

REPUBLIC RANCHES LLC

Our Legacy is in the Land



L4 RANCH

229± Acres | \$1,480,000 | Houston County, Grapeland, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

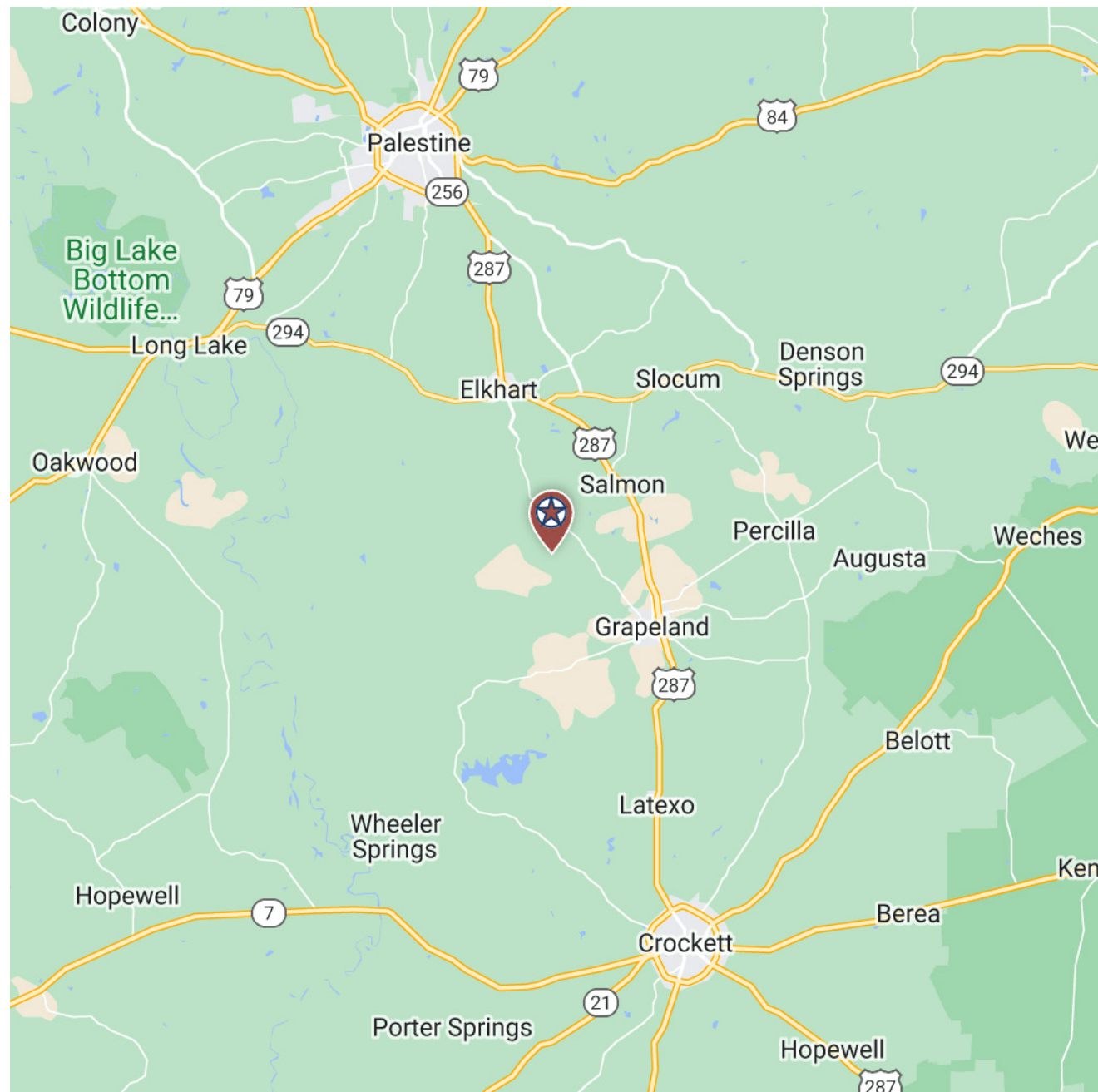
L4 Ranch is a quality combination property located in northern Houston County. This ranch includes a custom barndominium-style cabin, hilltop pasture, and beautiful East Texas topography. Multiple spring-fed creeks and drainages provide available water throughout the majority of the property and hold a variety of favorable timber.

