

REPUBLIC ★ RANCHES LLC

Our Legacy is in the Land

HORD CREEK RANCH

379± Acres | \$2,082,575 | Goliad County, Pettus, TX

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





DESCRIPTION

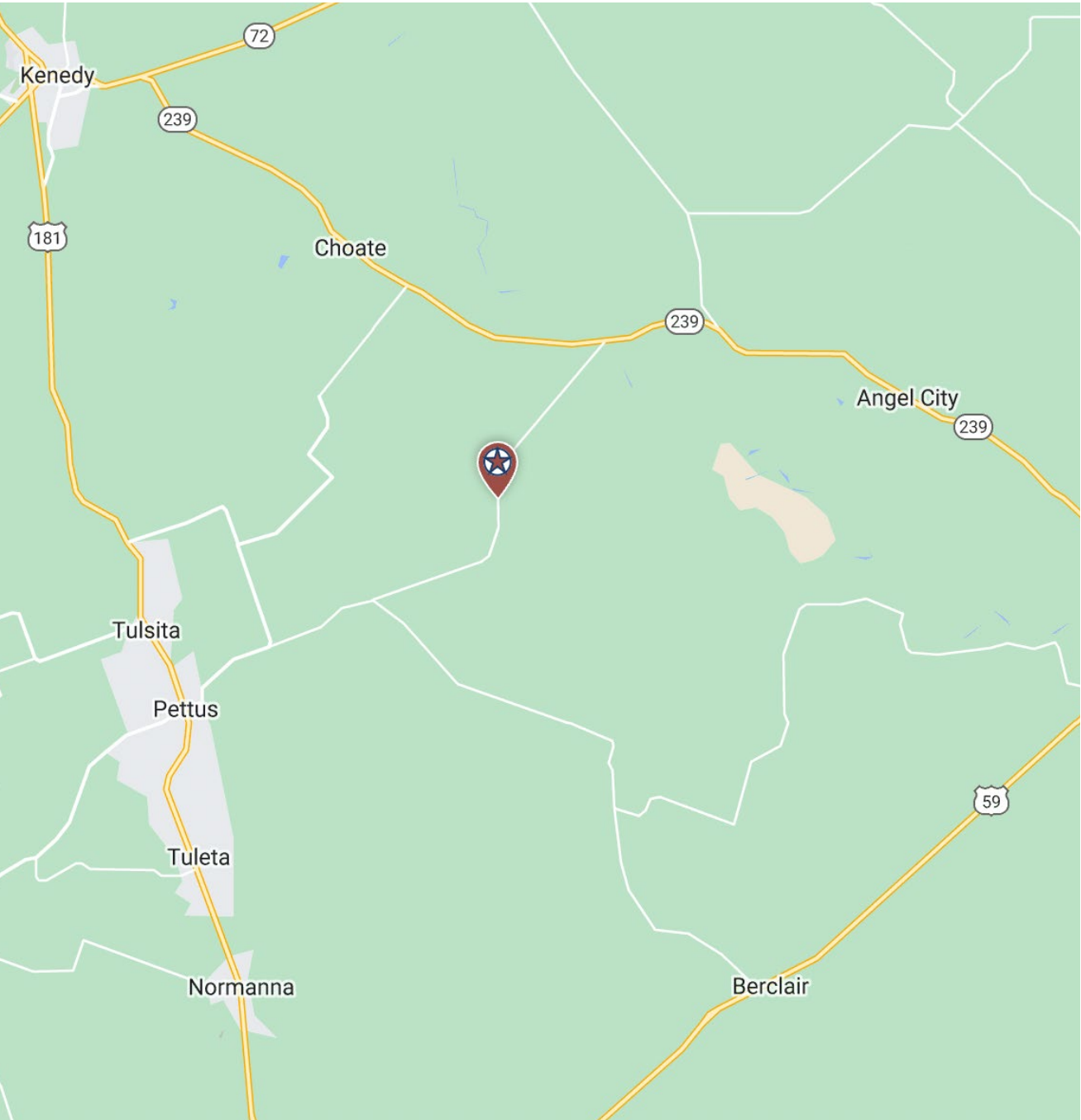
The Hord Creek Ranch is an impressive multi-use ranch property with an abundance of recreational, agricultural and residential opportunities. With over 130 feet of topographical relief, the ranch offers both hilltop vistas and old growth bottoms. The ranch has nearly a mile of 2 lane highway frontage offering opportunities for further development as well.

ASSOCIATE CONTACT

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

LOCATION

The Hord Creek Ranch is located 9 miles ENE of Pettus, TX on FM 2442 and is only 22 driving miles west of Goliad, TX. The ranch is approximately 1 hour and 30 minutes from San Antonio, TX and only about 2 hours and 30 minutes from the Houston area.



PROPERTY MAPS



TOPOGRAPHY, RANGELAND & HABITAT

Significant portions of the ranch include large intact stands of native diverse brush and trees, including trophy live oaks, substantial anacuas and impressive bull mesquites, all providing excellent browse and shelter for wildlife. Other portions are more open rangelands providing ample forage for grazing as well as essential wildlife habitat components. On the southern portion of the ranch are the Hord Creek bottomlands with large live oaks and numerous other tree and brush species providing exceptional cover and forage for wildlife.

Only a little under 16 acres along Hord Creek is located in the FEMA floodplain.

WILDLIFE

The ranch enjoys populations of an abundance of wildlife including white-tailed deer, turkey, quail, dove and some limited waterfowl; as well as predators.

