

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land



CHILIPITIN CREEK RANCH

167± Acres | \$1,500,000 | Atascosa County, Charlotte, TX

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DESCRIPTION

The Chilipitin Creek Ranch presents a fantastic opportunity for anyone interested in a home ranch with all the necessary infrastructure in place for a cattle and/or horse operation. For the past 25 years, it has served that purpose for a well-respected couple known across south Texas for their knowledge of cattle and horses alike. The ranch home, nestled in a cluster of live oaks, is the perfect place to raise a family in the country or for a couple to enjoy life at a slower pace.

ASSOCIATE CONTACT

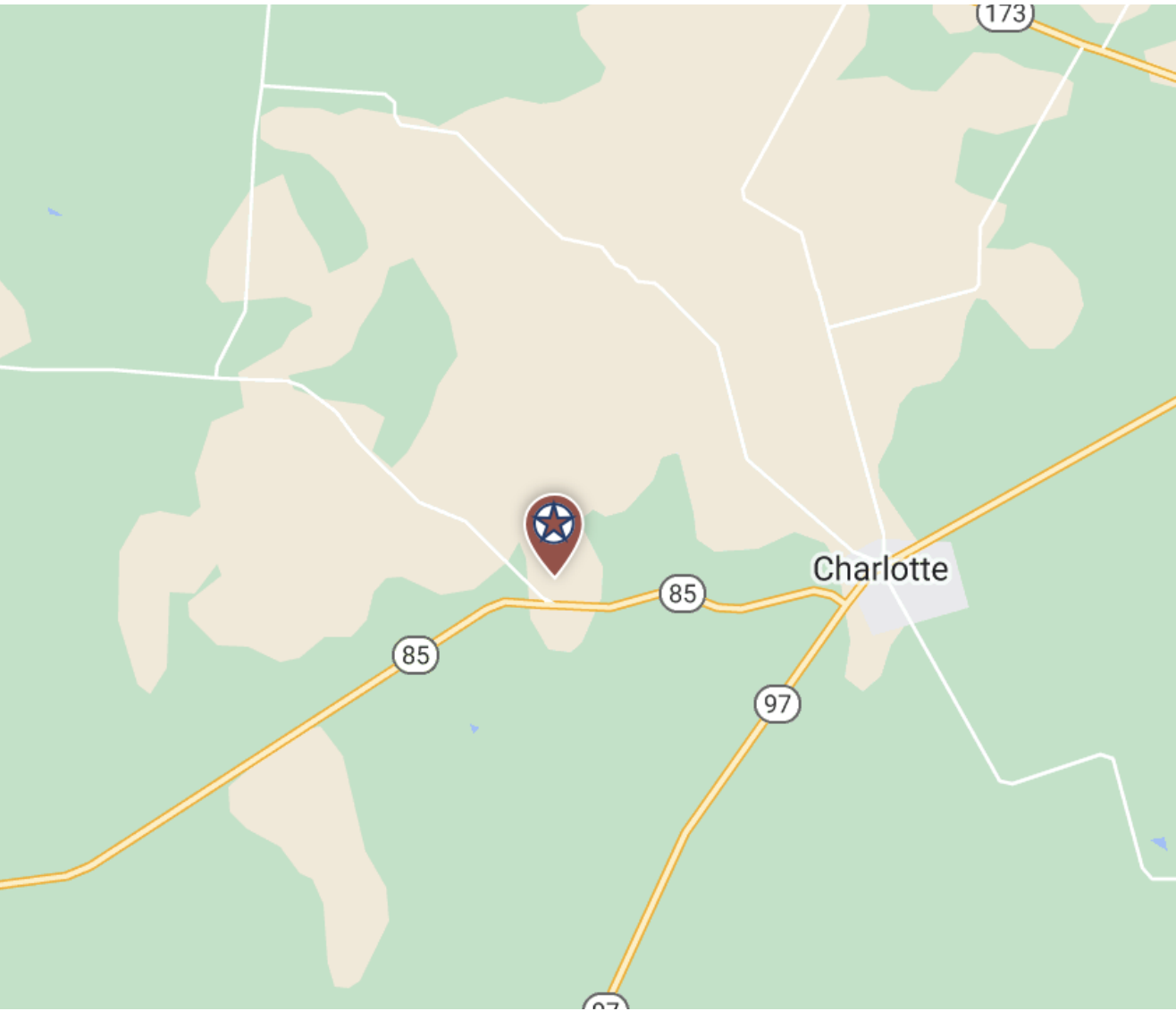
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LOCATION

The ranch is located at the intersection of Highway 85 and FM 140 just a short hour from downtown San Antonio, TX. There are also 3,200' of CR 315 frontage along two other sides.

