

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BANNON RANCH

393± Acres | \$4,615,482 | Lee County, Lexington, TX

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DESCRIPTION

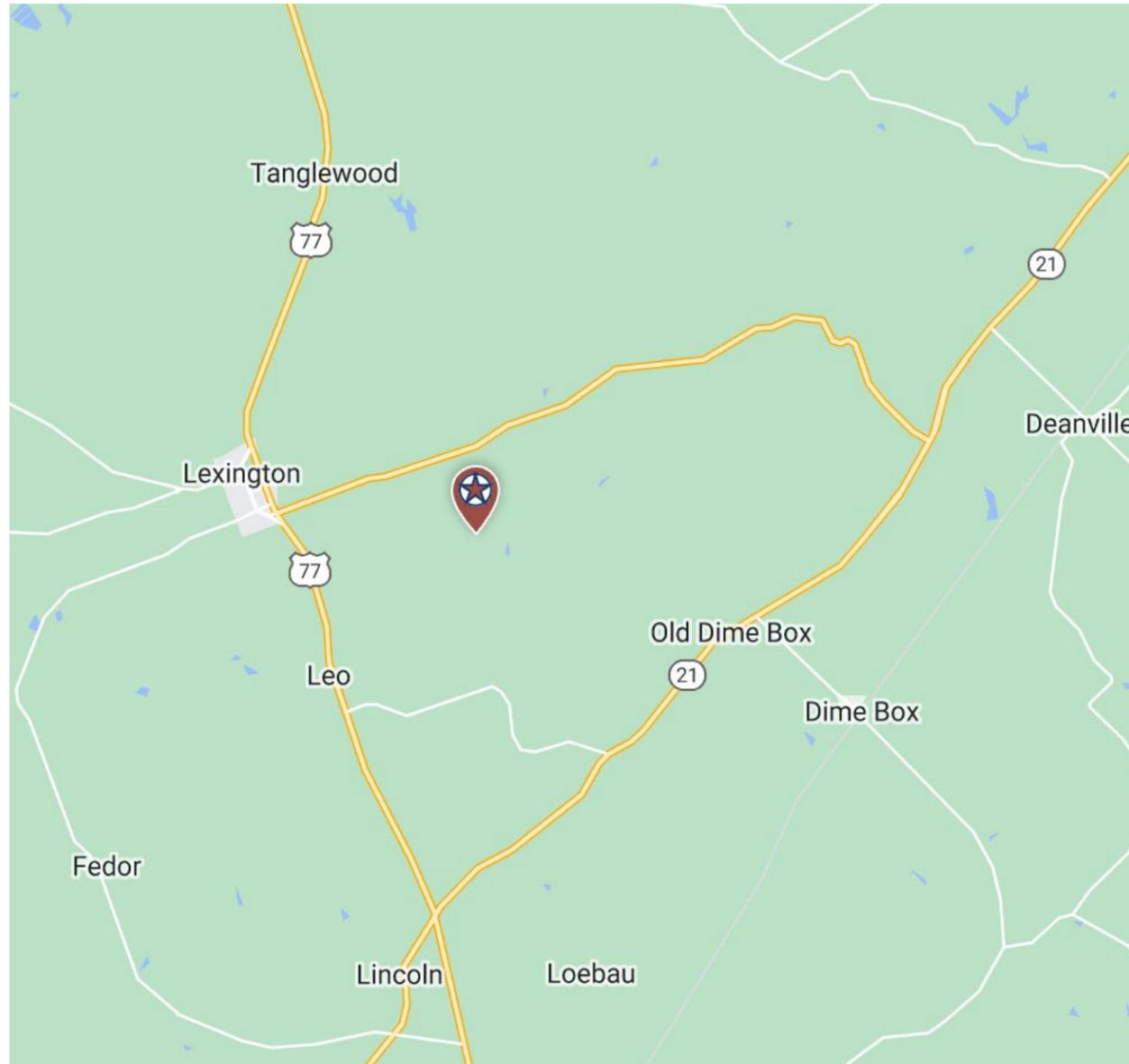
The Bannon Ranch is positioned in the central region of Lee County, Texas, enjoying a prime location between the bustling urban centers of Austin and Houston. The ranch showcases an exquisite landscape adorned with thriving mature hardwoods and undulating topography. With its impressive road frontage, the property holds immense potential for future development or subdivision, making it an appealing prospect for investors. Presently, the ranch excels as an exceptional recreational property, offering a wide range of leisure activities. Notably, the land's favorable topographic characteristics render it ideal for constructing a substantial lake, enhancing its allure and possibilities even further.

