

# REPUBLIC RANCHES<sub>LLC</sub>

*Our Legacy is in the Land*



## ARCENEUX RANCH

Kerr County, Kerrville, TX

417 ± Acres | \$2,995,000 | Shown by Appointment Only





**Kerr County**



**Freeform Pool with waterfall**



**White-tailed deer and exotics**



**Also known as Broken Spur**



**World record axis herd**



**27 pen breeder facility**



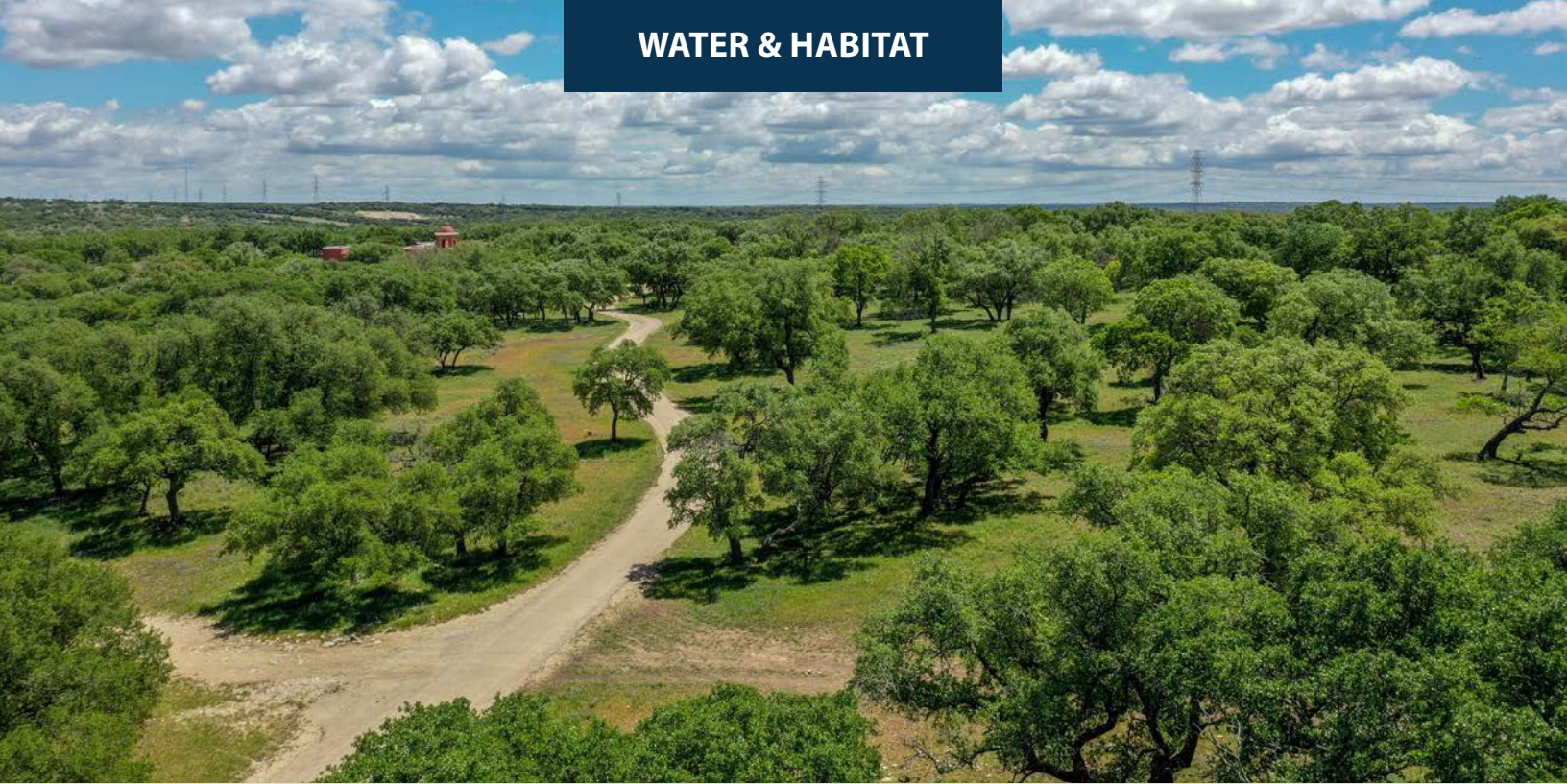




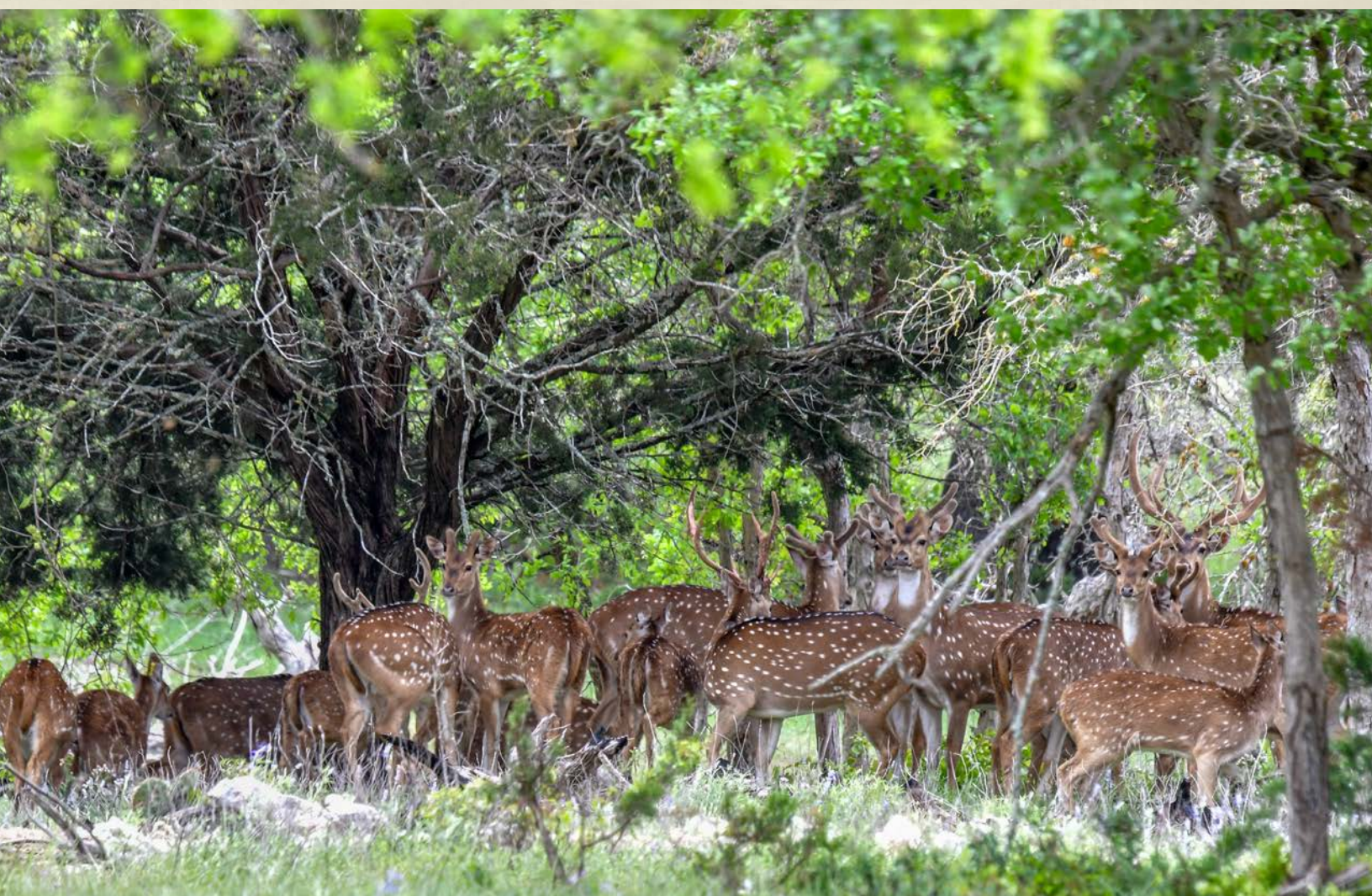
The Arceneaux Ranch is very well known in the Texas hunting world. Also known as the Broken Spur Ranch, it has an 8,400 +/- sf hacienda with 4 beds/3.5 baths, media room, huge recreation room with a bar, stunning trophy room with a Cantera stone fountain and mural dome, formal dining room and more. The backyard is truly an oasis day or night with a 50 x 30 freeform pool with a huge waterfall, another Cantera stone fountain, hot tub, and incredible views of the ranch. The ranch is 20 minutes from Kerrville with over a mile of IH 10 highway frontage. Paved road from main gate to the house.

Wildlife & Hunting: The Broken Spur Ranch has been a 3 time winner of the Trophy Game Records of the World "Ranch of the Year" and "Outfitter of the Year", with hundreds of top five awards and world records. The ranch has big, big deer! Some of the best deer under high fence in the state, says the owner. The ranch harvested the #1 white-tailed deer/ high fenced in the state in 2011-2012, 2015-2016 and 2017-2018 along with numerous other white-tailed deer awards. There is a complete A.I. facility in the barn for white-tailed deer and other livestock. There is a substantial world record axis herd and numerous other exotics on the ranch.





The ranch has three water wells. 2 Trinity wells and 1 Edwards well. 4 ponds with piped water to them and five catch pens. 90% of the cedar has been cleared.





## IMPROVEMENTS



There is 27 pen breeder facility with a 50 x 40 working barn with 4 stalls, cleaning station with walk in cooler, 9 blinds, 11 protein feeders and 3 corn feeders. The ranch is crossed fenced into 2 large pastures and 2 smaller pastures of 12 acres each, all high fenced with 8 foot Tight Lock. John Deere 5500 75 HP tractor with cab, AC and attachments, 2003 Ford F-150 ranch truck, 2 2013 Polaris 850 4 wheelers, 1 2013 Polaris 800 crew 4 seater, 1 20' Gooseneck flatbed trailer and 1 16' Gooseneck hydraulic dump trailer are included.









## 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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