

REPUBLIC RANCHES_{LL}

Our Legacy is in the Land

WATERFALLS RANCH AT FRIO CAÑON

230± Acres | \$2,995,000 | Real County, Leahey, TX

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





Frio Cañon Community
Amenity

DESCRIPTION

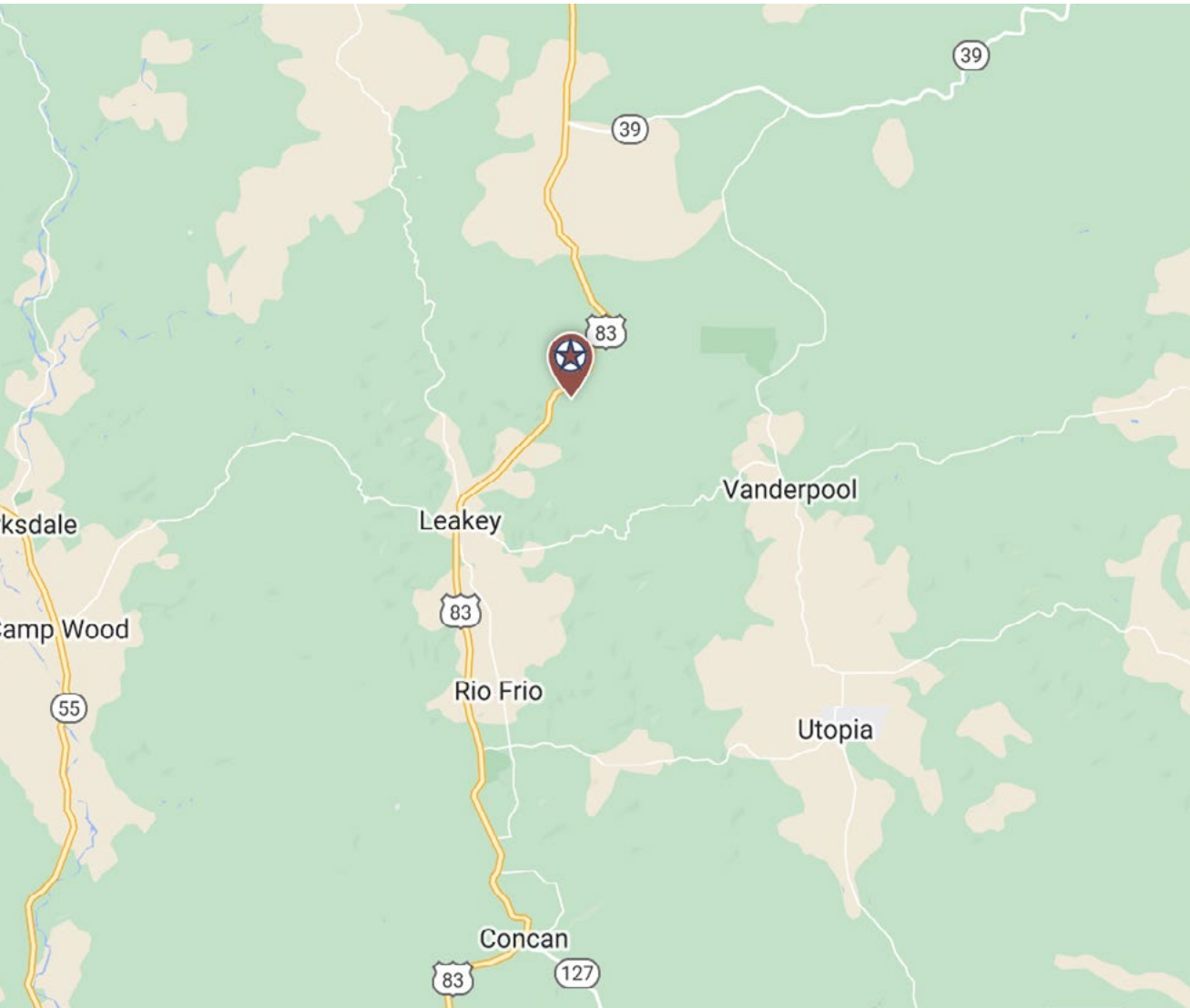
The Waterfalls Ranch is by far the most unique ranch offering available in the Hill Country. Located in the Frio River Canyon, the ranch is part of the Frio Cañon community offering numerous amenities in addition to the spectacular aspects of the ranch itself. The ranch itself offers a spectacular live water creek flowing in front of the wonderful newly placed and aesthetically pleasing one bedroom “Drop House”; along with exceptional views, privacy, hardwood filled canyons, hiking trails, and diverse wildlife! In addition, the Frio Cañon community offers so much more including well-appointed common areas to fully enjoy the very private stretch of the Frio River, private community events, community entertaining facilities, concierge services, a gated entrance from the highway providing additional security, improved roads, gun range, hiking and biking trails, community water, etc.