AGRICULTURE

At present the ranch is leased to an area grazer who runs cattle on Hord Creek Ranch and neighboring country. Movable portions of the existing working facilities are not fixtures, belong to the tenant, and are not expected to convey.

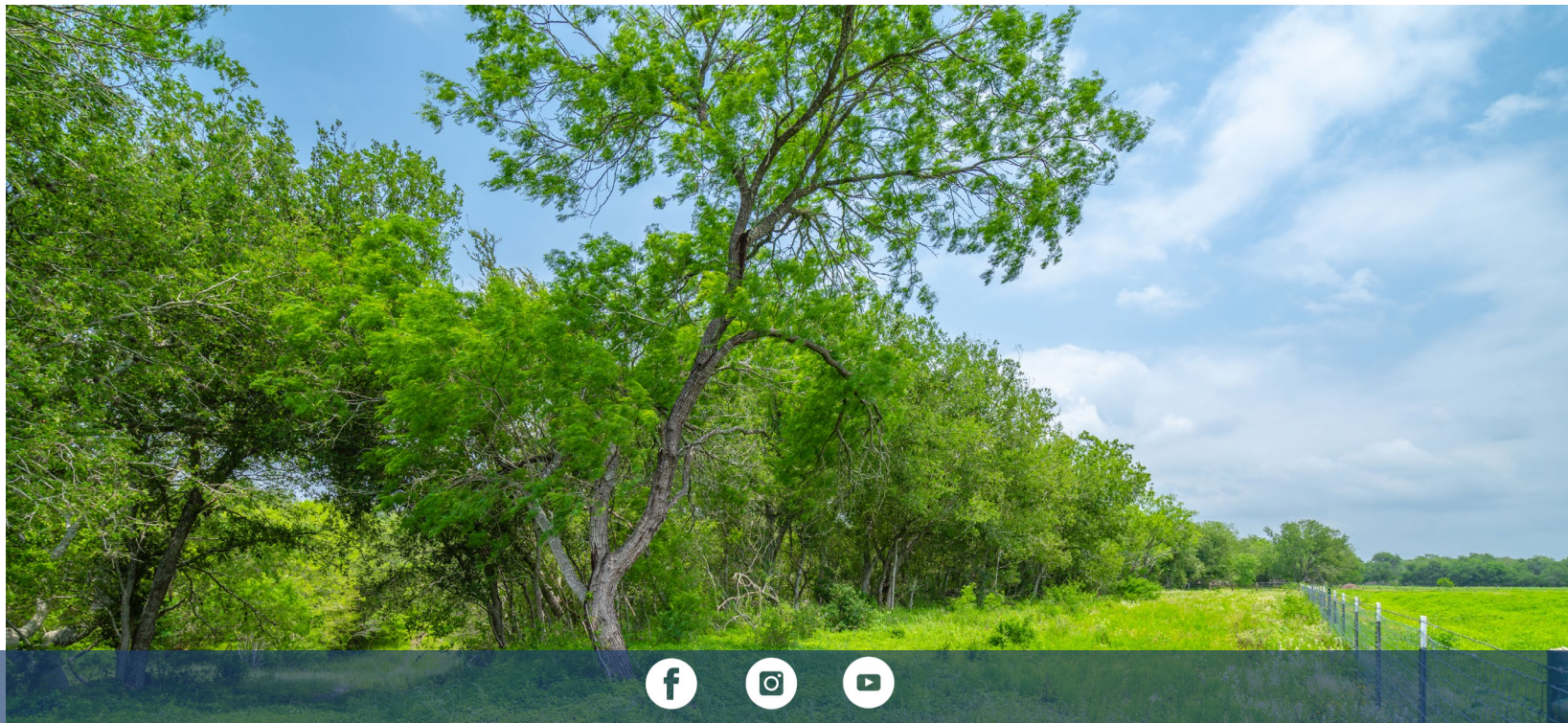
IMPROVEMENTS

The ranch has electricity to the water well location. In this same area there are a couple of older outbuildings as well as a 2,700 SF covered slab/shed. The ranch is cross-fenced into 3 distinct pastures.

WATER

The ranch is watered with one electric submersible well servicing several troughs for livestock and wildlife alike. According to publicly available information, the well appears to be 180 feet deep and is in the Gulf Coast Aquifer.

There is one dirt stock located along a drainage in the southern portion of the ranch. Waterfowl enjoy this tank and we would expect this to be a great location for a late afternoon dove shoot. While Hord Creek is a wet weather creek it does hold water at times and its riparian zone offers some fantastic habitat.



ELECTRICITY

The ranch has electric service as mentioned above as well as along the highway.

MINERALS

Seller is believed to own a small portion of the mineral estate associated with the property. Seller’s owned minerals, if any, will convey with the sale.

AREA HISTORY

The community of Pettus (fka Dry Medio) dates back to the early days of Texas with Pettus being renamed around the time of the Civil War in honor of area settler John Freeman Pettus who participated in the battle of San Jacinto. To the east, about halfway to Goliad, is the small community known as Charco. Charco was settled by at least four members of Stephen F. Austin’s “Old Three Hundred”. Spanish explorers in the eighteenth century recorded that an Indian village was located at this site. The Spanish charco means “pool” or “watering hole,” a name suggested by the numerous bodies of water that once dotted the area. The name is also said to come from an Indian designation for the locality, referring to a petrified stump near a watering pool.



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
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
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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