



REPUBLIC RANCHES LLC

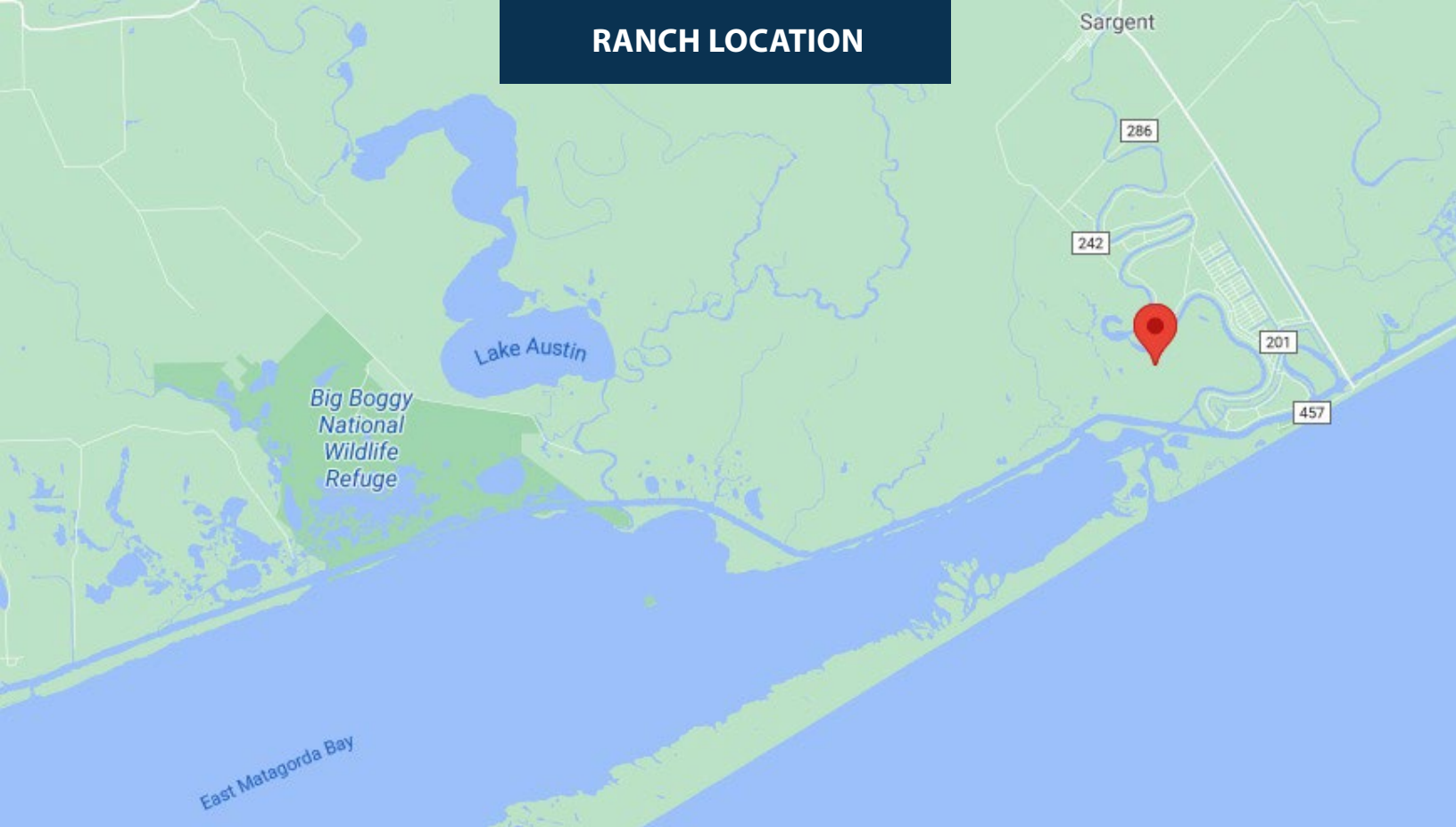
Our Legacy is in the Land

CARANCAHUA BEND RANCH

Matagorda County, Sargent, TX

3,236 ± Acres | \$16,00,000 | Shown by Appointment Only

RANCH LOCATION



The ranch is located immediately across Caney Creek from the town of Sargent, approximately 2 miles west of FM 457 with blacktop access to the gate.