ASSOCIATE CONTACT

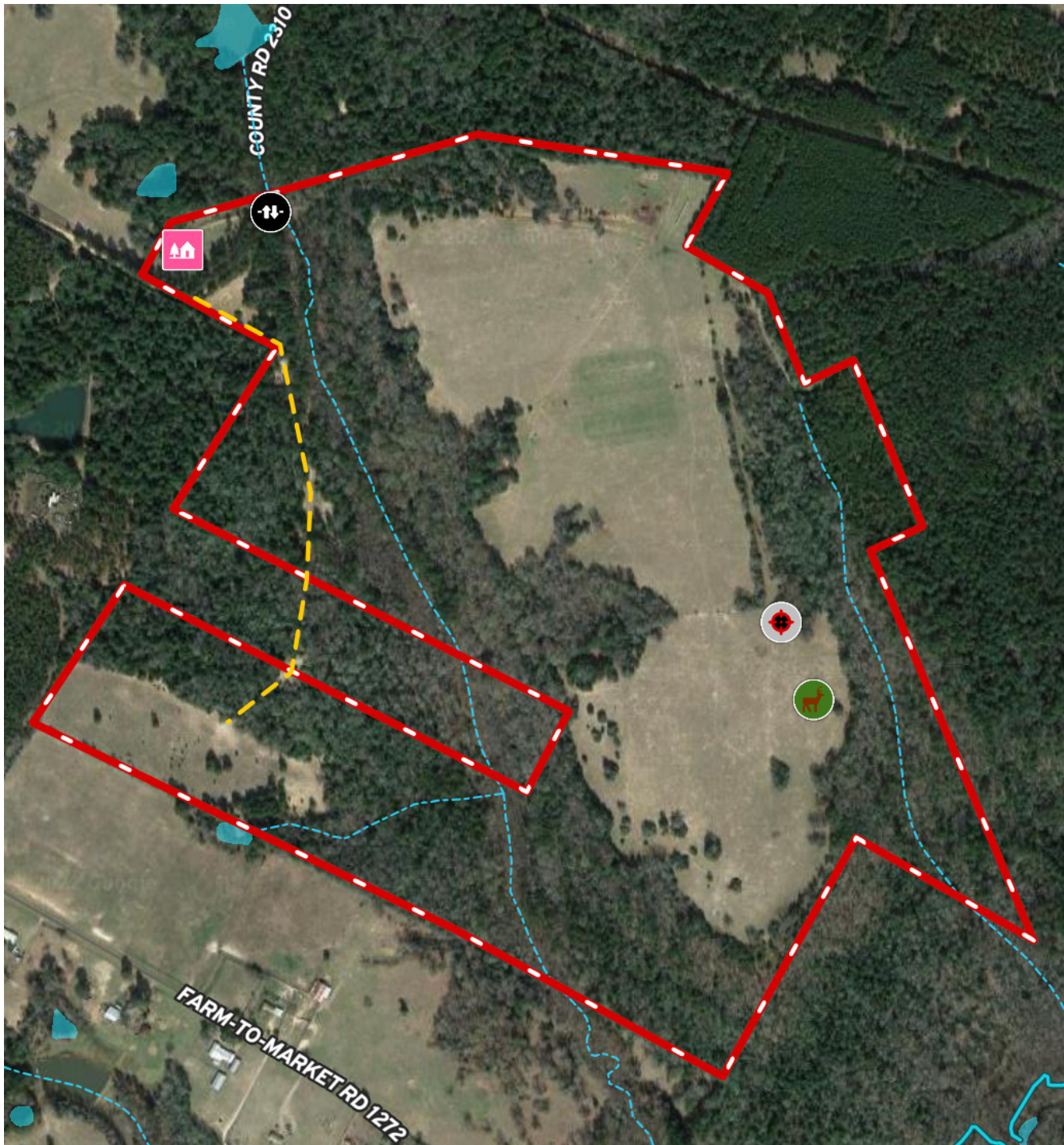
SPENCER REED
Sales Associate
(918) 607-9859
reed@republicranches.com

LOCATION

This property is located between Elkhart and Grapeland, west of Hwy 287, and 30 miles east of I-45. The ranch is under 2.5 hours from Houston and Dallas with access from CR 2310. Crockett and Palestine provide amenities within 20 minutes from the property.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Approximately 35% is pasture which consists of loamy soils with Bermuda and Bahia grass. The property currently supports 35± cows. The ranch displays good topography with a hilltop pasture paralleled by two spring-fed wooded draws. These wooded portions include large oak, pine trees, and remain undisturbed for wildlife. Livestock and wildlife have access to water year-round and the owner has never needed to construct a pond. The topography does allow opportunities for potential pond and lake sites.

WILDLIFE

The wildlife on this property have adapted to the owner’s routine of caring for the livestock. There are many options for blinds and food plots with available views of wildlife from 1/2 mile away. White-tailed deer and other wildlife are consistently traveling throughout the ranch.

WATER

The improvements are serviced by Consolidated Water Supply. Multiple springs contribute to sustained live-water across this ranch and are estimated to be over 1 mile of running water.



IMPROVEMENTS

The improvements include a very well-maintained barndominium-style cabin that sits on approximately 3 acres separated by the county road. The cabin was constructed in 2007 and is 2,976 sqft with a slightly modern influence reflected in the interior. There are 4 bedrooms and 3 bathrooms downstairs with a bunk/game room and a 4th bathroom on the second story. Also connected is an equipment shop with 3 roll-up doors and direct access to the living area. The laundry room provides back door access. A newly constructed large covered front porch and deck compliment the exterior of the cabin.

ELECTRICITY

Houston County Electric services the improvements.





MINERALS

Some of the owned minerals may convey with an acceptable contract. There is no current production on the property.

TAXES

The annual property taxes are estimated at \$3,336.

NOTE

The cabin is available fully furnished with some exceptions and with an acceptable contract. The ranch currently runs a registered full-blood Wagyu herd. The ranch currently runs a full-blood Wagyu herd.



Information About Brokerage Services

11-2-2015

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
Spencer Reed	643344	reed@republicranches.com	(918) 607 – 9859
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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.



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