

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BERCLAIR RANCH

4,085± Acres | \$17,344,910 | Goliad County, Berclair, TX

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DESCRIPTION

The Berclair Ranch, a 4,085± acre property in Goliad County, Texas, offers the unique opportunity to own a rich piece of Texas history and natural beauty. Part of a legacy family ranch, founded in 1859 by a pioneering new American and former member of Queen Victoria's Guard, this property has been managed and conserved by six generations of the same family. The Berclair Ranch offers a blend of great hunting, grazing and other opportunities for continuing a tradition of stewardship on the land.

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TOPOGRAPHY, RANGELAND & HABITAT

The ranch features a beautifully diverse landscape, including rolling native rangelands complete with centuries-old live oak trees and wildflowers during the spring. The current owners have typically maintained several improved pastures in coastal over the years. There is enough roll and topographical change to allow for expansive view sheds and privacy alike. Blanco Creek is the western border of the ranch, while Mucorrera Creek traverses the ranch near the eastern border, offering stunning cliffs and deep pools during normal times. Blanco Creek also offers recreational activities like fishing and canoeing at times.

WILDLIFE

The low-fenced ranch is surrounded by other large properties, creating a haven for wildlife. The ranch enjoys populations of white-tailed deer, Rio Grande turkey, dove, quail, javelina, waterfowl, songbirds, various predators and feral hogs.

AGRICULTURE

Approximately 18% of the ranch has been maintained in coastal pastures, supporting the active cattle operation. The ranch includes two sets of working pens and most of the fencing is in good condition. The operational area is well-equipped to manage and support agricultural activities, making it an all-around ranch suitable for various purposes.

IMPROVEMENTS

Currently, there are limited improvements on the ranch including the working pens (one being main operational area), two hunting camps and a homesite used by a ranch employee. One of the camps utilizes the old ranch homestead; however, the homestead does have some deferred maintenance needs.

WATER

Berclair Ranch has three water wells and multiple stock tanks spread throughout the property. Blanco Creek and Mucorrera Creek are not only beautiful but also provide vital water sources for wildlife and livestock during normal rainfall periods. Both of these creeks will flow following adequate rainfall.



ELECTRICITY

Electricity is available in multiple areas of the ranch.

MINERALS

Offering is surface only.

There are three wells (2 gas and 1 low volume oil) on a limited 450 acre leased portion of the ranch.

AREA HISTORY

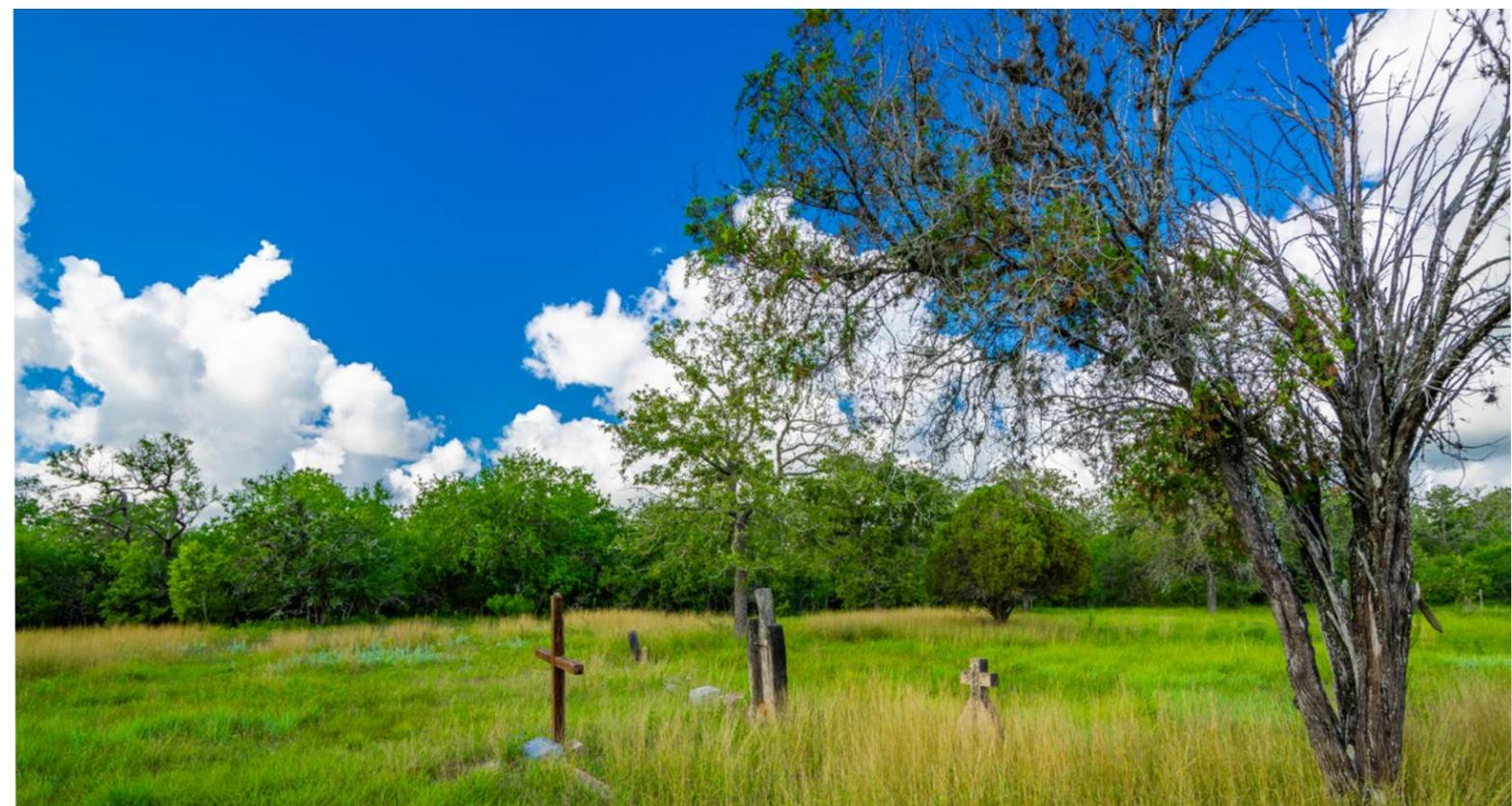
Goliad County was the site of two battles in the Texas Revolution. The Battle of Goliad was a minor skirmish early in the war. However, the subsequent battle of Coleto was an important battle that culminated on March 27, 1836. Col. James Fannin and his Texan soldiers were executed by the Mexican army, under orders from Gen. Antonio López de Santa Anna, in what became known as the Goliad Massacre. This event led to the Texas Revolutionary battle cry "Remember the Alamo! Remember Goliad!" Although many remember the Alamo today, fewer remember Goliad. The site of the massacre is located near Presidio la Bahia, just south of the town of Goliad.