Huge development potential combined with exceptional duck hunting and saltwater fishing situated less than 90 miles from Houston's Galleria are the key components of this extraordinary property. Sargent Beach on the Gulf of Mexico is a few minutes' drive away, or boat out of Caney Creek to East Matagorda Bay and/or the surf off Matagorda Peninsula on calm days to chase trout and redfish. This tremendous opportunity exists within a short drive from the fourth largest city in the country and the 7.1-million-person Houston MSA, the second fastest growing MSA in the country.





The land of Carancahua Bend Ranch transitions from higher coastal grassland prairie on the northern end of the ranch into more saltmarsh acreage that is tidally influenced in the central portion of the ranch, and finally into the tidal flats that make up the southwesternmost portion of the property.

Although generally flat prairie, a naturally occurring higher ridgeline follows the west bank of Caney Creek, which forms the east border of the ranch for approximately 3.9 miles (+/- 20,500 linear feet). On the opposite bank lies the town of Sargent, lined with river homes.

The southernmost border runs approximately 1.5 miles along the Gulf Intracoastal Waterway and the northeast end of East Matagorda Bay.

Surface water on the ranch varies from sweet water sennabean ponds on the northern end to the brackish potholes and saltwater flats to the south. One major water feature is a +/- 55-acre horseshoe lake tidally fed by Caney Creek.

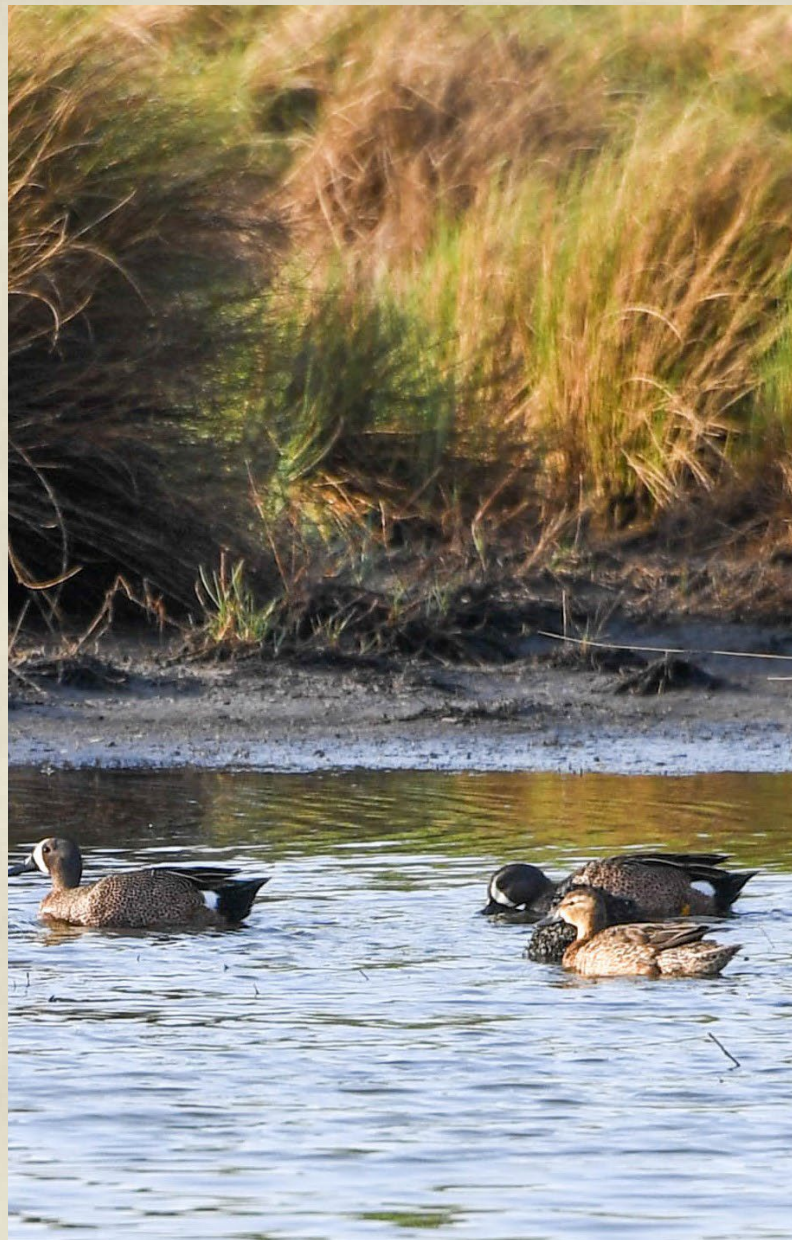
Mesquite, cedar elm, and hackberry are the predominant trees along the creekbank and on the higher ridges. A +/- 15-acre mott of mixed hardwoods and mesquite contains trophy live oaks, and would make a fantastic park amenity for a community.