- 5 miles from Charlotte, TX
- 17 miles from Methodist Hospital Atascosa
- 20 miles to the Pleasanton H-E-B



PROPERTY MAP



RANGELAND & HABITAT

The ranch is split into three pastures all with intended uses. The current owner has been reworking the largest of the three pastures by grubbing out the regrowth and planting some annuals. The house pasture is 12± acres beautifully cleared and maintained and has an awesome trophy live oak tree perfectly placed. The working trap is 13± acres and is used for limited grazing and moving stock to the working pens and arena.

WILDLIFE

The wildlife that can be found in the area consists of native game and non-game species. These include but are not limited to white-tailed deer, turkey, dove, quail and predators; and of course there will likely be a feral hog rooting around from time to time.

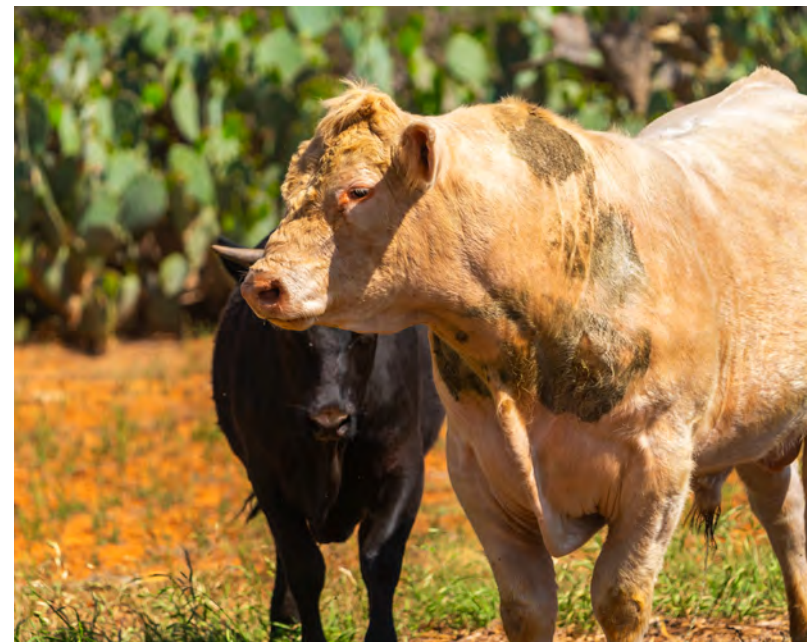
AGRICULTURE

Livestock: The ranch's several pastures have been used over the years for a variety of livestock grazing needs from small cow-calf operations to running stockers, to managing herds moving between different leased pastures.

Equestrian: The ranch is equipped with the necessities for a working horse operation with the lighted cutting arena and beautiful round pen lined with cedar stays. Everything needed to comfortably raise and keep horses is in place from horse sheds with turnouts, tack room, wash rack, etc.

MINERALS

A portion of Seller's owned minerals are negotiable at the asking price.



WATER

There is a water well by the house that is used for domestic, livestock and wildlife uses. The water well distributes water to various troughs around the headquarters and ranch house. In addition, there is a seasonal pond along Chilipitin Creek to the northeast.

OTHER

There are 7± acres on the opposite side of the highway from the main entrance that are included in this offering and being marketed separately as well.

IMPROVEMENTS

Ranch Home: The ranch home has an open floor plan perfect for gatherings with family and friends. There are 3 bedrooms and 2 baths. In addition, there is an “in-law suite” attached to the other side of the two-car garage.

