



REPUBLIC RANCHES LLC

Our Legacy is in the Land

Seco Springs Ranch

Bandera County, Tarpley, TX

2,728 ± Acres | \$14,390,200 | Shown by Appointment Only



- ★ Year-round Seco Creek
- ★ 600' of topographical relief
- ★ Set up for livestock grazing
- ★ High fenced
- ★ White-tailed deer, turkey, dove, quail, & exotics
- ★ Main home, headquarters and sundowner deck

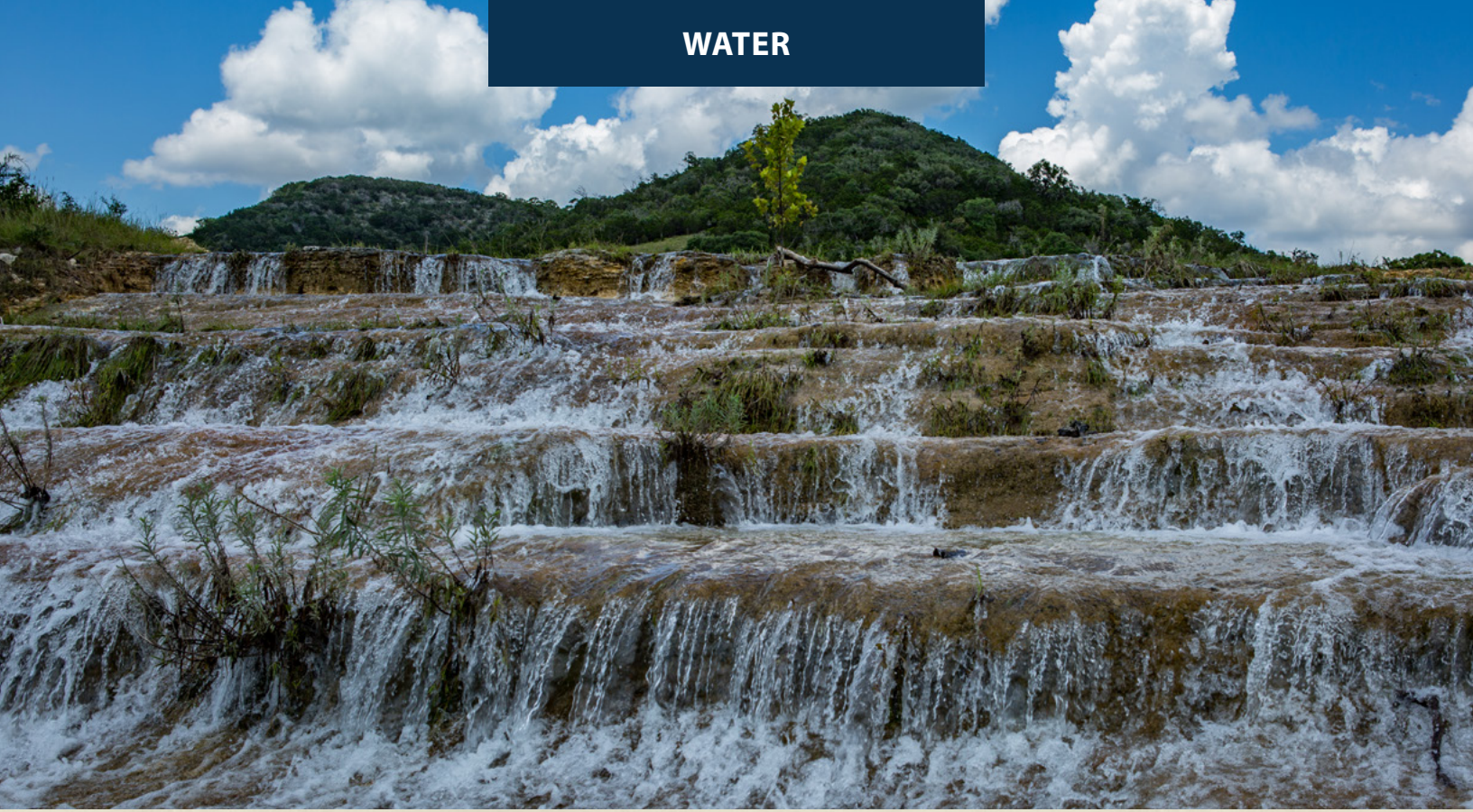
RANCH LOCATION



We like this Hill Country ranch a lot! The Seco Springs Ranch, a headwaters ranch, is situated in its own series of secluded valleys and surrounding mountains in Bandera County, Texas, between Tarpley and Utopia. The property offers privacy, extensive live water, numerous lakes, productive valleys, excellent wildlife habitat, exceptional topography, forever views, a good road system and very cool historical improvements. This ranch is the personification of the true Texas Hill Country.