ASSOCIATE CONTACT

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

LOCATION

The Waterfalls Ranch is located in the Frio Cañon community. The entrance to Frio Cañon is 5.9 miles north of Leakey. Kerrville is only an hour drive. San Antonio is less than 2 hours and Austin is less than 3 hours; both easy distances for a night or a weekend.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

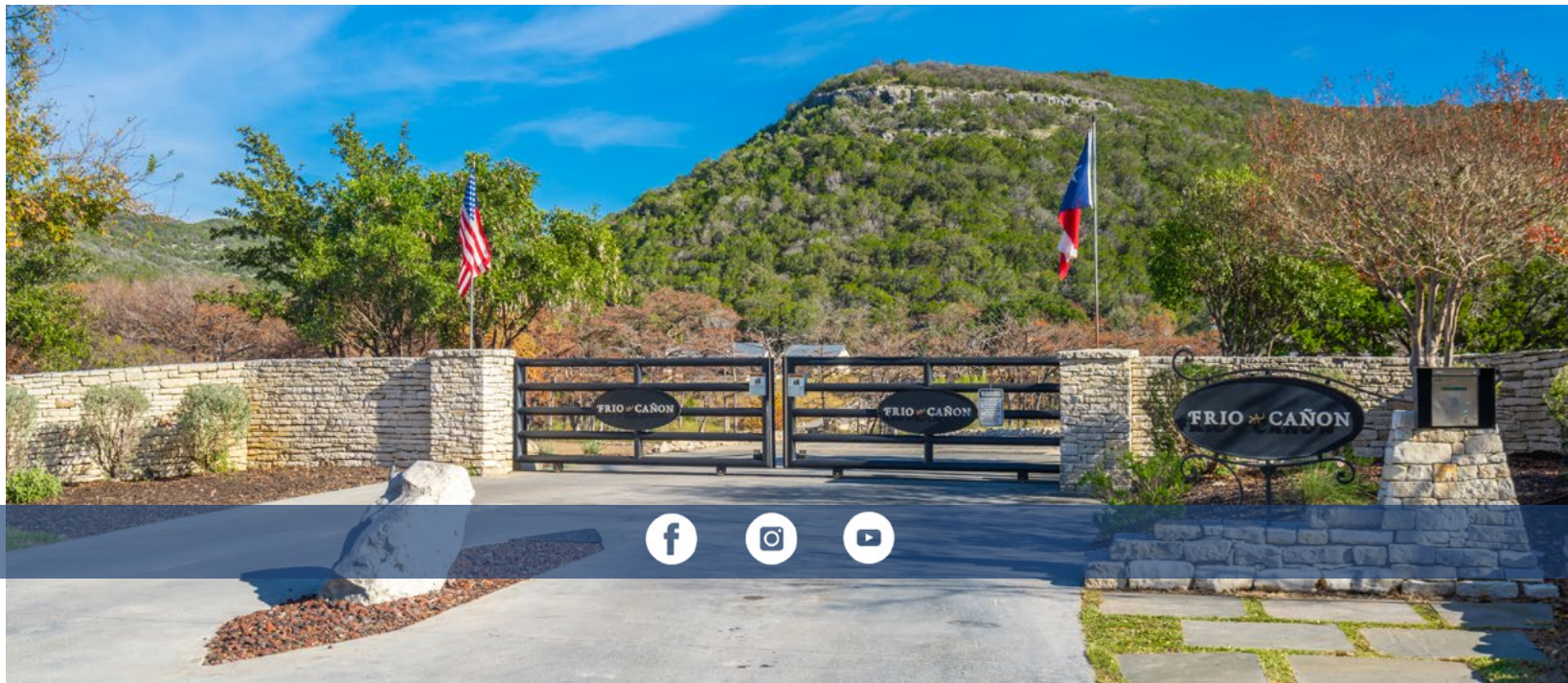
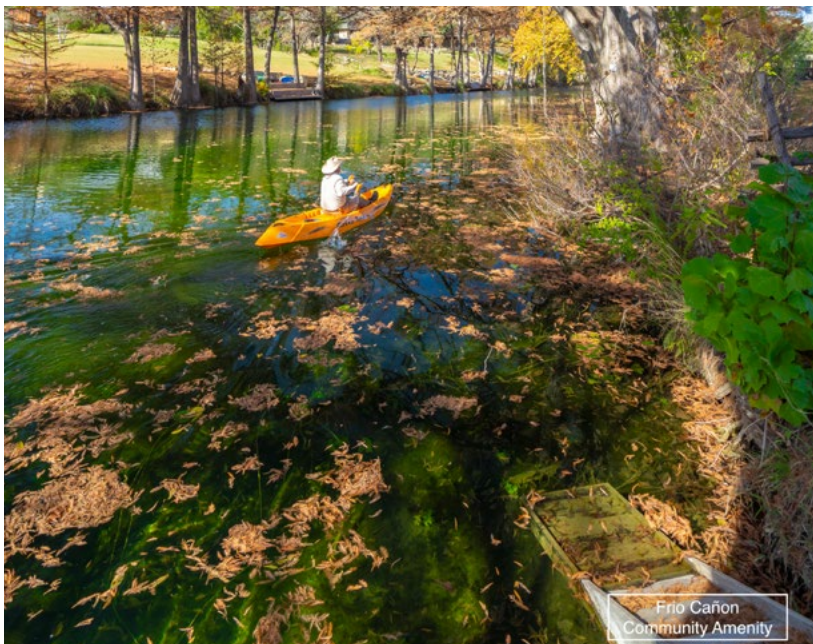
The ranch has several extensive canyons, multiple side canyons and 3 prominent high points with topographic relief of more than 440 feet! The property is a woodlands mix typical of this dramatic part of the hill country where the divide country of the Edwards Plateau breaks into the river canyons. Tree species located on the ranch include Spanish Oak (aka Texas Red oak), live oak, Lacey Oak, massive chinkapin oaks cherry, walnut, Texas Madrones, hackberry and juniper.

