

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

SANDIES FARM

3,565± Acres | \$18,958,670 | Wharton County, Louise, TX

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DESCRIPTION

The Sandies Farm is one of the strongest rice farms on the Coastal Prairies, with enough flexibility and water to additionally grow corn, cotton, and milo. Farms of this size and quality do not come available often. The water, infrastructure, land work, climate, and soils combine to make this one of the premier agricultural properties in the region. This area of the Central Flyway is known for its premier waterfowl hunting.

ASSOCIATE CONTACT

WILLIAM D. SWANSON

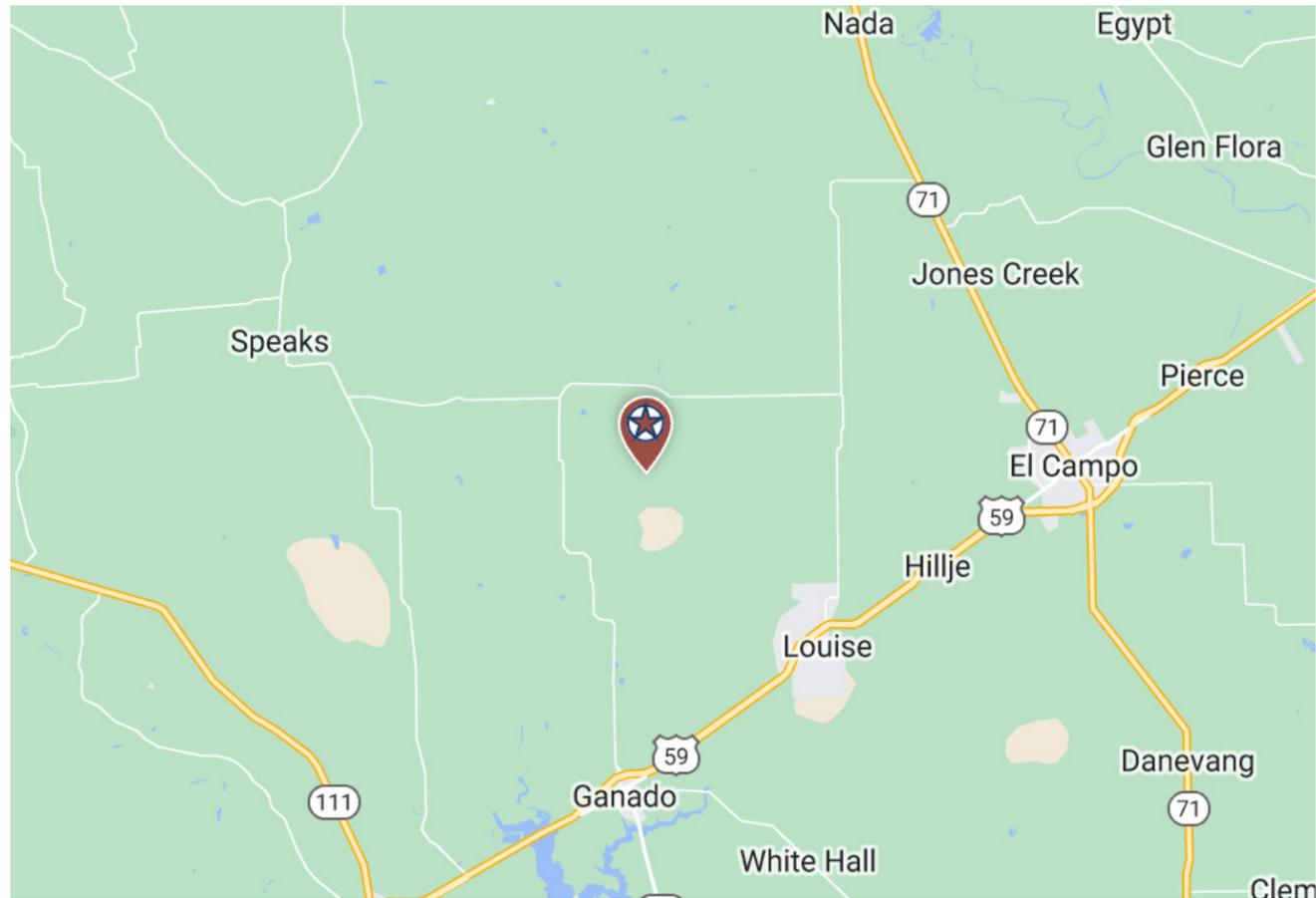
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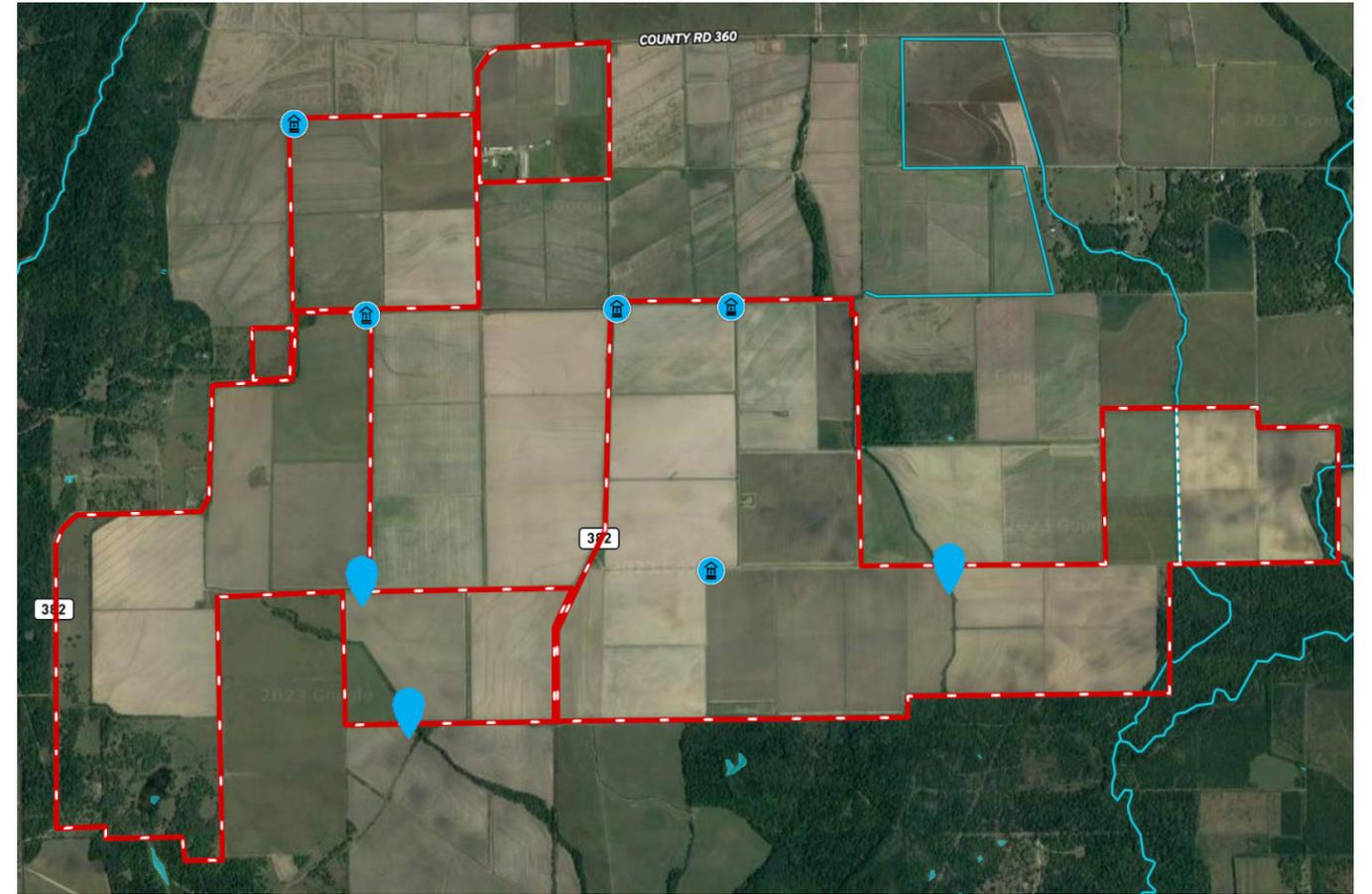
wswanson@republicranches.com