A ranch with this diverse waterfowl habitat and proximity to the big waters of the bay produces excellent duck hunting. Everything a duck needs is here—food, water, and rest areas! Bluewings, greenwings, gadwall, widgeon, pintail, and canvasbacks call this area their winter home, along with an assortment of divers.

Thousands of acres of undeveloped, large-ranch coastal marsh and prairie surround the Carancahua Bend Ranch. The 54,000-acre San Bernard National Wildlife Refuge lies approximately a mile to east of this ranch, providing long term habitat for the waterfowl and other migratory birds that frequent the area. The 4,500-acre Big Boggy National Wildlife Refuge is a little over 5 miles down the ICW to the west.

East Matagorda Bay has a long and well-deserved reputation for producing some huge speckled trout for serious waders, not to mention plenty of redfish and flounder. Nighttime fishing under the lights on the creek can be incredible! Better pack a fishing rod along with your decoys when the tides are big.

Deer, hogs, alligators and varmints also make this ranch their home.



Water for livestock is shallow, coming from the Gulf Coast Aquifer. Six water wells and associated troughs are spread across the ranch.

There is no active production or leases on the ranch. Per Railroad Commission maps, there is only one pipeline impacting the ranch, located at the extreme northwest fence line. A portion of the owner's minerals may be available with an acceptable offer.



