

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## **CIRCLE E RANCH**

Grimes County, Bédias, TX

2,096 ± Acres | \$14,000,000 | Shown by Appointment Only



**Grimes County**



**Fertile coastal fields**



**Exceptional road system**



**Mooring Creek throughout property**



**25 species of native & exotic wildlife**



**Skeet Range**

## RANCH LOCATION



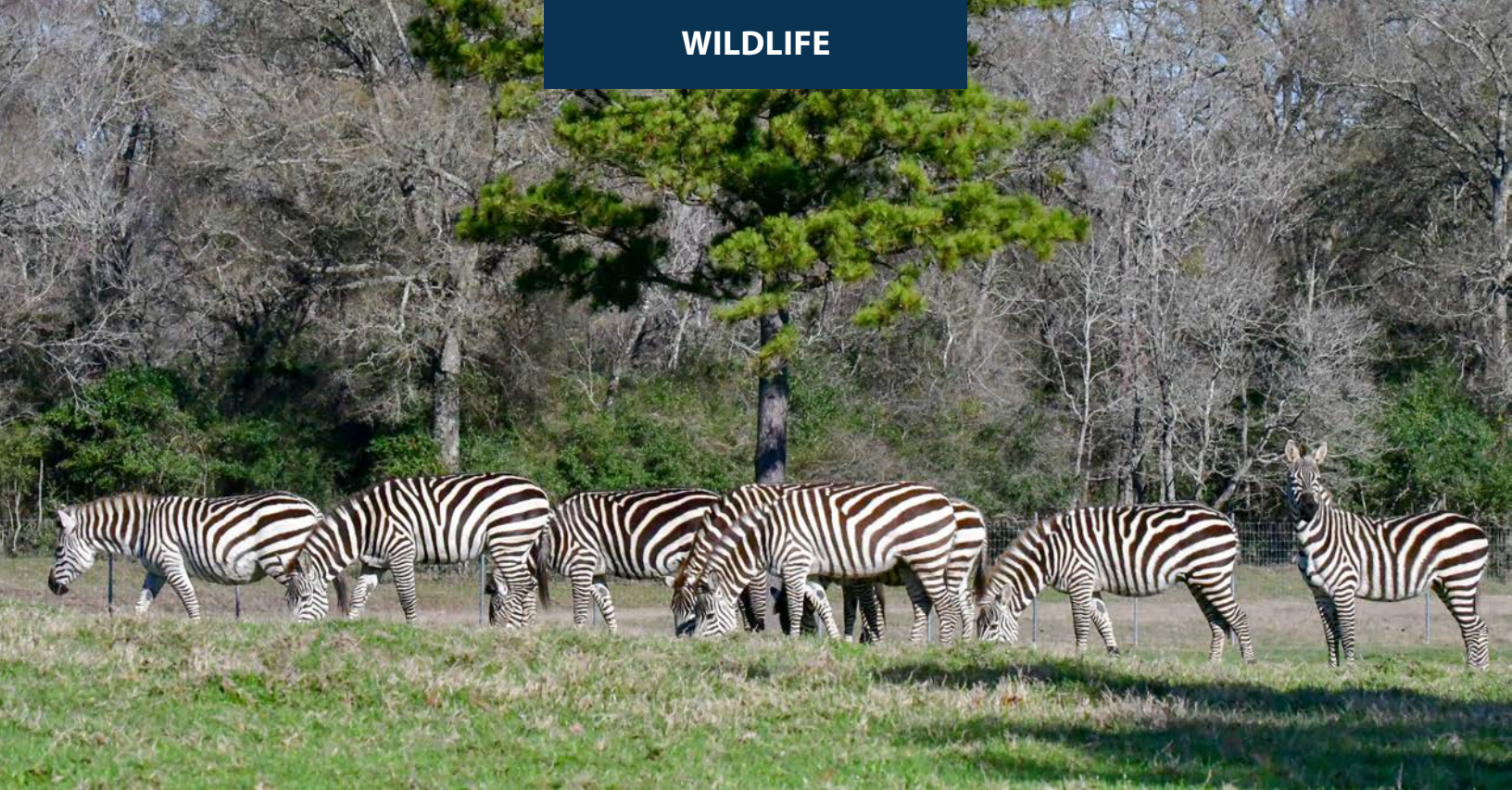
The Historic Circle E Ranch is a high fenced hunting ranch located in one of the most sought after areas near Houston and College Station. The ranch is one of the more unique properties in the area, and is a perfect combination for the outdoorsman, conservationist and cowman alike. The ranch consists of 2,096 manicured acres with a water feature around every corner. There are fertile coastal fields mixed in with thick brush ideal cover for whitetails and exotics. There is a 60 acre lake located in the middle of the property that is home to outstanding fishing and duck hunting. The entire ranch is high fenced with multiple cross sections for managing the cattle and exotic stocks. There is an exceptional road system on the ranch that includes roads along every fence for easy maintenance. Full turn-key property with all animals and rolling stock being sold and ready for move in. The Ranch is located due East of College Station. Frontage on FM 2620 with a short drive from Bedias. 35 minutes from College Station and 90 minutes from Houston. This area has become extremely popular with being less than an hour and a half from Houston.