LOCATION

Only ± 90 miles southwest of Houston, situated midway between Louise and Ganado, the farm is approximately 6 miles north of US 59 in Wharton County, with a small percentage located in Jackson County. FM 710 provides excellent blacktop access back to the highway. A good network of county roads through and around the farm provides easy field access with equipment.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Soils are generally light, ranging from loamy topsoils over clay to fine sandy loam over sandy clay loam, with the majority of the cultivated acres consisting of Nada Cieno, Edna Loam, and Edna Cieno soils per USDA maps. Typical of the Gulf Coastal Plains, this farm is generally flat and sloping to the south. This farm has been in rice production and ongoing leveling for years. While most of the land is under cultivation or farming infrastructure (roads and canals), there is a beautiful 265-acre corner of the farm in pasture and live oaks. In this wooded area is an 8 acre shallow flat duck pond loaded with grass and seed.

WATER

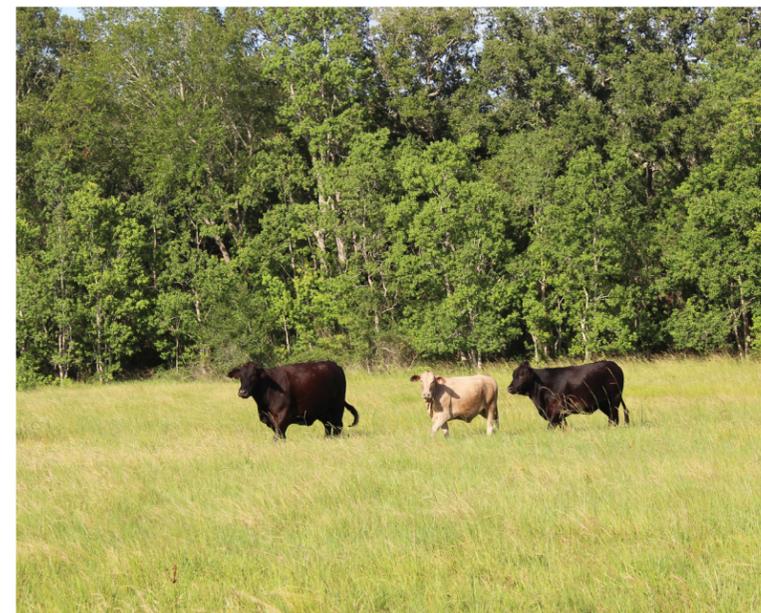
There are 5 active irrigation wells on the farm. Farmer estimates for three of the wells are 3,000 gpm, one well at 2,500 gpm, and one well at 1,800 gpm. Additionally, there are several relift pumps located around the system to save on pumping. The engines on the wells are the property of the farmers, and do not convey with the sale.

AGRICULTURE

USDA data indicates 3,142 acres of cropland, with 1,563 acres of rice base, plus an additional 543 acres of wheat base. Over the last 4 years, \pm 1,295 acres have been farmed in rice, with \pm 1,257 acres farmed in a mix of cotton, corn, and milo. The rice base yield is excellent at just under 90.7 cwt./acre.

WILDLIFE

In addition to waterfowl, dove, deer, hogs, and varmints from the neighboring woodland areas offer additional recreational opportunities. The deer are readily observable in the early mornings and evenings, stealing a little of this years crops.



IMPROVEMENTS

The headquarters compound includes several enclosed and 3-sided barns totaling approximately 60,000 SF of covered/enclosed storage area, plus simple farm housing for labor. There is a very nice mobile home away from the headquarters used by the owner as his hunting camp.

MINERALS

Surface sale only.



Information About Brokerage Services

11-2-2015

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.

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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

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