



MYERS CATTLE & LAND

550 ± ACRES | BRAZOS COUNTY, NAVASOTA, TX



REPUBLIC RANCHES^{LLC}
Our Legacy is in the Land

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Myers Ranch is a true gentlemen's cattle ranch located just 12 miles south of College Station. The ranch is well set up to continue running as a high end cattle operation, or can be used as a fantastic recreational ranch or investment for future development. The property boasts a classic ranch home overlooking a 20 acre fishing lake, several more large lakes, over 2 miles of Navasota River frontage and almost a mile of frontage on Hwy. 6 between Navasota and College Station.

Location: The ranch is located in southern Brazos County, 15 minutes south of College Station. 1.15 hours to Houston. The ranch is accessed off of frontage road to Highway 6.

Habitat: The Myers ranch is located in the Post Oak Savanna Region. Most of the pastures on the western side of the property are improved while the bottom land near the river remain native pasture. Most of the property has been groomed with a few areas left untouched for wildlife habitat. Jones Creek is on the north side of the property and is excellent habitat for waterfowl. Massive post oak, live oak and pecan trees scatter the pastures.

Wildlife: The White-tailed Deer population is abundant across the ranch. With miles of both the Navasota River bottom and Jones Creek, the habitat creates excellent conditions for abundant deer on the ranch. The ranch feeds deer year round and has surprisingly large deer being along the river. Wood ducks utilize the north portion of the property along Jones Creek and during the winter months the lakes and creeks are filled with migrating waterfowl. There are excellent areas to create artificial wetlands along the river bottom to create even more extensive waterfowl opportunities. Dove hunting on the ranch is fantastic due to the amount of water scattered throughout the property. The dove travel from the fertile fields of western Brazos County to the ranch in the evenings. The fishing possibilities are endless. The lakes and ponds are stocked with bass, bream and catfish. Along the river is excellent fishing for large catfish.

Improvements: The house is 2 stories with hardwood and brick floors. The house was designed to entertain guest in an intimate setting. The home has 6 bedrooms and 3 full bathrooms and is just over 3,900 square feet. Many of the bedrooms lead out to a large deck on the second floor over looking the 20 acre lake. The kitchen is sectioned off from the dining and breakfast area. There is a large dining room located just off the living room. Just outside the living room is a small walkway to a deck that overlooks the creek that runs behind the home. Located on the 20 acre lake is a multilevel boat house that is used to house 2 jet skis and a large entertaining area on the first and second level. Just a few steps from the boat house is a men's and women's bath house. On the Northwest side of the property is a 2,818 sf pole barn complete with cattle working pens. Located next to the pole barn is a manufactured building ideal for an office.

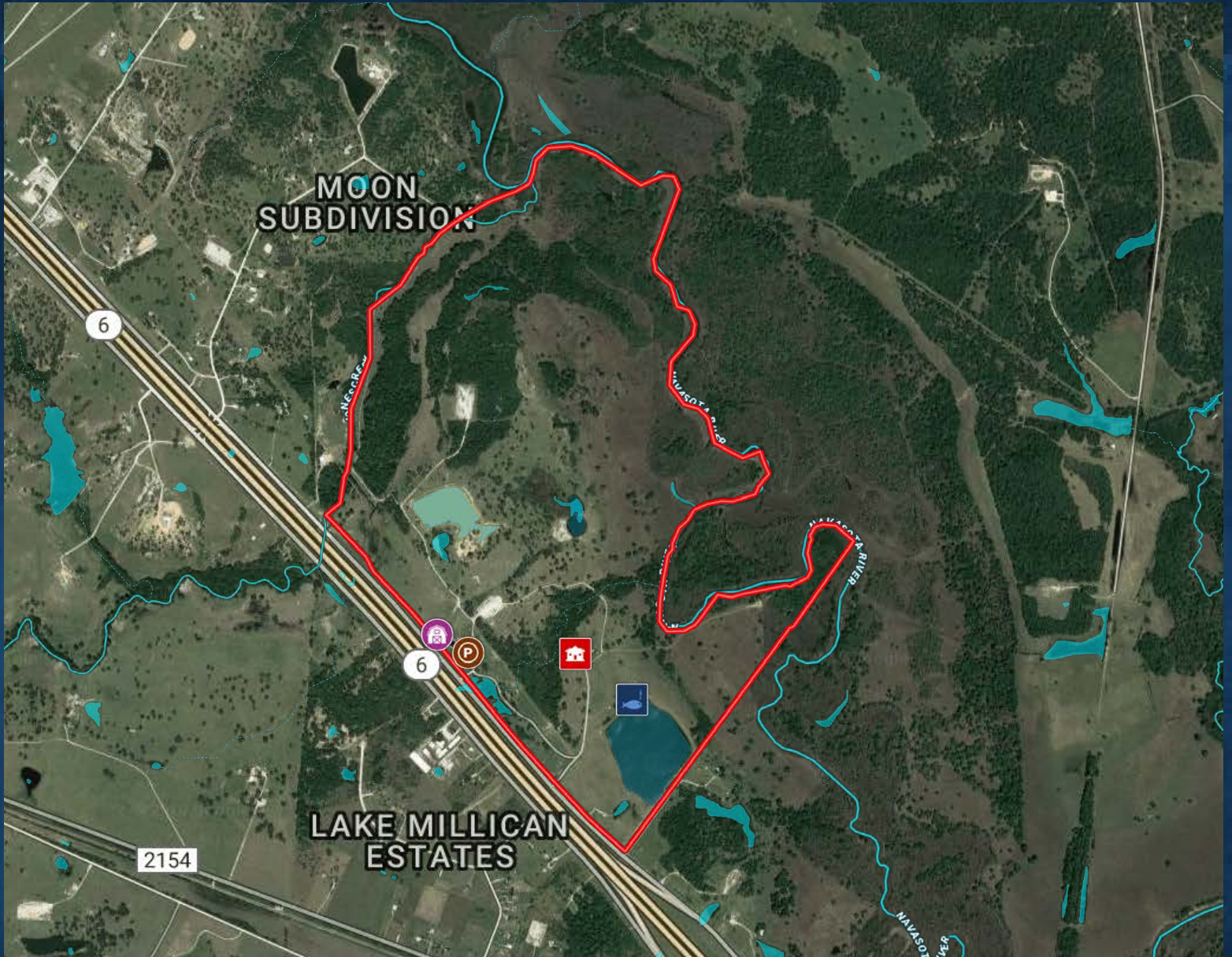
Water: The Myers Ranch has multiple water features. The main attraction is the 20 acre recreational lake located in the front of the property, which is excellent for both fishing and boating. There is also a 7 acre lake on the property as well as several smaller stocked lakes. Another notable feature is over 2 miles of Navasota River frontage. The ranches north border is Jones Creek which has water most of the year and there are several permanent sloughs along the creek. There are multiple water wells on the property used to irrigate hay pastures and maintain the level of the lake.

Electricity: Electric lines run to the house area and are available along Hwy 6.

History: The ranch is rich with family history. The Myers family have been in the cattle business since 1937. Carroll Myers Jr. introduced the first Santa Gertrudis bull to the herd that was purchased from Mr. Ben Alexander. Myers Cattle and Land corporation received its purebred status and herd number 45 years ago. Myers Cattle and Land grew from the ranch in Kendalia Texas to the Navasota ranch. The ranch in Navasota has been the headquarters since 1988.

Price: Asking \$6,950,000

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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