WILDLIFE

In addition to white-tailed deer and other native wildlife, this part of Real County is home to many free-ranging exotics including aoudad, red stag, sika, elk and feral hogs. A wide array of migratory birds can also be found on the ranch depending on the time of the year.

TAXES

Open space portions of the ranch are taxed based on 1D1 Wildlife Valuation. Wildlife management measures are in place currently and will convey.



IMPROVEMENTS

The ranch has a brand new (440 SF) fully furnished drop house so the new owner can begin to enjoy the property immediately. The drop house is one bedroom with reclaimed wood floors, a full bath, kitchen and living area, accented with porches overlooking the creek and main canyon off the front and a side canyon in the back. A perfect locale for a morning cup of coffee while watching local wildlife getting their days started.

The ranch currently has several hiking trails allowing for great accessibility and the upper portions of the ranch can also be accessed by 4WD vehicle.

WATER

In addition to the access and use of the East Frio River via the community's common areas, this ranch has its own live water creek flowing through the main canyon and then out to Bybee Creek and onto the East Frio.

Potable water from the community water supply company currently services the homesite so there is no need to drill a water well.

ELECTRICITY

Buried electrical service is provided to the Drop House.

RECREATION

The ranch and the community offer year-round recreational opportunities including bowhunting, fishing, paddling, swimming, hiking, biking, riding, target shooting, jogging and the list goes on!



