

# REPUBLIC RANCHES<sub>LLC</sub>

*Our Legacy is in the Land*

## PINTAIL RANCH

130± Acres | \$1,750,000 | Brazoria County, Danbury, TX

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# DESCRIPTION

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Pintail Ranch is a fantastic property for every recreational activity you can find in Texas, whether it's fishing, hunting, swimming or long-range shooting this property has it all. The property offers two well-managed fishing lakes supported by several raising stocker ponds, four improved duck hunting lakes, and a state-of-the-art long-range shooting facility with an enclosed a/c-powered shooting house. The location is hard to beat whether you want to go for the day or the weekend.

# ASSOCIATE CONTACT

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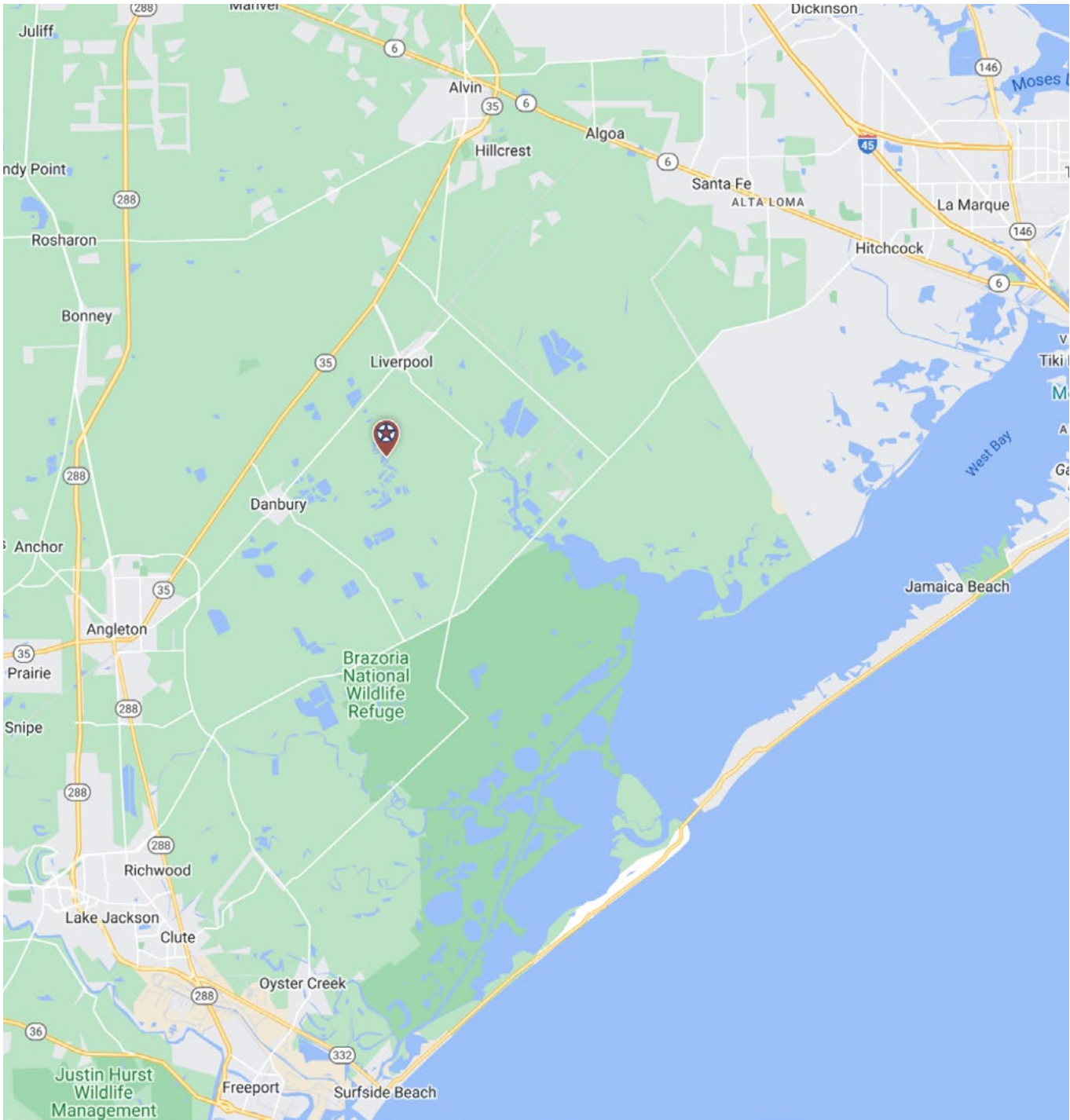
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# LOCATION