The entrance is at the end of Seco Springs Ranch Road approximately 2.7 driving miles off of paved highway FM 470. The ranch is 13 driving miles from Tarpley and 11 driving miles from Utopia. The property is only 79 driving miles (1.5 hour drive time!) from the San Antonio International Airport.

A quick drive from the ranch is the quaint community of Tarpley with a music venue and "Mac and Ernie's", known across Texas and beyond for serving up some of the finest gourmet cuisines to be found...on paper plates! A short distance to the southwest is Utopia, Texas, with several restaurants and stores, including the Lost Maples Cafe and The Laurel Tree, another famous destination dining venue.

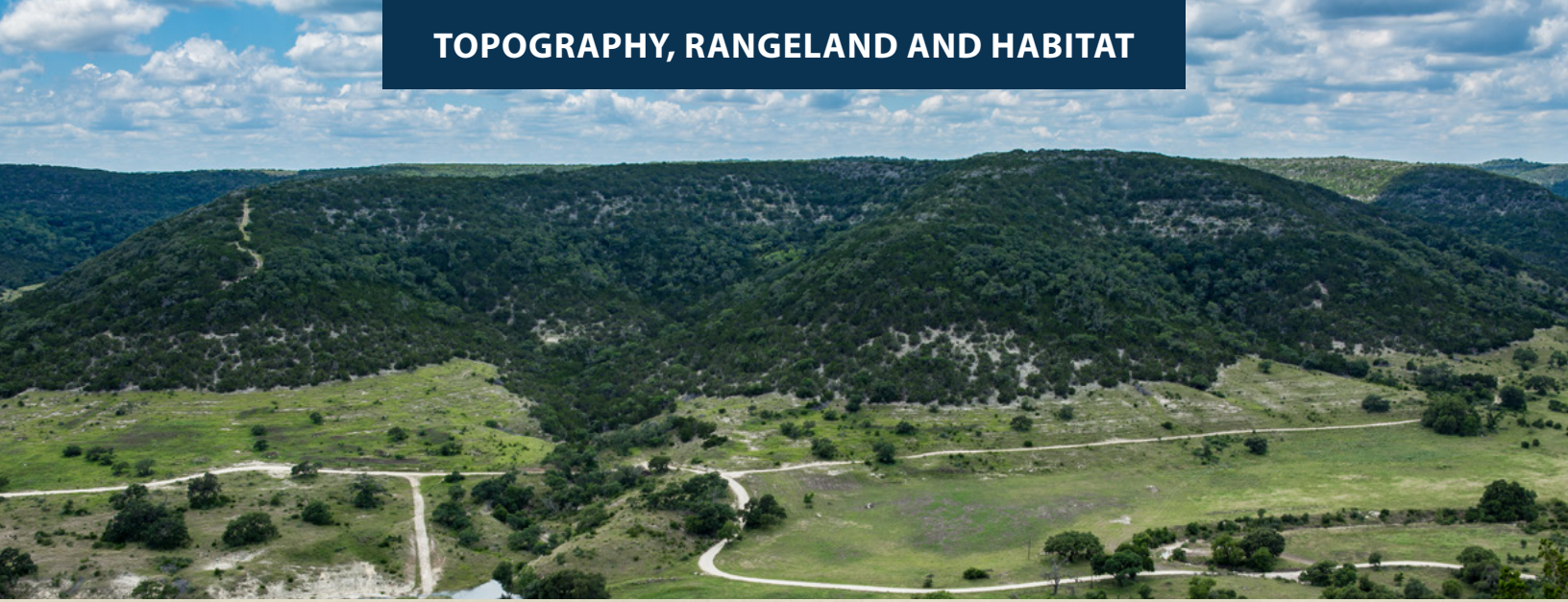


Seco Creek, affectionately known in the area as “The Seco”, has its beginnings with the water emanating from the many springs on the ranch. The springs and seeps on the ranch produce precious flows year-round and result in several miles of streams and creeks including incredible ponds and lakes on the ranch.