## HABITAT



The rolling terrain of the ranch is a perfect mix of large oak trees and towering pine. The pastures are all in improved grasses and provide plentiful grazing opportunities for cattle and many of the exotics. On the edges of the brush are food plots that are perfectly located near bedding areas. Mooring Creek divides the property and large oak trees are lined on its banks making for some of the best whitetail habitat on the ranch.

Across the property you will find 16 bodies of water that are home to wood ducks and migrating waterfowl in the fall and winter months. These bodies of water are also great habitat for the Père David's deer, elk, red deer and Asian water buffalo.



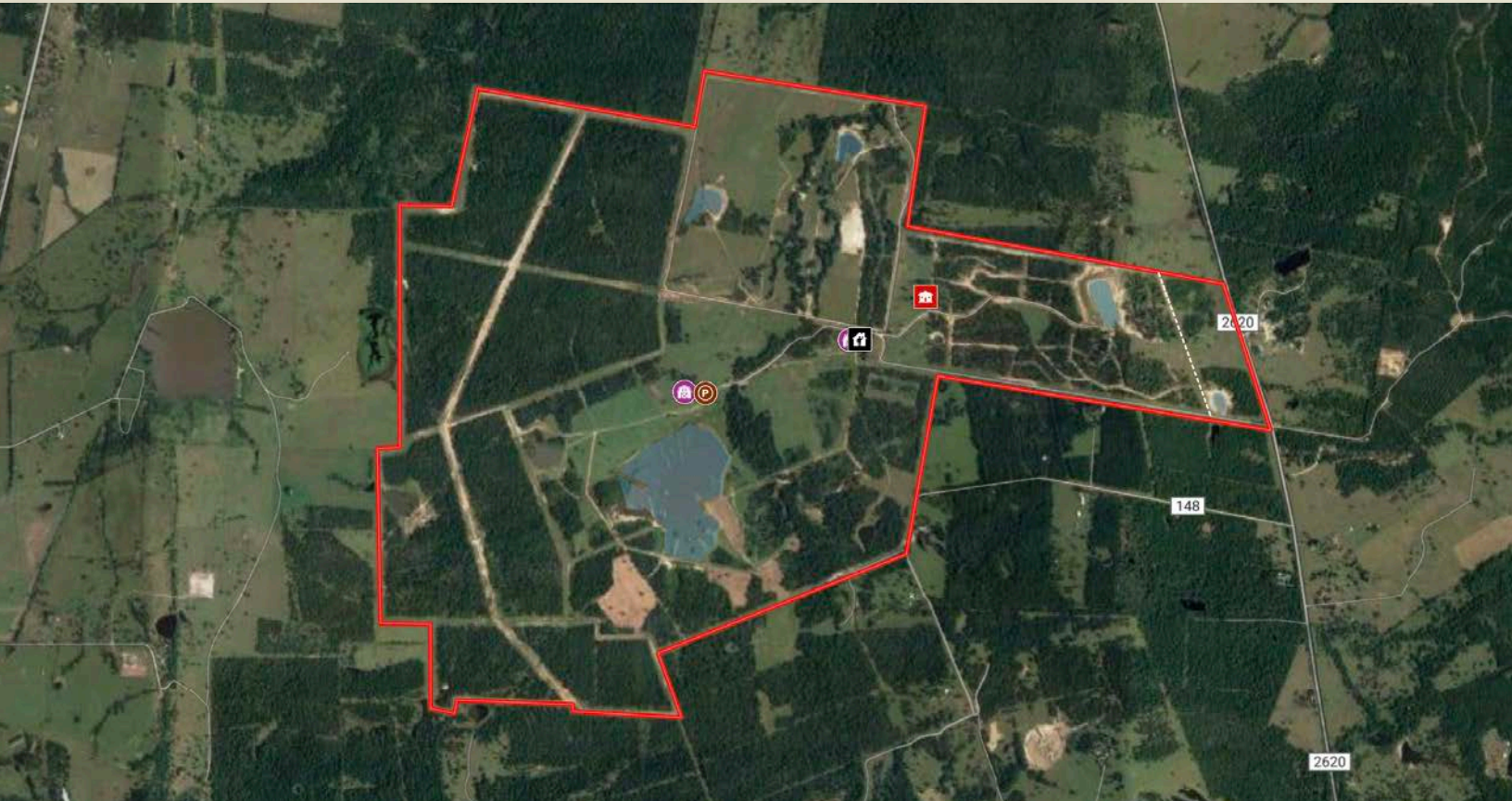
Circle E Ranch is home to 25 species of native and exotic wildlife.

**Exotics:** These animals are intensely managed for hunting and conservation. Many of the exotics on the ranch are highly desirable species with females being more valuable than the males these species are known as “Super Exotics”. Ranches across Texas are seeing impressive returns on super exotics. Many of these species are becoming lost in their native lands and only found on Texas ranches. The ranch is cross fenced for exotic management purposes.

**Whitetails:** The property has been highly managed with highly improved whitetail genetics. The owner has released bred does, bucks and fawns to improve the genetics of the herd. It is easily noticed that these are not your typical central east Texas whitetails.

**Hunting:** The ranch specializes in corporate hunting. The lodge can accommodate large group or a small group of executives. Hunting tactics range from spot and stalk, safari style or enjoy a comfortable hunt in one of the large hunting blinds.





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# 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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N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

