

REPUBLIC RANCHES LLC

Our Legacy is in the Land

DEER RUN RANCH

420± Acres | \$6,588,000 | Waller County, Hempstead, TX

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DESCRIPTION

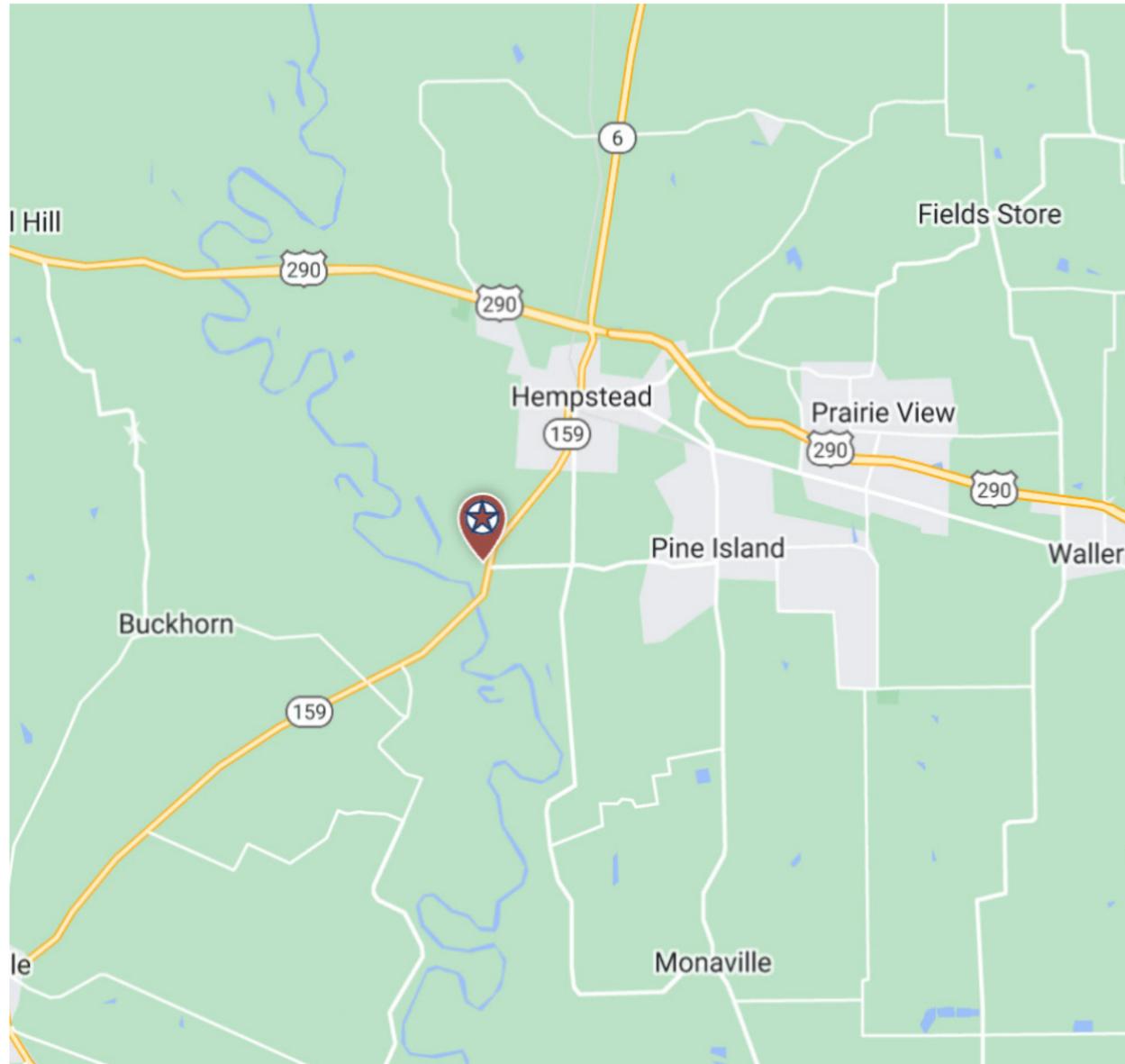
Deer Run Ranch is a stunning property spanning 420 acres, offering an exquisite blend of hunting opportunities and ample space for cattle and horse grazing. Located just a few miles southwest of Hempstead, Texas, this ranch boasts a prime location with convenient access to downtown Houston within an hour's drive. The property features a remarkable landscape, encompassing rolling improved pastures, fertile hardwood forests, and 6,192 feet of shoreline along the Brazos River.