ASSOCIATE CONTACT

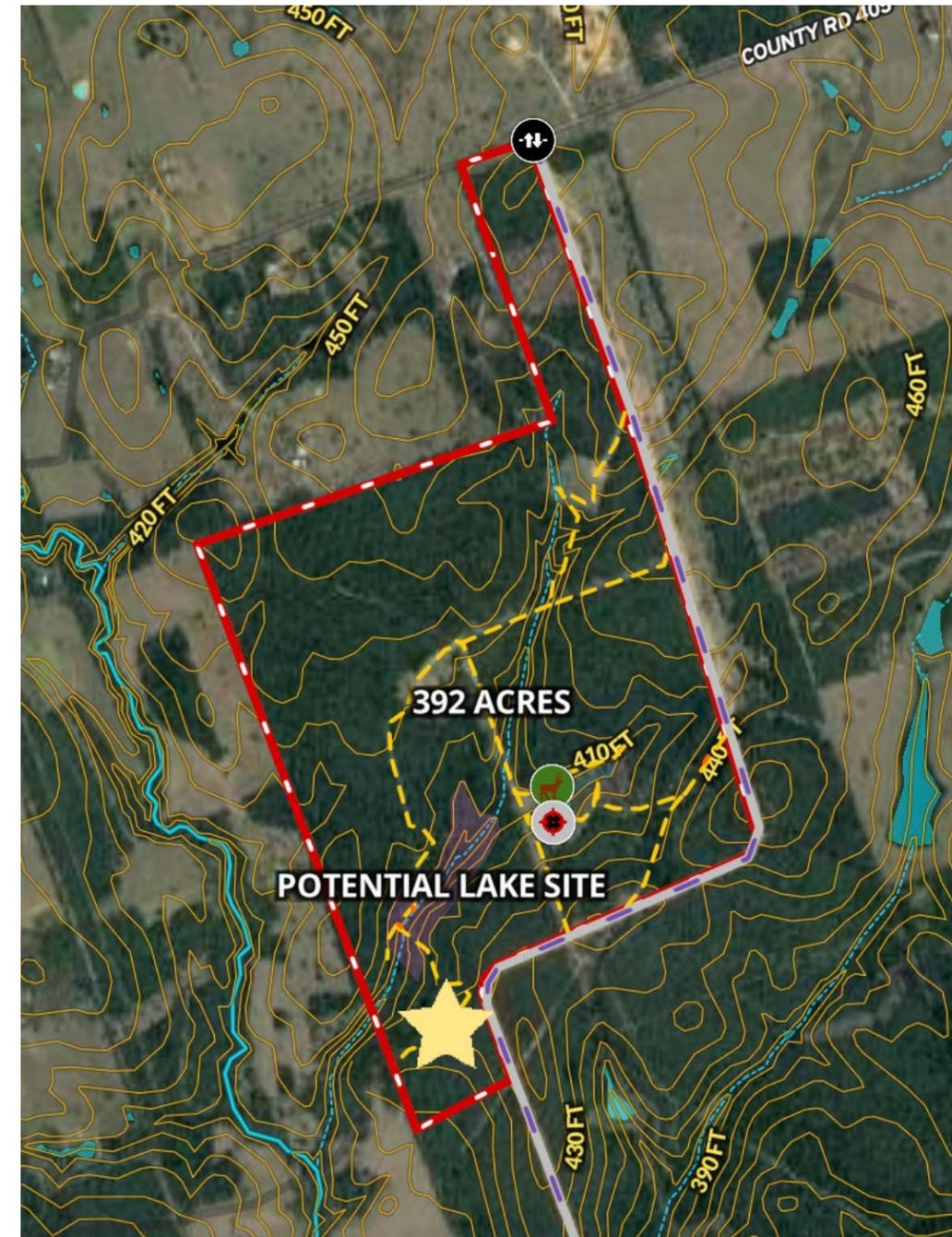
TALLON MARTIN
Broker Associate
(281) 682-8638
tallon@republicranches.com

