



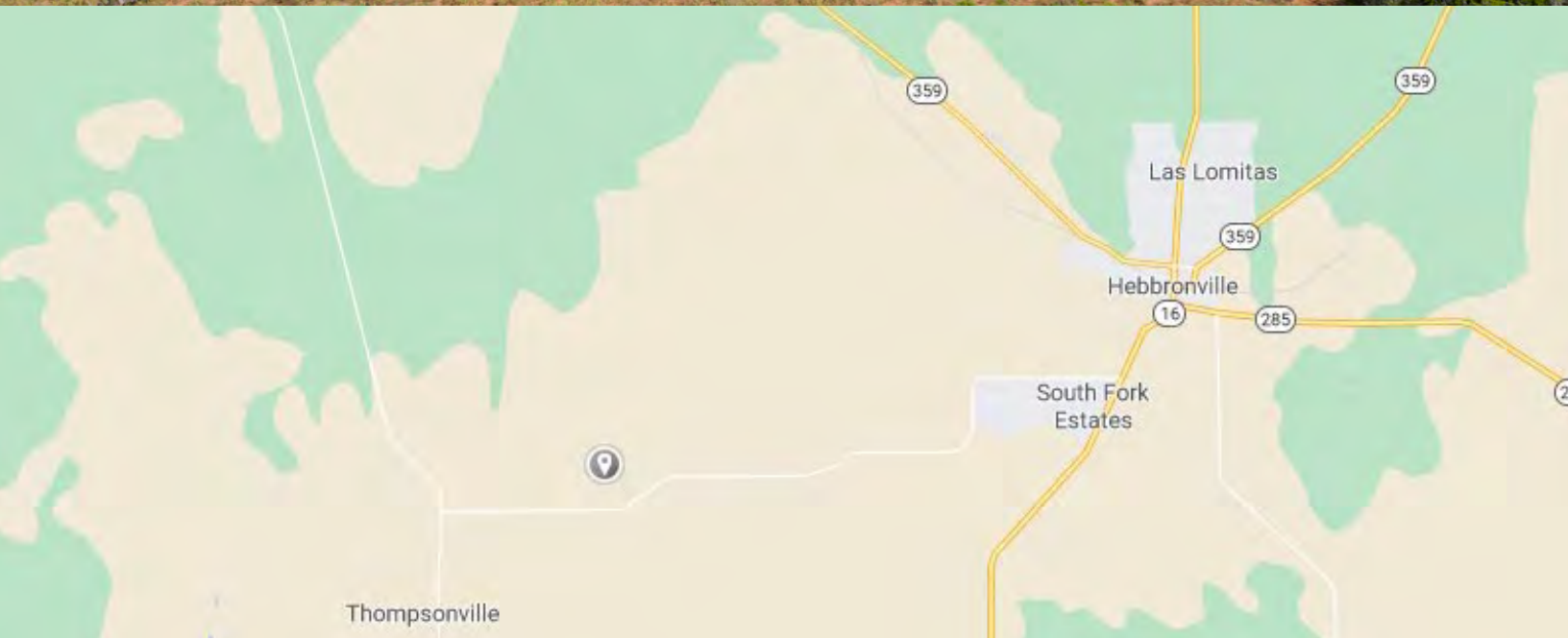
# REPUBLIC RANCHES<sup>LLC</sup>

*Our Legacy is in the Land*

## **CINCO DE MAYO RANCH**

Hebbronville, Jim Hogg County, TX

3,973 ± Acres | \$9,336,550 | Shown by Appointment Only



The Cinco de Mayo Ranch is a premier wildlife property located in northwestern Jim Hogg County, Texas. The ranch consists of 3,973+/- acres about 11 miles west of the town of Hebbbronville. This ecoregion is famous for its unsurpassed bobwhite quail habitat, and Cinco de Mayo Ranch hosts the ultimate combination of wild bobwhite and native white-tailed deer populations. Hunters have harvested free range white-tailed bucks with antlers scoring in the range of 180-190 inches gross Boone and Crockett. The ranch is well watered for both livestock production and wildlife management. Adequate, yet modest, improvements can be found at the headquarters.

## LOCATION

The Cinco de Mayo Ranch is located on the north side of FM 3073 about 11 miles west of Hebbbronville, TX, in northwestern Jim Hogg County and stretching northward to just over the Webb County line. The southern boundary of the ranch includes about 3.4 miles of frontage on paved FM 3073.