ASSOCIATE CONTACT

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LOCATION

Situated along State Highway 159, Deer Run Ranch enjoys over 4,500 feet of paved highway frontage, providing easy access to the nearby amenities and charming towns of Hempstead, Chappell Hill, and Bellville.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

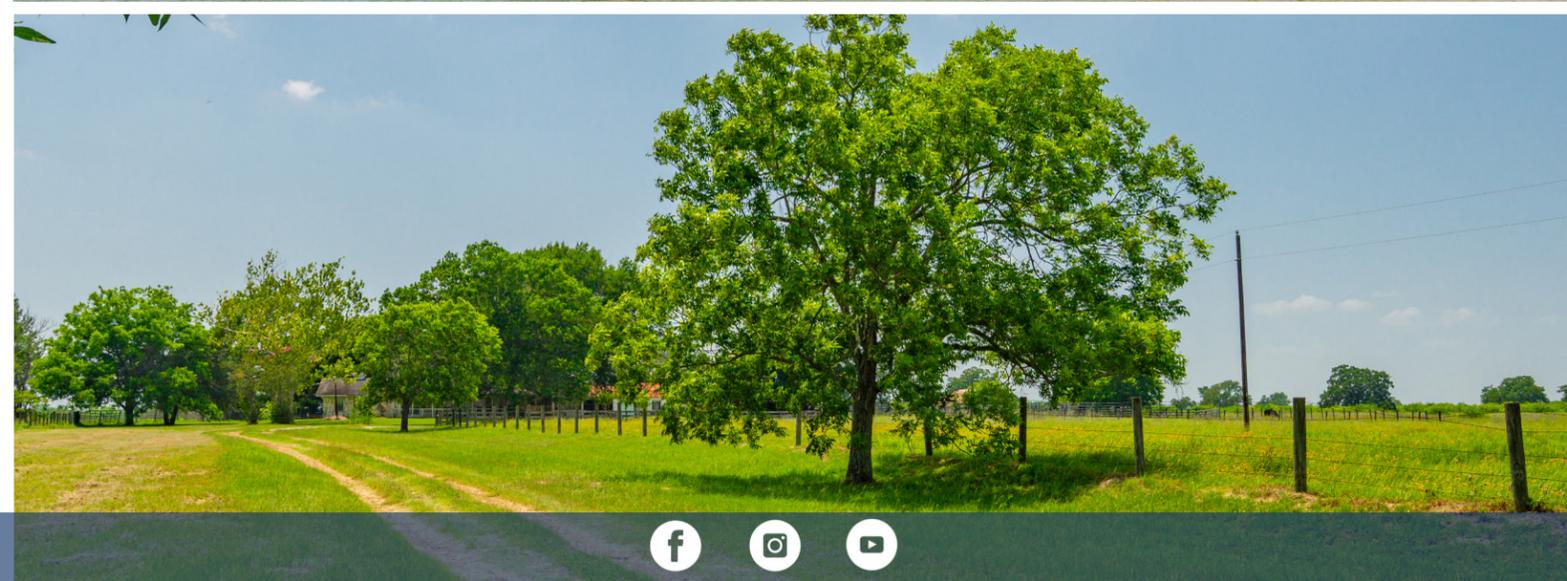
The ranch showcases diverse habitats, including bottomland areas along the Brazos River and Lewisville Creek, with majestic oak, pecan, elm, cottonwood, and sycamore trees. These bottomlands feature rich alluvial soils supporting mixed pastures and denser brush, creating an ideal environment for an array of wildlife such as White-tailed deer, hogs, dove, duck, and local predators.

The higher pastures have magnificent views and are dominated by oak trees and sandy soils, providing improved pastures suitable for running cattle or great soils for horse pastures and hay production. Whether you are an avid hunter, outdoor enthusiast, or seeking a ranch for cattle and equine purposes, Deer Run Ranch presents an appealing opportunity.