LOCATION

The property is located in Lee County, Texas, a mere 3.2 miles Southeast of Lexington. Accessible via CR405, the property has approximately 620 feet along CR405, further complemented by a substantial frontage spanning approximately 1.77 miles on a newly constructed county road, tracing the eastern and southern borders.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

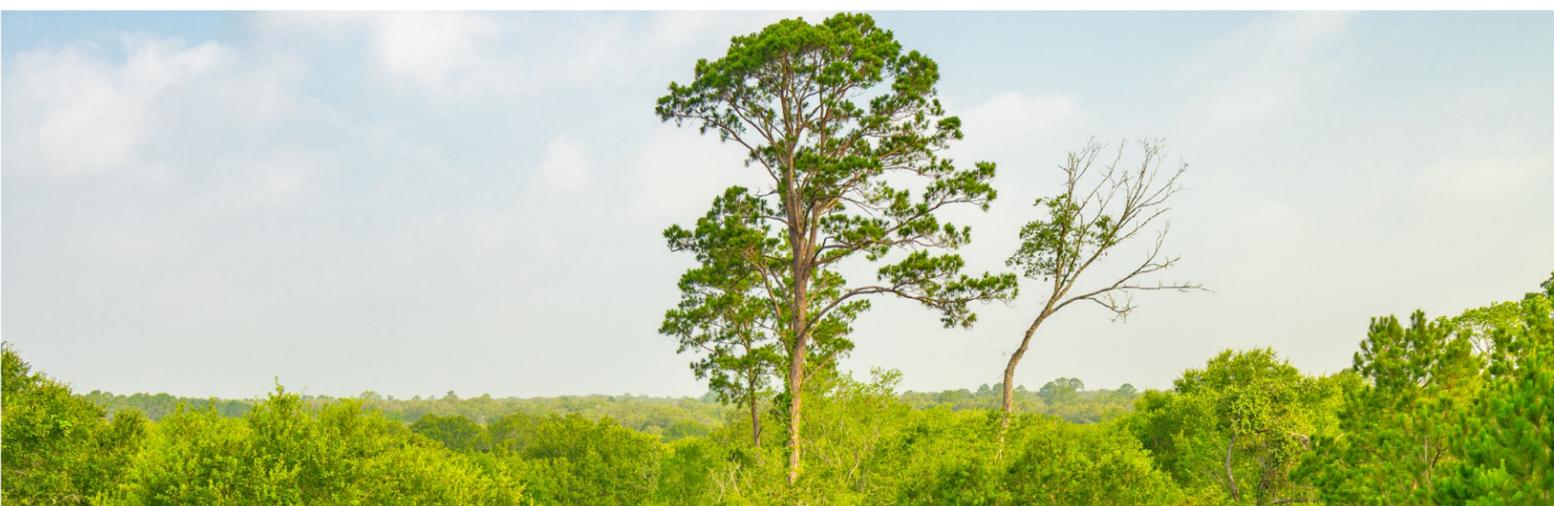
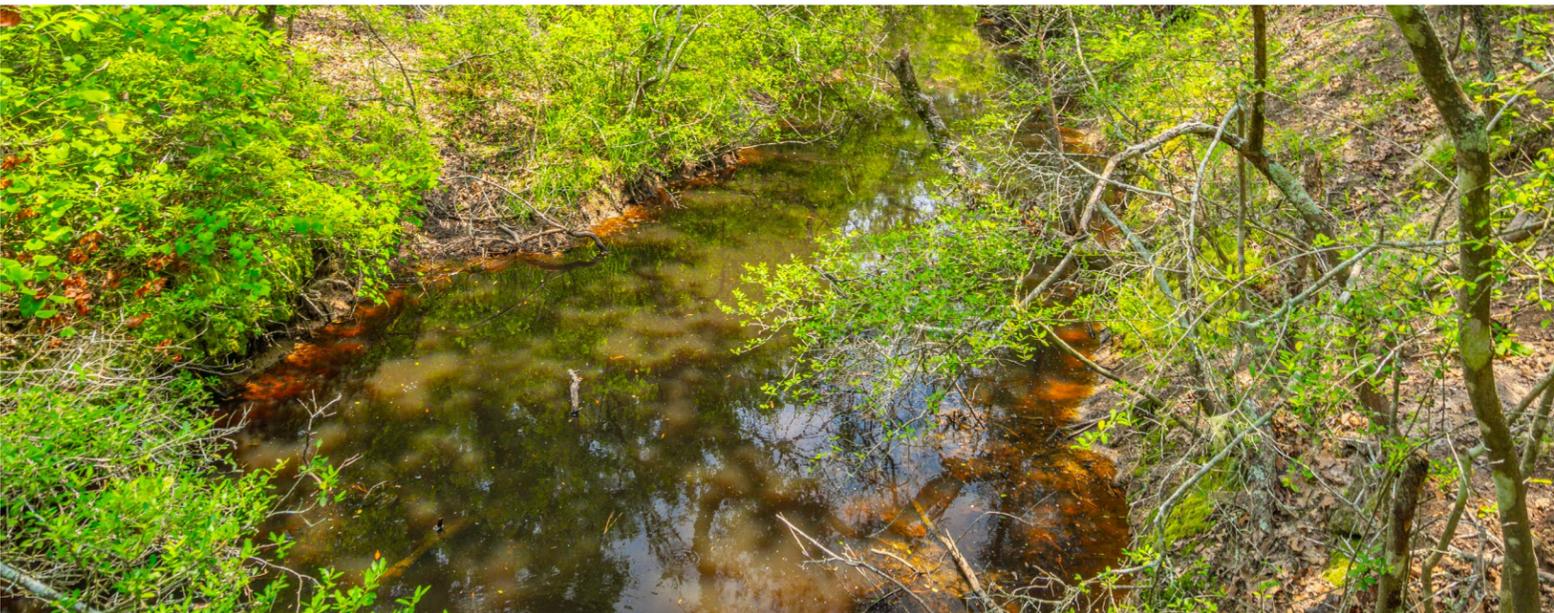
The ranch showcases a captivating natural landscape dominated by mature post oaks with yupon underbrush. With careful planning, the owner has thoughtfully cleared trails and opened up sections of the woods, offering both hunting opportunities and the enjoyment of the surroundings. The property's gently undulating terrain is graced by beautiful draws that meander from the northeast to the southwest, presenting an ideal setting for creating a stunning lake.

WILDLIFE

The ranch teems with an abundant and diverse array of wildlife, with its hallmark being the flourishing population of White-tailed Deer. In addition, the property is home to various other desirable game species, including hogs, doves, ducks, and various small game.