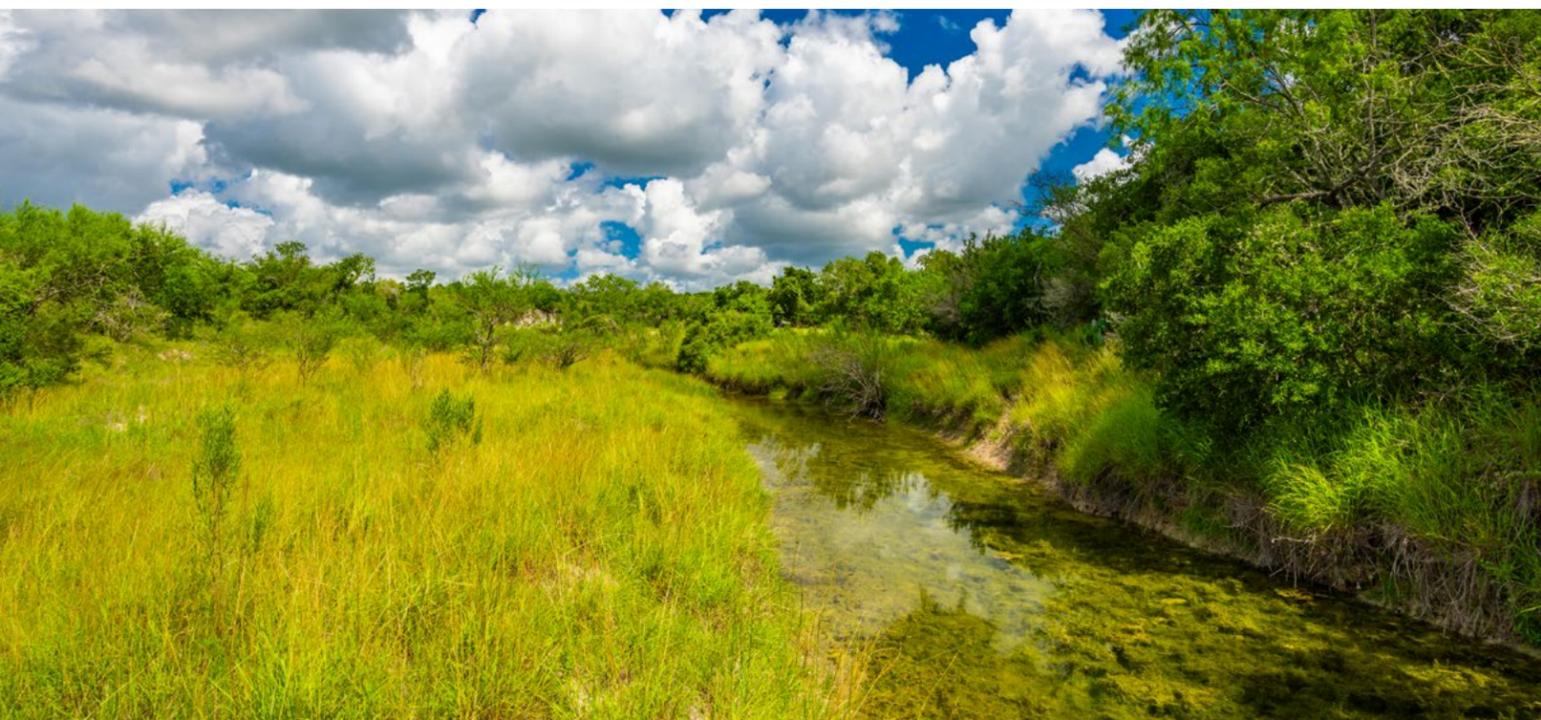
OTHER

In 2005, with a desire to conserve the heritage of the ranch, the owners donated a landowner friendly conservation easement to The Nature Conservancy of Texas and have continued to operate the ranch as they always have. The owners have made the decision to sell the "Berclair Ranch" portion of the parent ranch to their future neighbor as they will continue to own and operate on the ranch to the north that is also governed by the same conservation easement. The Berclair Ranch does include a 10 acre building envelope for the construction of a new headquarters should the next steward desire to do so. Please contact Broker for additional information.

The west and east pastures of the Berclair Ranch are separated by paved Power Road that provides not only great access to different pasture gates, it also provides a cattle drive lane frequently used by the ranch. Power Road terminates at the end of the ranch and has limited use overall.

The historic Moya family cemetery (aka Mucorrera Cemetery) is located in the east pasture and is used infrequently by Moya family descendants.





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:
 - 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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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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