IMPROVEMENTS

The ranch is well-fenced, featuring multiple pastures for efficient cattle rotation, and the exterior fences are in good condition. Well-maintained roads traverse the property, including a picturesque waterfall creek low water crossing over Lewisville Creek, reminiscent of hill country landscapes. Water is a prominent highlight of Deer Run Ranch, with approximately 1.1 miles of Brazos River frontage, several well-stocked ponds. These water sources not only provide scenic beauty but also offer excellent waterfowl hunting during duck season and enjoyable fishing opportunities year-round. The ranch benefits from shallow and abundant groundwater, while Lewisville Creek meanders through the property, often flowing with rocky bottoms and shady tree-lined stretches down to the Brazos.

Furthermore, there is a potential opportunity to acquire an additional contiguous 425+ acres in the bottomland area. This oxbow lake known as Perry Lake separates itself from the Brazos with a stunning bluff overlooking the Brazos River, featuring dense forests, agricultural fields, and creating over 2.5 miles of Brazos River frontage. Please ask about the additional acreage if interested.



WATER

1 well and 3 ponds, live creek and the Brazos River.

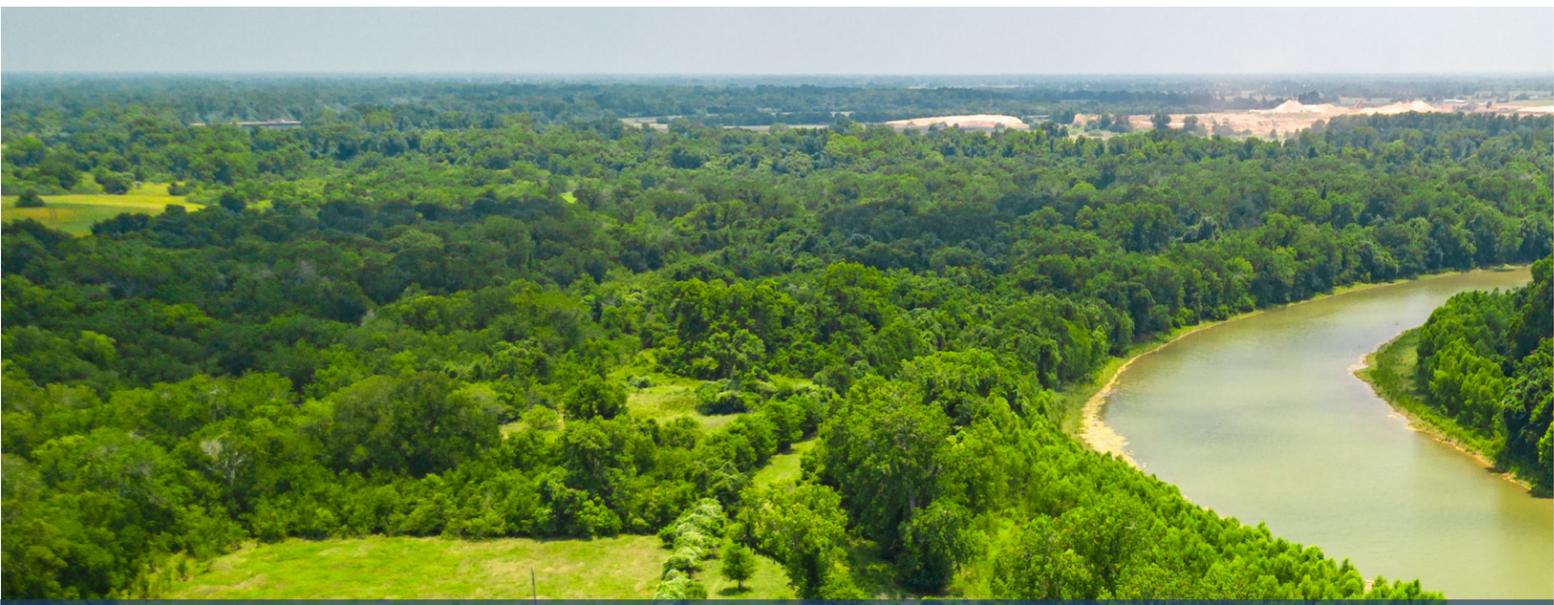
ELECTRICITY

There is power and septic on the property.

MINERALS

Please note that mineral rights may be negotiable.

In summary, Deer Run Ranch presents an extraordinary opportunity to own a breathtaking property with diverse habitats, abundant wildlife, picturesque water features, and easy access to urban amenities, making it an enticing prospect for hunters, cattle ranchers, and nature enthusiasts alike.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
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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

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