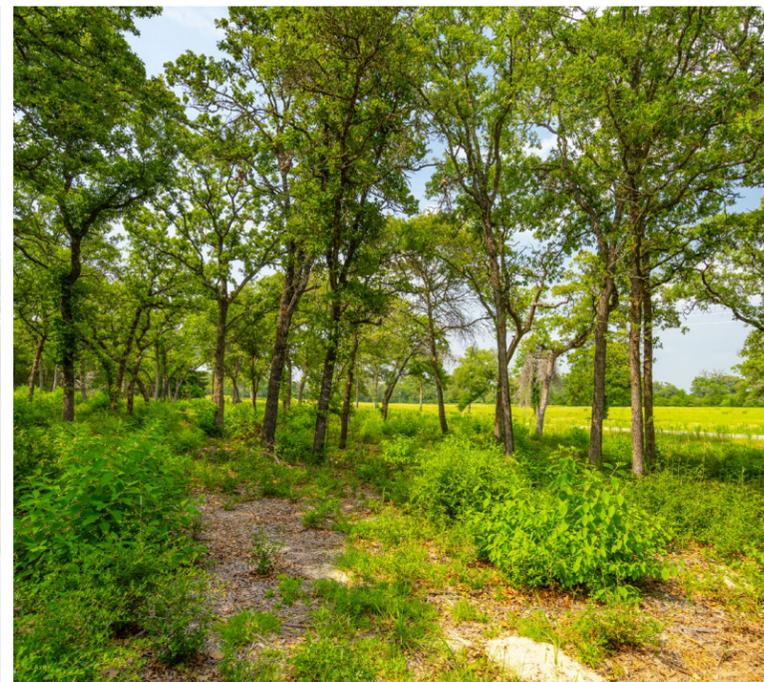
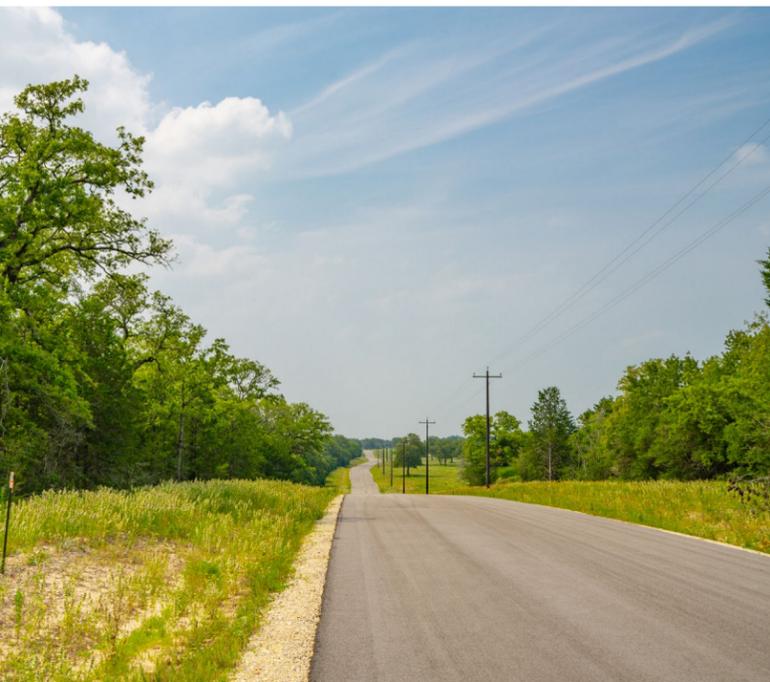
WATER

Featuring a seasonal creek with a sandy bottom, the property offers the presence of clear flowing water during wetter months. Remarkably, the land presents an exciting opportunity to construct a substantial lake spanning 10-15 acres or a series of smaller lakes along the picturesque draw. Nestled within the southwest corner is an intriguing hill featuring exposed iron ore rocks and a charming pine tree thicket. This hill would make a phenomenal home site that would overlook the potential lake site. Moreover, the property already boasts a well-designed pond spanning approximately 1.35 acres, accompanied by a smaller pond measuring around 0.18 acres.



ELECTRICITY

Conveniently, reliable electricity infrastructure is readily accessible along the new county road, thoughtfully situated on the eastern side of the property, ensuring a seamless power supply for all future needs.



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
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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
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
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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