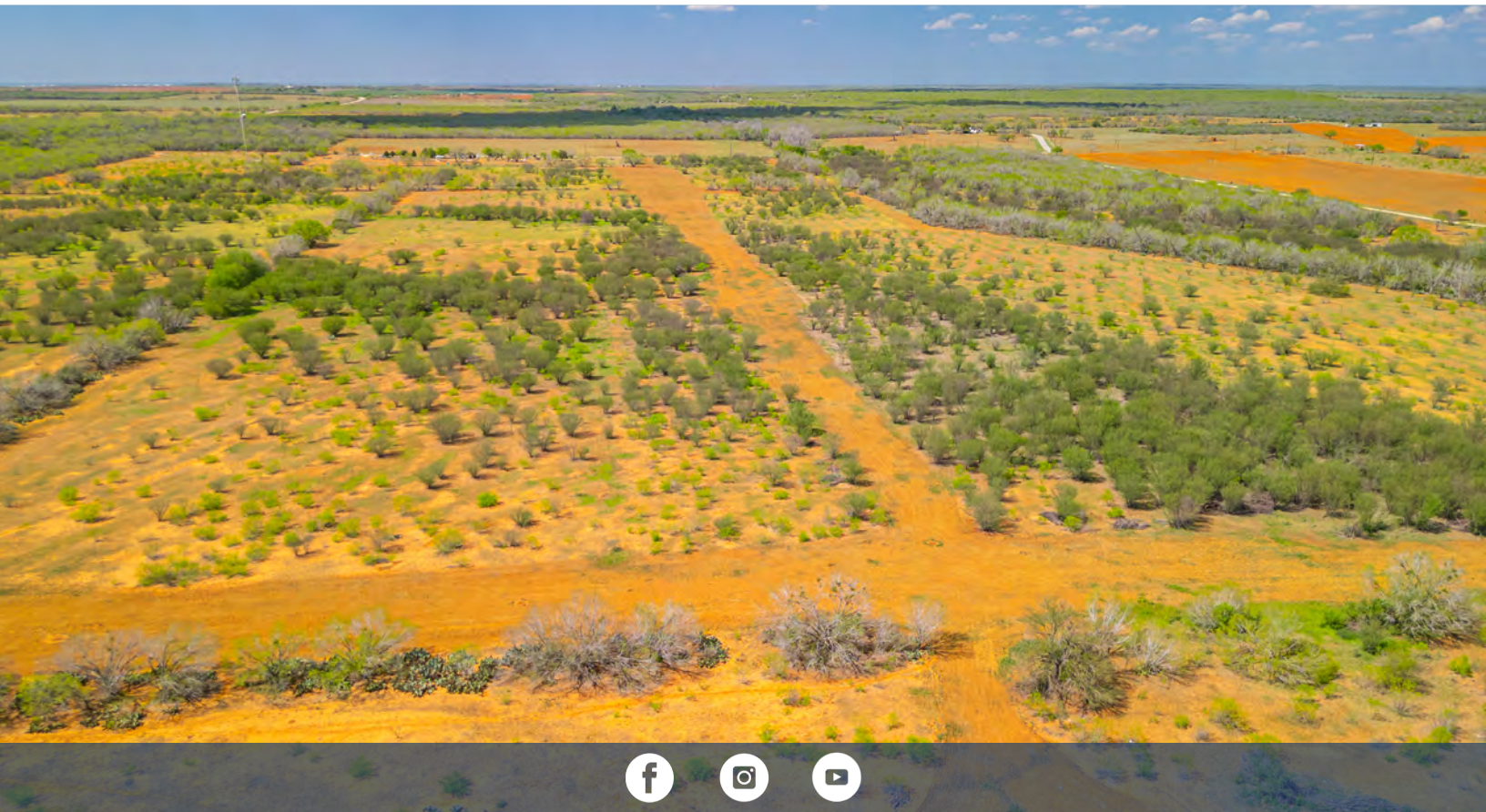
Cantina: Nearby is a cantina perfect for kicking your feet up and enjoying the southeast breeze. The cantina includes a kitchen, pantry, bathroom and plenty of room for seating areas. This is yet another great place for gatherings.

Other Outbuildings and facilities:

- 90'x30' equipment barn
- 60'x30' hay barn
- 70'x25' barn with pens attached
- Lighted arena
- Round pen
- Horse sheds with turnouts, tack room and wash rack

*Measurements are approximate.





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- 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.

- 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.

- **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.
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- **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.

- 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

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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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