

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

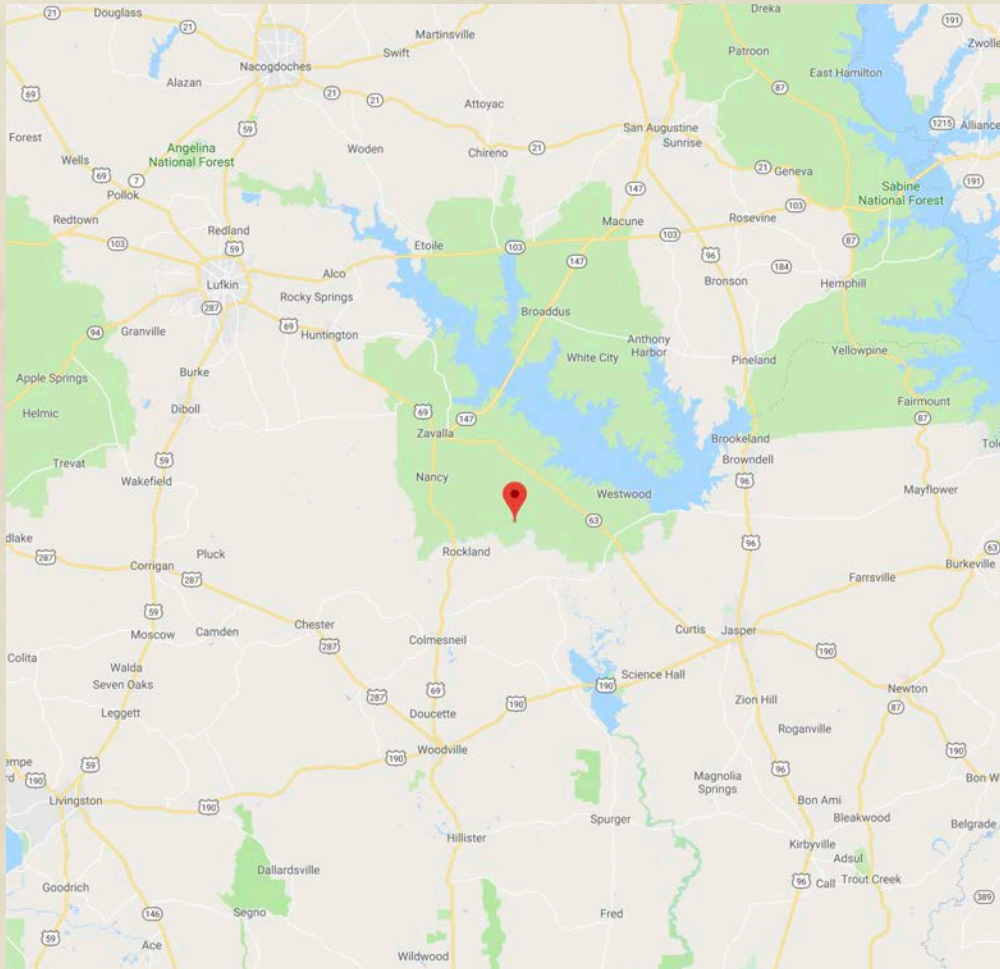
BLUE HOLE RANCH

Jasper County, Zavalla, TX

413 ± Acres | \$3,099,473 | Shown by Appointment Only



RANCH LOCATION



In 1893 a quarry was opened in the Piney Woods of East Texas to provide sandstone for the construction of jetties at Sabine Pass. In 1900 the great hurricane hit Galveston Island and was unlike anything before, killing an estimated 10,000 people. By 1904 construction had begun on building the Galveston sea wall with granite. Sandstone was also used to finish the wall that was quarried from the Blue Hole. Around 1908 the quarry was named Kyle's Quarry after William Wesley Kyle from Beaumont, Texas.

Edwin Dumble (1918) published in his University of Texas bulletin, *The Geology of East Texas*, "The hard rock is very light gray or gray blue in color, made up of quartz and chert and contains angular fragments of hard whiteish and greenish clays and is what is believed to give the Blue Hole its distinctive blue-green color." Once the sea wall was completed, the Blue Hole was used for local road projects and other construction projects. By the 1920's it had become a very popular swimming hole for local folks in East Texas.

Republic Ranches now has the famous Blue Hole listed for sale. This is a very rare opportunity to own a part of the Blue Hole and its history. The tract for sale is a 462 +/- acre tract and is part of a larger 1,600 acre tract. There is a shared use agreement between the three owners, giving access to the entire 1,600 acres.





