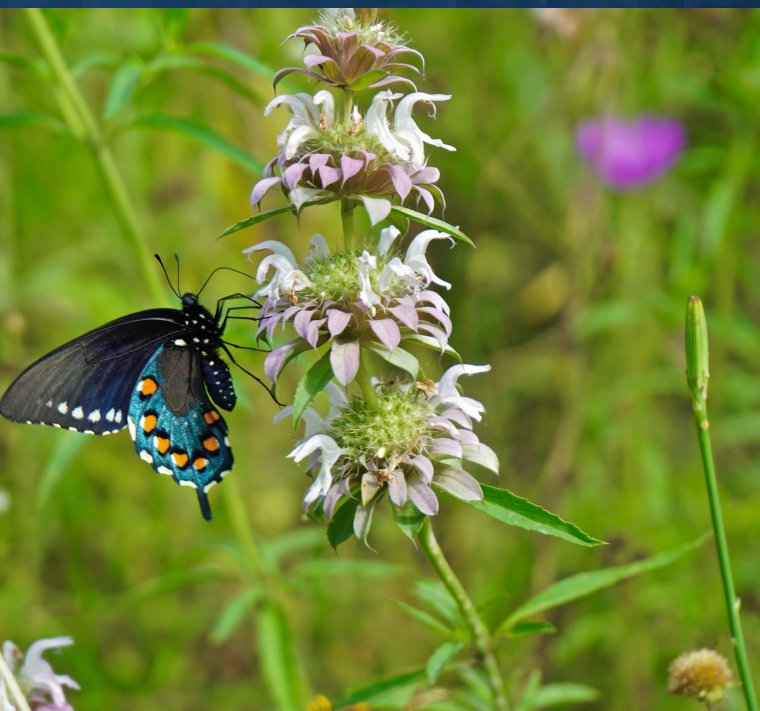
Location: The property is located off of Private Road 4811 just south of alt Highway 90 approximately 20 miles east of Seguin, TX and 10 miles west of Gonzales, TX. In addition, the property is about 1 hour from San Antonio, TX.

Fishing: Lake Gonzales is best known for its large mouth bass fishing, but come fall the crappie bite turns on. The lake is home to other species of fish including catfish, sunfish and buffalo carp. Catfish species include blue cats, channel cats and the occasional flathead catfish. The sunfish species include the bluegill and redear sunfish.

Fishing Cover and Structure: Lake Gonzales is known for its excellent game fish habitat. Shaded edges, submerged brush and overhanging trees provide cover and structure. With the lake being a reservoir along the Guadalupe River, it has many of the attributes that both a river and lake offer. The main river channel has steep drop offs in the upper portion of the lake and deep holes in the eastern portion. The shallow areas in the lake provide fantastic habitat for spawning and concentrating baitfish.

Lake Details:

- 696 acres of surface water
- Impounded in 1931
- Fluctuation of 2'-3'
- Clarity is partly clear to stained



Property Details: Lake Gonzales Retreat is tucked away and accessed off of Private Rd. 4811 (black top road). The property offers great homesites out of the FEMA floodplain with electricity on property and county water running along PR 4811. The property has approximately 400' of lake frontage, a two stall dock and the site of a former fishing cabin. All that is remaining of the fisherman's cabin is a large slab covered by towering cypress, pecan, and oak trees making it perfect for a picnic area.

MAP



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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Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date