The property is just 3 miles southeast of Danbury, Texas on the paved County Road 210.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

The property includes a 25-acre home compound with two large fishing lakes, a shop/barn and a home. There are four duck-hunting ponds, eight fish-rearing ponds, and a 12-acre shooting range. Kings Creek creates the boundary on the south line. Properties to the north and west are private duck hunting and fishing properties and property to the south and east is farmland.

## IMPROVEMENTS

A two-story 4,800 sq. ft. Austin Chalk lodge overlooks the fishing lakes. The lodge has 5 bedrooms and 3.5 baths and is finished out for the most discriminating tastes with large living room, kitchen and fireplace as well as a screened-in back porch and comes fully furnished. The main room has a towering ceiling and incorporates the den, kitchen and dining room into one large great room. There are three bedrooms downstairs and two kids' bedrooms upstairs with a game room on the second floor overlooking the main great room. The home also has a large enclosed garage and mudroom.

There is a new 30×30 gazebo located on an island in the front lake with a 200' bridge to access from the lodge with its own television and dish setup and a fireplace. The approximate 25-acre home compound is entirely hog-fenced and includes a new steel pole barn for storing equipment and an enclosed insulated workshop. Around the compound, there are multiple other amenities such as a unique swimming pool (which is filled by well upon arrival and drained when you leave; no chemicals or filters!), horseshoe pits, a bocce court and an in-ground trampoline. The house area is well-manicured and includes lots of live oaks, cypress and irrigated garden.

All of the duck hunting ponds have water canals to add water and drainage systems to allow for keeping the ideal depth of water for waterfowl hunting. There are also multiple duck blinds throughout the property. The big water well can service the entire ranch via canal system.

The fishing lakes are stocked with bluegill, redear, hybrid blue/channel catfish and largemouth bass. The lakes have multiple fish feeders and planted large cypress and live oaks along the banks. The fishing is absolutely terrific. The smaller lake has catfish and bass. The larger lake is bass, redear, bluegill and threadfin shad. Seven small lakes are currently used to raise bass, bluegill and tilapia to maintain the main fishing lakes and sell baitfish that are not used by the owner. They include fish feeders and are currently stocked. There is also a system to overwinter broodstock tilapia in the shop.

There is a 500-yard rifle range with an air-conditioned shooting house, handgun range and five-stand skeet area that has been built for firearm enthusiasts. There is another shooting stand to make the range 750 yards.





# WILDLIFE

This area is well known for its outstanding waterfowl hunting and reputation for great fishing lakes. The property is only a few miles west of the Brazoria National Wildlife Refuge and the coast, which allows it to hold great numbers of ducks, geese and cranes during the hunting season. There are hogs and deer on the property as well as some of the best migratory bird populations in the state.


# WATER

This property is watered through a canal system that extends water throughout the property. The canal is fed through a deep irrigation water well that is operated on a diesel pump. There is also a separate electric water well for the home. As a backup, water is available for purchase through the farmers’ water canal system.

# ELECTRICITY

Electric lines are run underground from the county road.





11-2-2015

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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Regulated by the Texas Real Estate Commission		Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>	

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