**FLORA :** The terrain at Cinco de Mayo is top-tier wildlife habitat. The ranch is located on the western edge of the fabled “sand sheet” that many biologists call the finest Bobwhite quail habitat on the planet – open and rolling terrain with native bunch grasses and scattered brush – perfect for pointing dogs. On Cinco de Mayo, the soil is transitioning from fine grain sand found to the east; to the red sandy loam that is more common in Webb County to the north and west. This transitional “edge” habitat is highly prized for wildlife. The eastern half of the ranch is more open quail country. The western half consists of thicker brush with great diversity – all of the iconic chaparral species like Granjeno, Guayacon, Guajillo, Kidneywood, Persimmon, and Brazil are present in abundance. Native Texas grasses like hooded windmill, pink and whiplash pappusgrass, two and four Flower trichloris, hairy grama, and many others provide excellent quail habitat.

**FAUNA:** Virtually all native South Texas wildlife species can be found on the property. Big, native white-tailed bucks and exploding coveys of bobwhite quail steal the show. Mourning and white-winged doves migrate through the area in the thousands, and the surface water provides great dove shooting. Javelinas, coyotes, bobcats, etc. are all here in healthy populations. Numerous massive bucks have grown to older ages on the ranch, and trophies are allowed to reach full maturity prior to harvesting. Body weights on mature bucks can reach 200+ pounds on the hoof prior to the rut. The ranch is enrolled in Texas Parks & Wildlife Department’s Managed Lands Deer Program (aka MLDP) under the conservation option providing for extended seasons and tailored harvest and tag issuance.



## WATER



Wildlife and livestock water is provided by 5 water wells that serve large troughs and overflow wildlife waterings. In addition, there are numerous shallow water wells located across the property that were associated mineral activity decades ago that may be able to be outfitted with low volume solar pumps to create wildlife oriented water features. The sellers have successfully done some of these on the portion of the parent ranch located south of the highway.

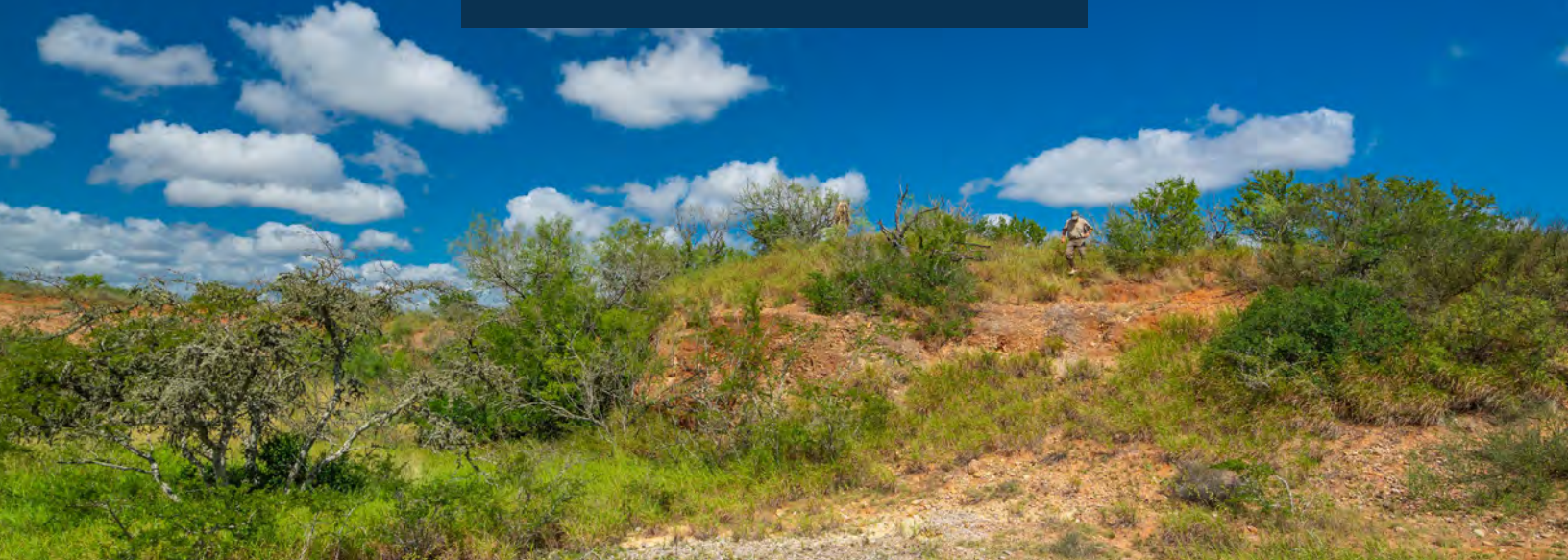


# IMPROVEMENTS



Improvements at the headquarters include several modest ranch homes used by ranch personnel and hunters, with electricity and water, in addition to working pens, several outbuilding and dog kennels.