There are two significant developed water features on the creek with sizes ranging from 2.5 to over 3 acres, depending on rainfall. In addition, there are multiple smaller natural and developed water features across the ranch.

Also, the ranch has 3 water wells with 2 electric submersibles servicing the main lodge and headquarters area and a third being a windmill.





This scenic Hill Country ranch has nearly 600' of topographical relief with a high point some 2,222 feet above sea level. The ranch is centered in the Seco Springs valley with another 4 primary and numerous side drainages feeding into it. The valleys are fertile bottomland with majestic trees and deep rooted grasses bounded by extensive ridges, hills and canyons. This diversity along with the riparian areas along the Seco and its tributaries offer extraordinarily productive habitat.

Typical of this part of the Hill Country, the habitat includes oak juniper woodlands with incredible tree diversity including live oak, Spanish oak, shin oak, lacey oak, Texas Madrone, bigtooth maple, cypress, pecan, cherry, red-bud, walnut and ashe juniper. Additionally, diverse brush species, succulents and grasses also provide excellent habitat for wildlife.

Juniper management has been in place on the ranch for years in the valleys, lower hillsides and some ridge tops; enhancing range conditions, habitat and spring flows.



AGRICULTURE

The ranch is set up for grazing livestock but is currently resting its pastures as part of its overall management plan. Ranch has adequate cross fencing, working pens, traps, corrals and barns for livestock and ranch management.



WILDLIFE, HUNTING AND FISHING

This high fenced (most of it new in 2015) ranch is home to thriving populations of managed white-tailed deer, turkey, dove, some quail, seasonal waterfowl and varmints plus exotics including sika deer, axis deer, fallow deer, blackbuck antelope, aoudad and feral hogs. In addition, this area of Texas is a known destination for birdwatchers!

Fourteen deer stands with electric feeders and hog fencing around each feeder.

The multiple water features on the ranch offer extensive fishing opportunities whether you enjoy a cane pole, spinning/baitcasting rig or a fly rod. Many landowners in this area stock some of their ponds seasonal with freshwater trout for added fishing opportunity.



IMPROVEMENTS

Main Home: Secluded in the center of the ranch overlooking one of the large lakes is the main home that is perfect for large gatherings and entertaining. The home has seven bedrooms, a spacious living area with a large fireplace and cathedral ceilings. The home has a rustic feel but has all the modern conveniences with kitchen and bathrooms having been recently updated. There is a two car covered garage near the main home as well.

Headquarters: The headquarters area includes the 3 bedroom manager's home, a ranch hand house and a bunk-house. In addition, the headquarters area includes several barns, stables, a tack room and a small office.

Sundowner Deck: Texas landowners and their guests appreciate a good sundowner location and Seco Springs Ranch does not disappoint with a mountaintop deck overlooking the main valley and incredible sunset vistas.

