



B-B RANCH

1,947 \pm ACRES | KINNEY COUNTY, BRACKETVILLE, TX



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REPUBLIC  RANCHES LLC

Our Legacy is in the Land



B-B RANCH

Located in the transitional zone between the Rio Grande Plains and the Edwards Plateau, this ranch provides a unique blend of the Hill Country and South Texas. An excellent water system, abundant free-ranging native and exotic big game, turkey, quail and dove make this an excellent hunting ranch. The main roads on the ranch are excellent, with approximately six miles having been improved with a rock crusher and easily drivable in two-wheel drive. The ranch shares over a mile of border with the Kickapoo Cavern State Park.

Price: \$2,579,775 (\$1,325/acre)



★ Kinney County

★ 1,947 +/- Acres

★ Five water wells, three large pilas

★ Free-ranging native and exotic big game

★ Turkey, quail, dove

★ Approx 6 miles of improved roads



Location: Located ± 16 miles north of Hwy. 90 in Brackettville off FM 674, the ranch is approximately 115 miles west of San Antonio and 45 miles from Del Rio. The gate is approximately 5 miles off FM 674 via private road. Airport access for private plane travel is in Del Rio (6,300' runway).

Habitat: The ranch features the wet weather East Sycamore Creek running north-south through the property, with hillier terrain on either side. The hills on opposite sides of this drainage provide fantastic views across the ranch. Topographical relief ranges from $\pm 1,550'$ to $\pm 1,800'$. There are numerous great locations to sit and glass from the hilltops. The vegetation in this transitional area is typical of the Hill Country with pinon pines, live oaks, shin oak, mesquite, redbud, mountain laurel, and juniper; along with a mix of South Texas brush including guajillo, blackbrush, guayacan, kidneywood, brazil, and other typical species providing good browse.

Wildlife: This ranch offers great low-fenced hunting of both free-ranging native and exotic game. The owner has conducted year-round protein feeding and the game is plentiful. Whitetail scoring in the mid 150's have been harvested. Additional species frequenting the ranch include axis deer, blackbuck, aoudad, and a special bonus: there is a thriving herd of nilgai antelope. There are a few hogs and other varmints as well. Quail, dove and turkey round out the game species on the ranch.

Improvements: Residential improvements consist of a small, two-bedroom CMU constructed camp house. This camp house is very functional for a hunting camp.

