

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *FRC RANCH*

131± Acres | \$4,500,000 | Washington County, Burton, TX

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)







# DESCRIPTION

---

Nestled outside the rolling hills of Burton, Texas lies a remarkable 131-acre ranch blanketed with majestic old-growth live oak trees. This idyllic property presents an enticing opportunity, featuring a newly constructed pond and a thoughtfully renovated 4-bedroom, 3.5-bath house. This ranch offers a harmonious blend of natural serenity and modern comforts, making it a truly desirable escape from the hustle and bustle of city life.

# ASSOCIATE CONTACT

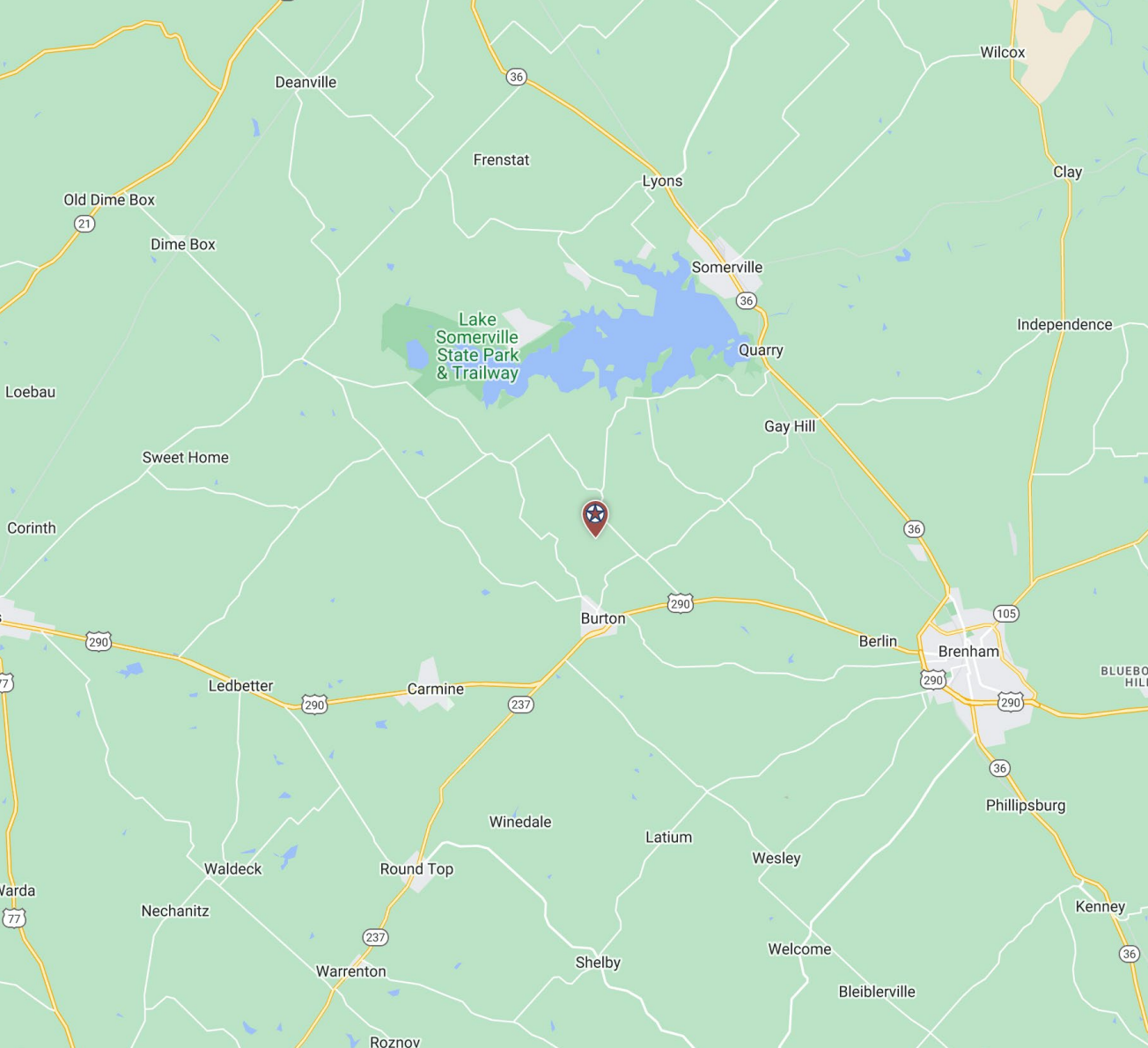
---

**DRAKE HELLER**  
*Broker Associate*  
(281) 546-7051  
drake@republicranches.com



# LOCATION

Situated off Engelbrecht Road, this sprawling ranch enjoys a prime location outside the picturesque town of Burton. Burton is a charming community known for its rich history and offers several great dining and shopping options. The ranch's secluded location offers a serene and private setting, while still being within convenient reach of all the amenities of Brenham and the shopping/dining in Round Top(13 miles)! The ranch is 1-hour and 20-minutes from both Houston and Austin.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

With over 50 feet of elevation change and captivating views that stretch for miles, the diverse topography offers rolling hills and gentle slopes that create a dynamic and visually stunning

## ENVIRONMENT

The pastures of the ranch are a blend of native and improved grasses, creating an ideal environment for cattle or horses. The property is home to vibrant wildflowers, a variety of wildlife and a range of tree species including live oak, post oaks, and elms. Deer and pigs are plentiful on the property.

## IMPROVEMENTS

The property is thoughtfully designed with several improvements that add both functionality and charm. The ranch is entirely fenced and has a custom stone entrance enclosed by an automatic gate ensuring privacy and security.