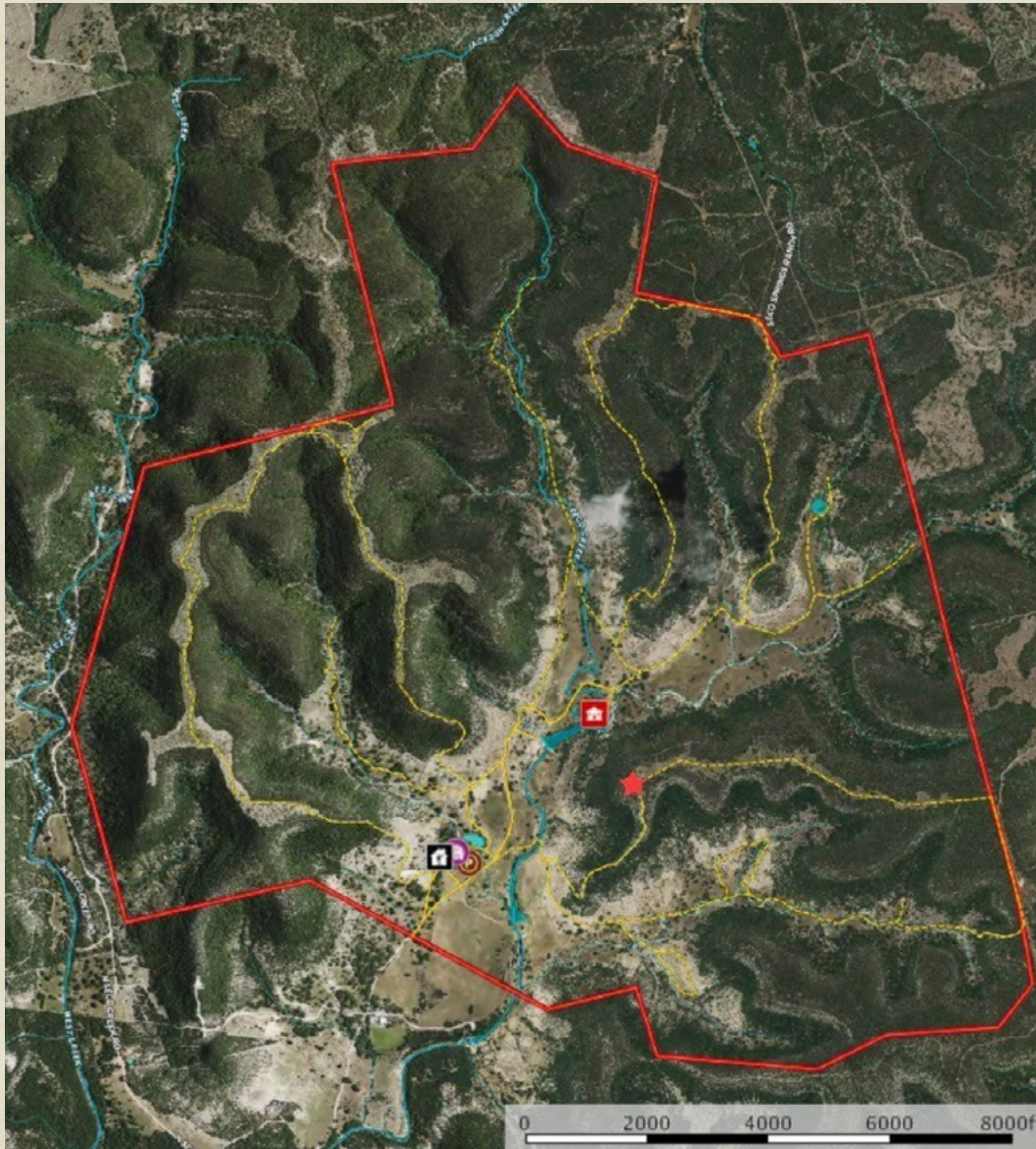
Road Infrastructure: The accessibility and usability of the ranch is greatly enhanced by an extensive road system that provides access to all quadrants of the ranch.

Electricity: Electricity is in place with existing service to several areas of the ranch.



The ranch is appraised for ad valorem taxes under 1D1-Ag/Wildlife Management valuation on its open space.

Seller's owned minerals, if any, are negotiable.



CHARLES M. DAVIDSON
Partner/ Broker Associate
Republic Ranches, LLC - Broker
(210) 415-5570
cmd@republicranches.com

JEFF BOSWELL
Partner/ Broker Associate
Republic Ranches, LLC - Broker
(713) 304-818
bos@republicranches.com

This property is being offered under an exclusive co-brokerage agreement with Jon Busbee, Broker at Busbee Ranch Sales.

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; Colorado; Louisiana; Arkansas; 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
Sales Agent/Associate's Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(214) 415-5570

Buyer/Tenant/Seller/Landlord Initials

Date