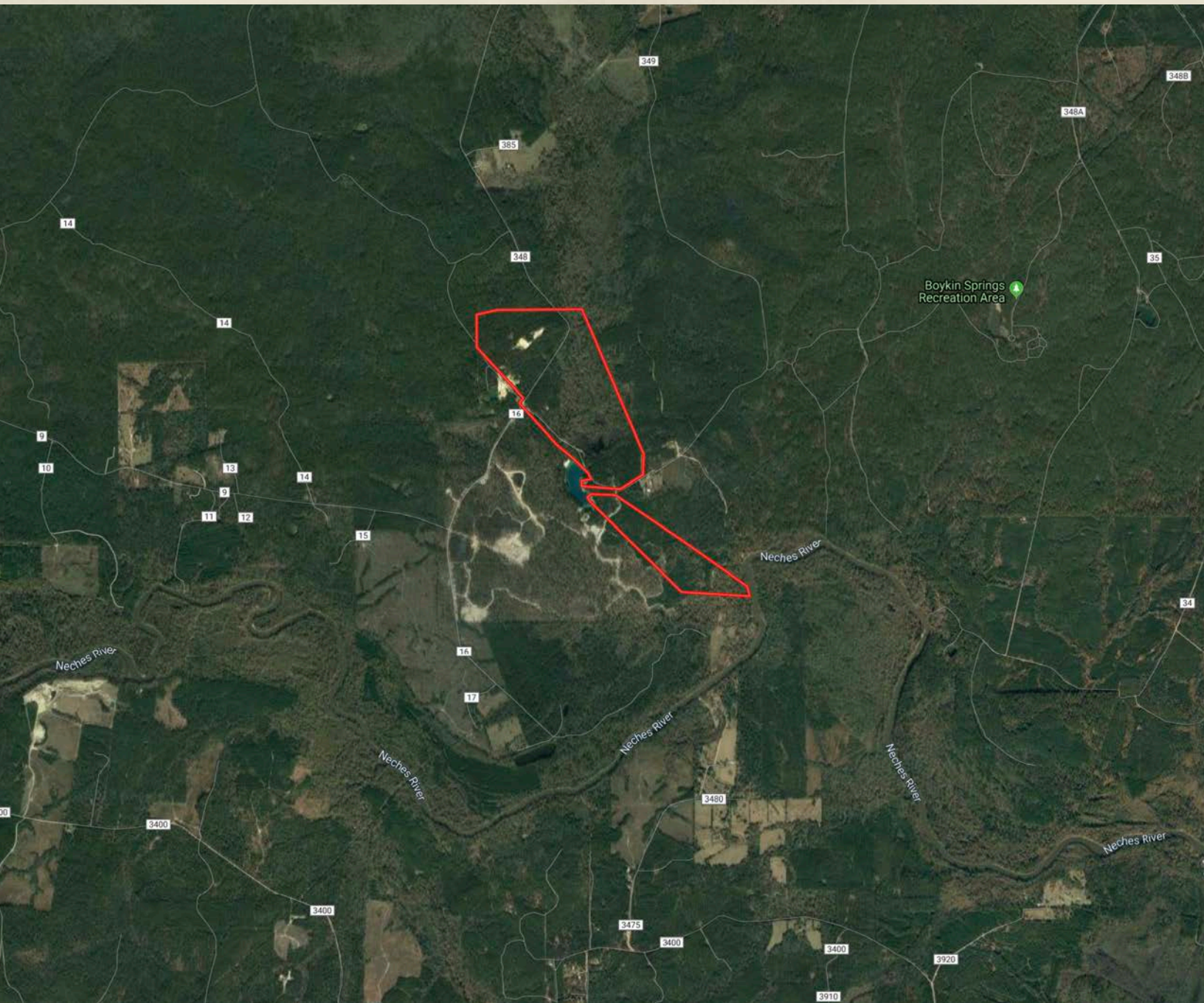
The Blue Hole itself is a very high alkaline water that will not support fish or other aquatic animals but also does not allow algae or other bacteria to grow. There are rumors that the waters have healing properties but we cannot verify this claim. There is plenty of wildlife on the property including deer, hogs, small game and plenty of varmints. There are several sites to build your dream home on.



IMPROVEMENTS

There are several common areas with one having a wonderful pavilion with a grill, big screen TV, cooking area and mens and women's restrooms. There are also rope swings, a fire pit, a high dive and ladder to climb back up to the top. Below the pavilion area are steps down to a beautiful sandy beach.





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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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Buyer/Tenant/Seller/Landlord Initials

Date



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