Frio Cañon Amenities

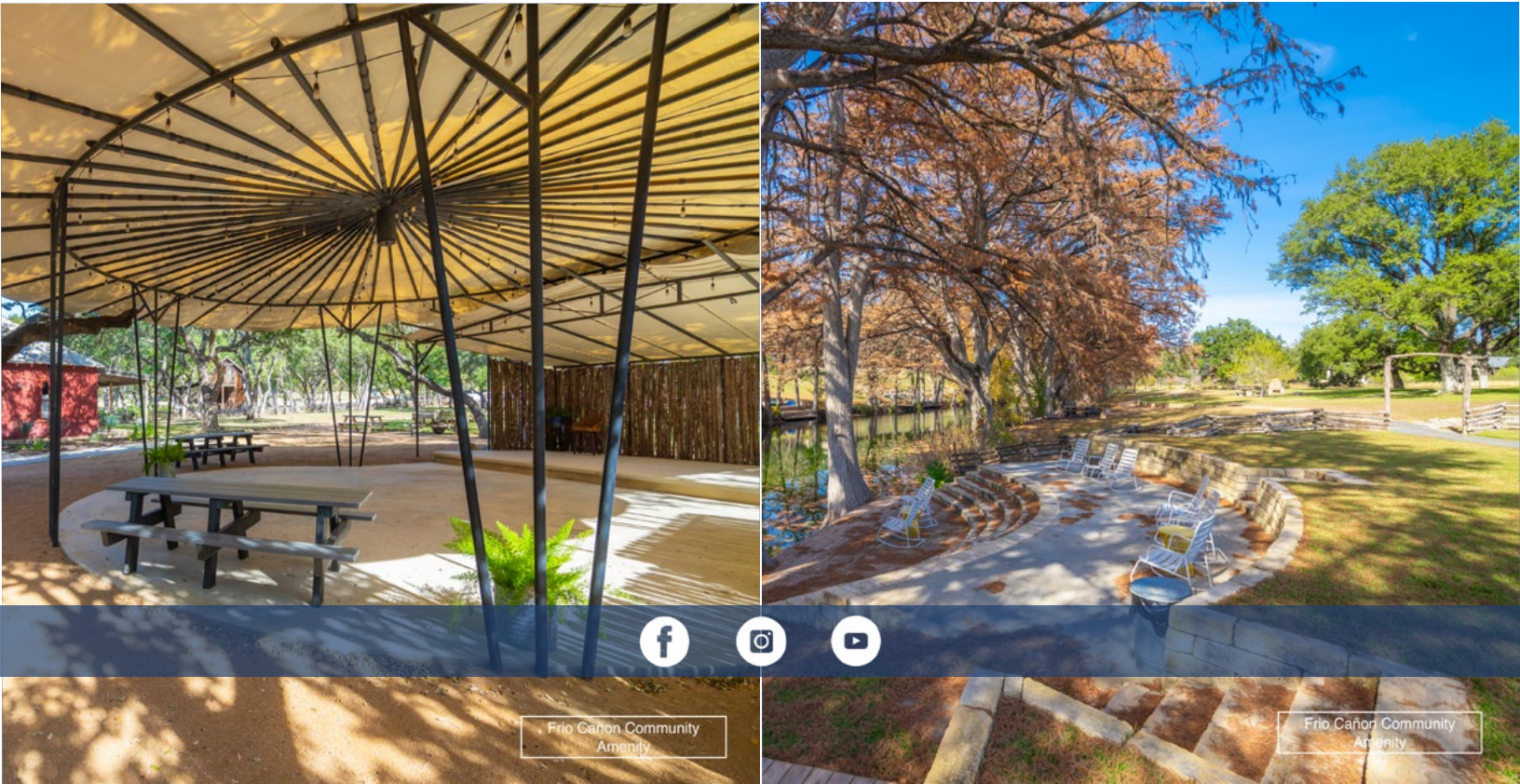
Very private stretch of East Frio River, Private community musical and other events are regularly held, Concierge services if lock and leave is desired, Gated entrance and some paved roads, with additional community roads slated to be paved during Spring 2024 Gun range, Maintained hiking and biking trails, Jeep trails to incredible “sundowner” and other key locations.

Nearby Airports

The Real County Airport is located on the north side of Leakey (less than 10-minute drive) and has a 3,975’ paved runway. The Kerrville airport has a 6,000’ runway and Uvalde’s Garner Field has a 5,256’ runway; both of these airports are about 1 hour away.

Area Attractions

Leakey offers a variety of services including: numerous restaurants, a small grocery store, a feed store, hardware store, auto supply, convenience/fuel and a couple of liquor stores. Leakey hosts the annual July Jubilee around 4th of July weekend including a rodeo, a well-attended parade, a fair and a street dance. Garner State Park and Lost Maples State Parks are also nearby.





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.

11-2-2015

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

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.



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