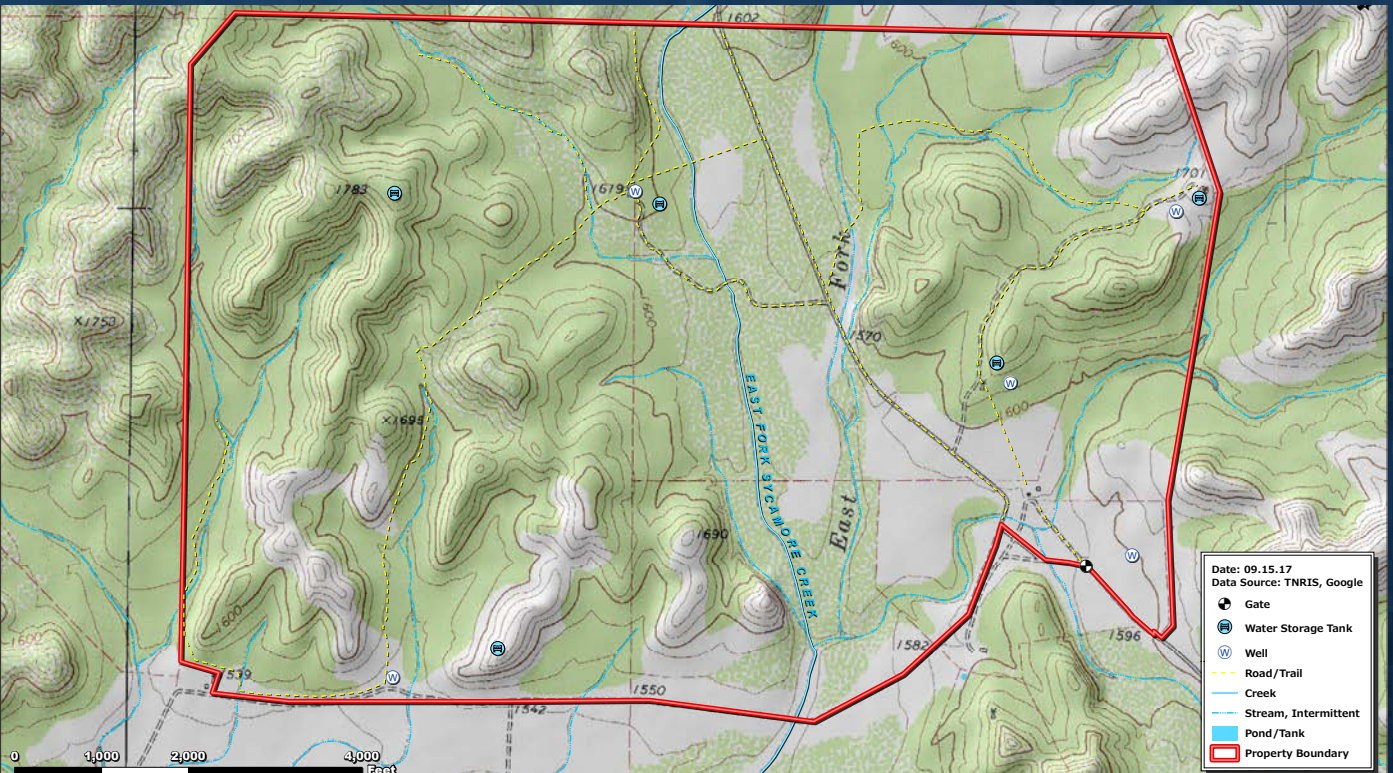
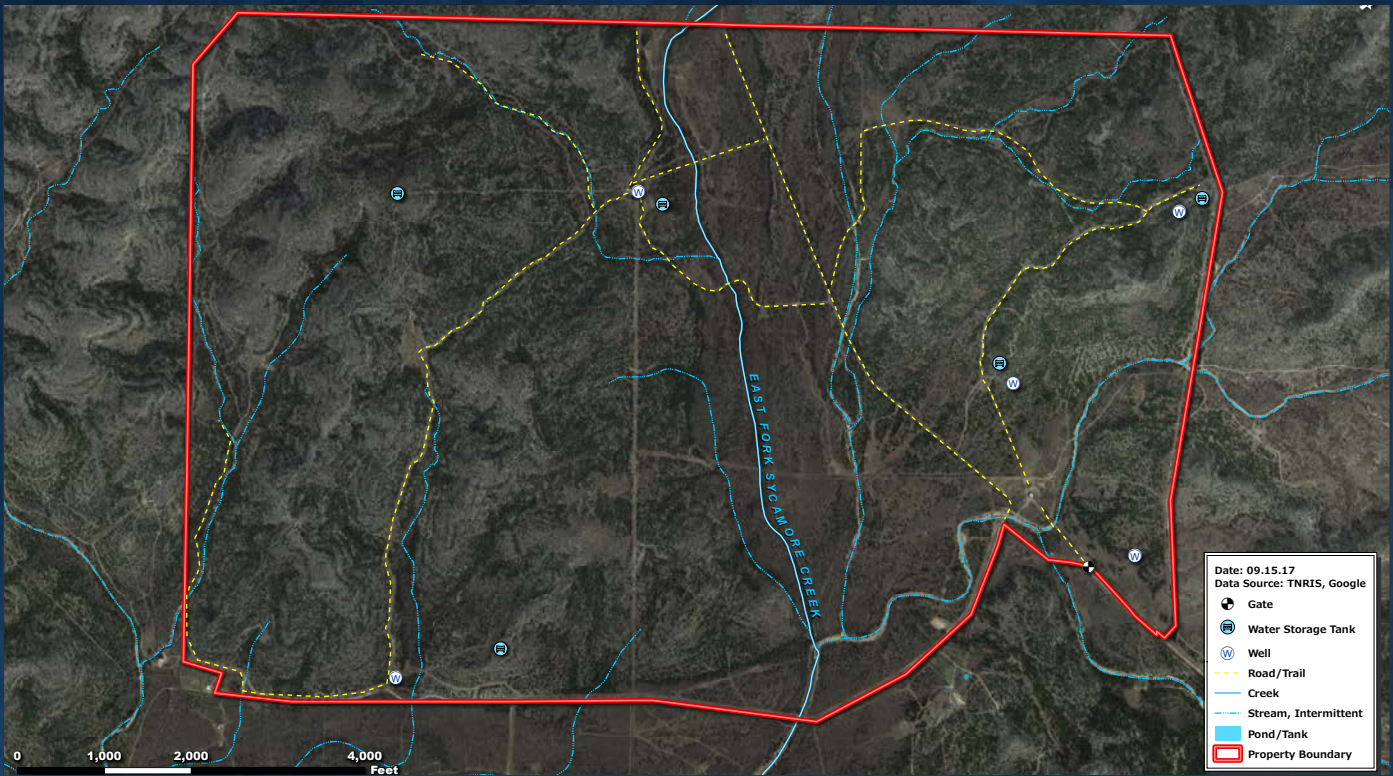


Water: Five wells, three large pilas and four 3,000 gallon PVC storage tanks distributed across the ranch keep the ranch exceptionally well watered. There are 12 miles of water lines, mostly buried, supplying water to the eleven game troughs spread around the ranch. Four of the water wells are electric, one is solar. Well depths range from 380 – 700 feet. These pilas also make great swimming holes.

Minerals: This offering and asking price are surface only. Per Railroad Commission maps, there are no pipelines crossing the property.

Other: Included in the asking price are two Atascosa tower blinds, six additional fiberglass tower blinds, 18 corn feeders and six protein feeders.

MAPS



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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Buyer/Tenant/Seller/Landlord Initials

Date