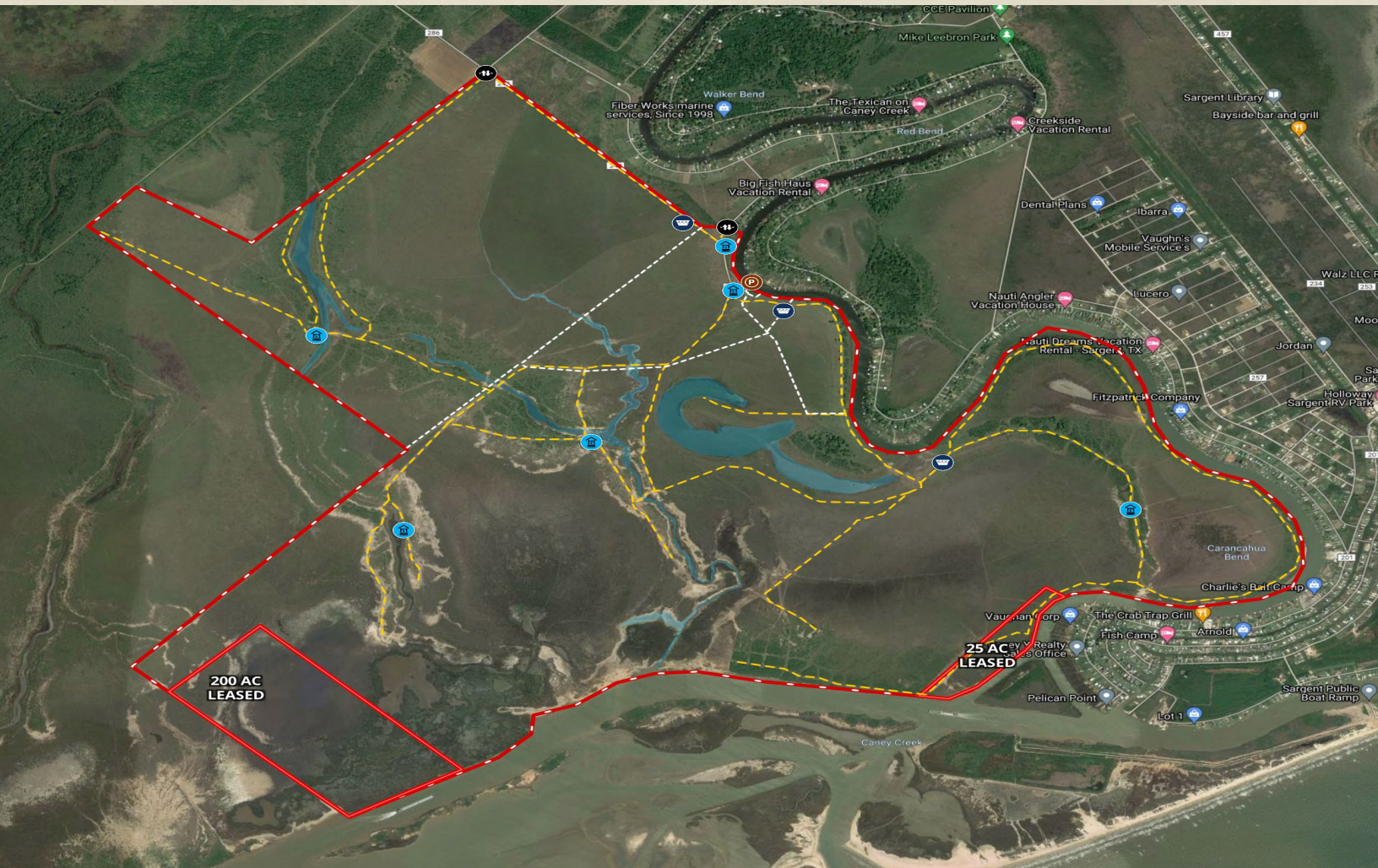


This is a working cattle ranch, complete with everything it takes to raise beef in this part of the world. Fencing, dispersed water wells and troughs, loafing sheds and a top-notch set of pens are all present. This ranch is primarily utilized as late fall through early summer pasture. Predominant forage is saltgrass and sachahuista, which has been well managed via periodic controlled burns. Typically the ranch will support approximately 700 head on this seasonal grazing basis. *Approximately 225 acres are under the same fence with the owned property, but leased from third parties (see aerial and ask brokers for details).



Other: Electricity runs a short distance onto the ranch from the adjacent subdivision and currently terminates at the pens. Fiber is located at the ranch entrance.

The majority of this ranch has been under the same family ownership for over 100 years, with a few additions over the years. Since 1917, W.D. Cornelius and descendants have run cattle on this unique piece of land that is still a part of their ranching operation. The evolution of the area has provided the opportunity for a new owner to transition this property to a more valuable use, but over a century of ranching history will remain, and likely continue, over much of this acreage.



WILLIAM SWANSON

BROKER ASSOCIATE

Republic Ranches, LLC

(281) 844-2928

wswanson@republicranches.com

JEFF BOWELL

PARTNER/BROKER ASSOCIATE

Republic Ranches, LLC (713) 304-8186

bos@republicranches.com

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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.

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
Jeff Boswell	563973	bos@republicranches.com	(713) 304-8186
Sales Agent/Associate's Name	License No.	Email	Phone
William Swanson	422068	wsanson@republicranches.com	(281) 844 - 2928

Buyer/Tenant/Seller/Landlord Initials

Date