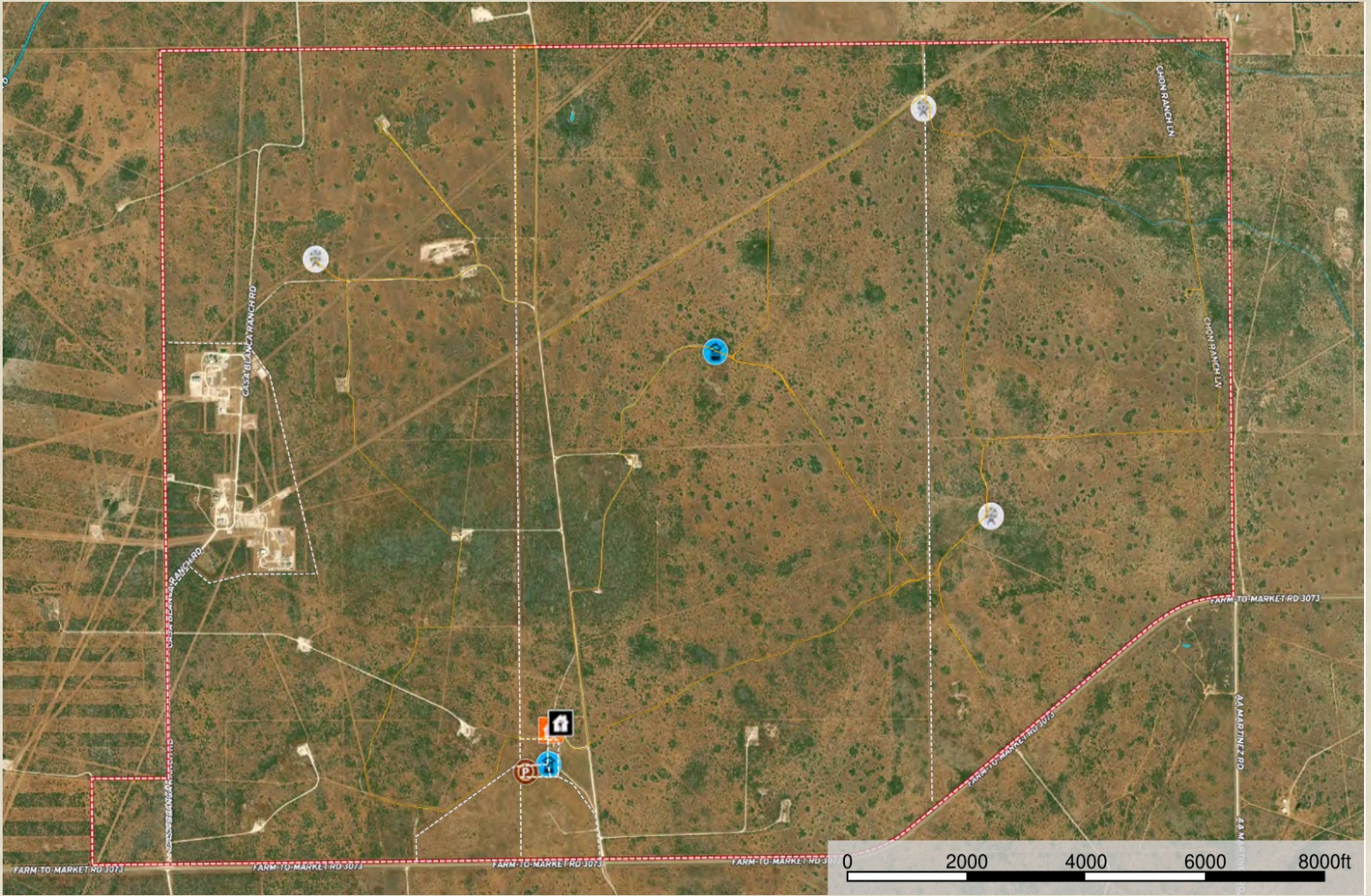


**HISTORY:** The Cinco de Mayo Ranch is the northern portion of the Las Animas Ranch (aka Rancho de las Animas), which dates back to the Las Animas Land Grant (sometimes known as the Alberca de Abajo Land Grant) from the early 1,800's. The current owners' family have owned and operated the ranch since the early 1930's.

**MINERALS:** This is a surface only sale; however, the Seller is willing to try to work with the mineral ownership group to develop a surface use agreement to apply to any future leasing for oil & gas activity. There is very limited production on the ranch at this time.

**INCOME:** The fenced out gas operations facility on the western perimeter of the ranch provides a significant income stream to the sellers and that lease income will convey to the new owner. Call for more information.





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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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