At the heart of the property, you'll find a beautifully renovated 4,194 square foot, one story stone home that has been meticulously updated to offer modern comforts and a stylish aesthetic. The comfortable home offers hardwood floors throughout, soaring ceilings, two living rooms with fireplaces, an office and wet bar. The open kitchen is great for entertaining complete with marble countertops and high-end appliances. All of the bedrooms are well sized complete with walk-in closets.

The back patio unveils a canopy of majestic oak trees providing shade and tranquility. It's an inviting space that beckons relaxation and outdoor entertainment. The yard is beautifully landscaped and fully fenced, complete with an irrigation system. For those with multiple vehicles or storage needs, the ranch offers a three-car garage, providing ample space to keep vehicles protected and secure. Additionally, there is plentiful parking available, ensuring convenience for residents and guests alike.

The property has two water wells, one large pond, and two smaller ponds, offering plentiful water for wildlife and livestock. The property is currently under a Wildlife Exemption.





# AREA HISTORY

One notable historical landmark in Burton is the Blue Willow Cafe, which has been an iconic gathering place for locals and visitors since 1935. The cafe’s charming blue exterior and home-style cooking have made it a beloved institution in the community, serving as a reminder of Burton’s enduring traditions and hospitality.

Another well-known establishment is the Burton Short Stop, a convenience store and gas station that has served as a convenient pit stop for travelers and locals for many years. These establishments have become part of the fabric of Burton’s history, adding to its small-town charm and character.



## 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
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

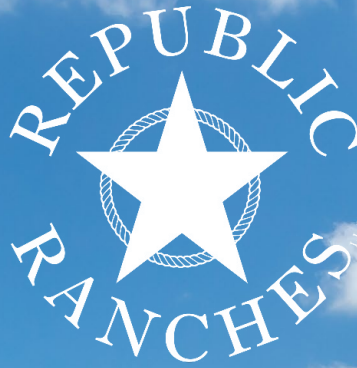
Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://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.





[info@republicranches.com](mailto:info@republicranches.com) | 888.726.2481 | [www.republicranches.com](http://www.republicranches.com)

