

An aerial photograph of a vast, green landscape. In the foreground, there's a large, irregularly shaped pond surrounded by dense green trees. Beyond the pond, the land opens up into rolling green fields with scattered trees. In the distance, another larger body of water is visible, surrounded by more trees and fields under a clear blue sky.

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

HIDDEN CREEK RANCH

723± Acres | \$8,300,000 | Grimes County, College Station, TX

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DESCRIPTION

Hidden Creek Ranch is a fantastic undeveloped property with a 65-acre reservoir located in the middle of the property. The reservoir is an outstanding fishery and a duck magnet. Gibbons Creek runs through the western half of the ranch, with the eastern half rising up to over 80’ above the creek bottoms. The property primarily has old-growth forests with a tremendous variety of giant trees along multiple creeks that cross through the property. The Ranch is less than 20 minutes from College Station and the Texas A&M campus.

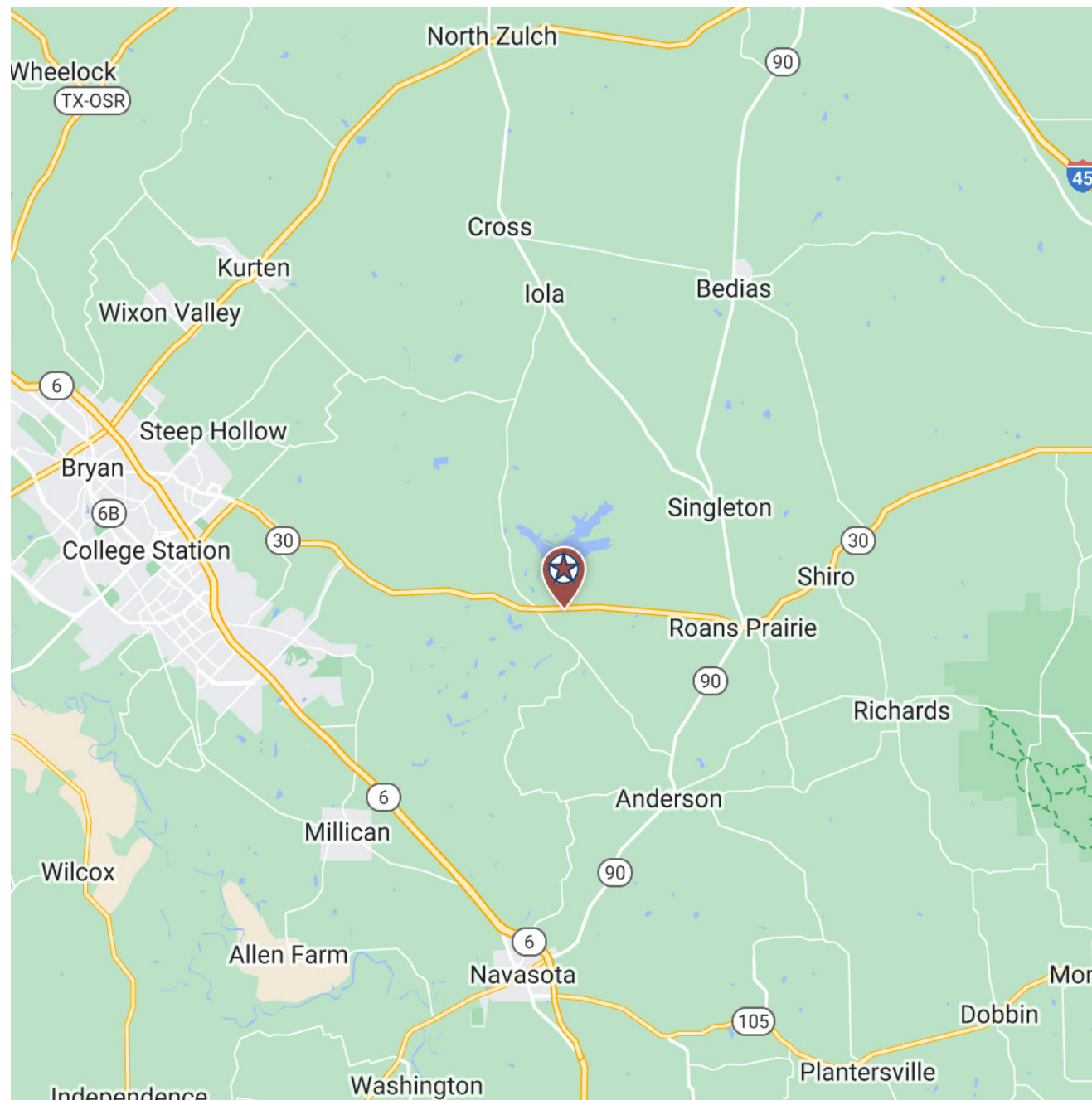
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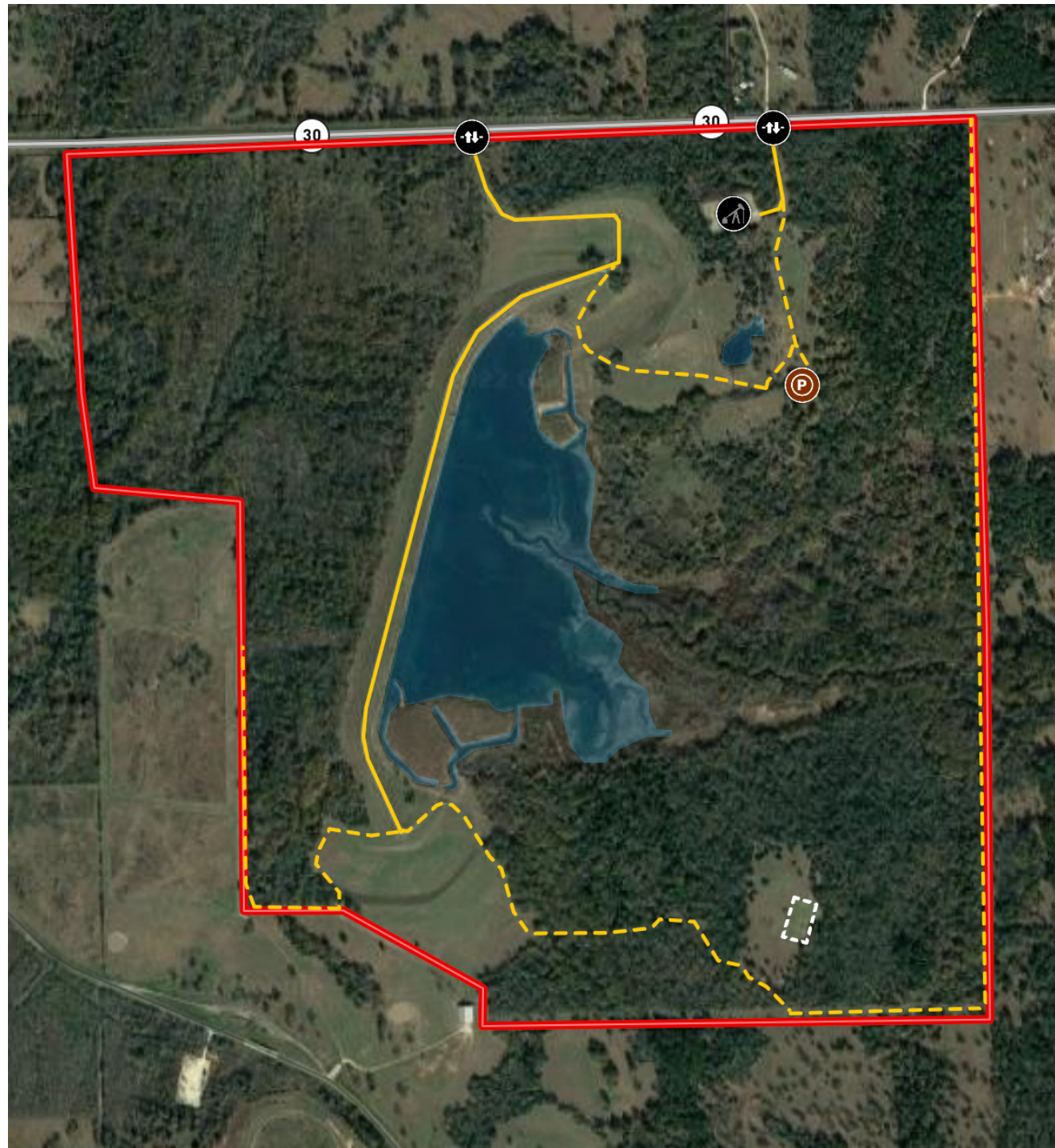
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LOCATION

The ranch is located 14 miles southeast of College Station in Grimes County. The ranch has over 6,000' of frontage on the south side of Hwy. 30 just east of the town of Carlos.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has a wonderful variety of ecosystems that include a large lake, old-growth forest, and more open grasslands.

The lake is approximately 67 acres of surface water that includes a lot of shallow areas that create ideal wetland areas that attract a huge variety of waterfowl and other wetland fowl. The lake has an abundance of aquatic vegetation that creates an attractive habitat for waterfowl.

Approximately 446 acres of the property is covered with various old-growth forests. Approximately 160 acres of the wooded area is found in the floodplain along the banks of Gibbons Creek. This area is dominated by towering water oaks, hackberries, elm, loblolly pines, and black hickory trees with an undergrowth of primarily yuapon, american beautyberry, trumpet vine. The remaining 286 acres of mature woodlands are found along the higher country to the east side of the property and is a unique mixture of an evergreen-deciduous woodland area. This area holds an assortment of post oak, water oak, blackjack oak, hickory, persimmon, tupelo, red oak, willow oak, elm and loblolly pine. The undergrowth here is much sparser than the west side and is easy to walk through.

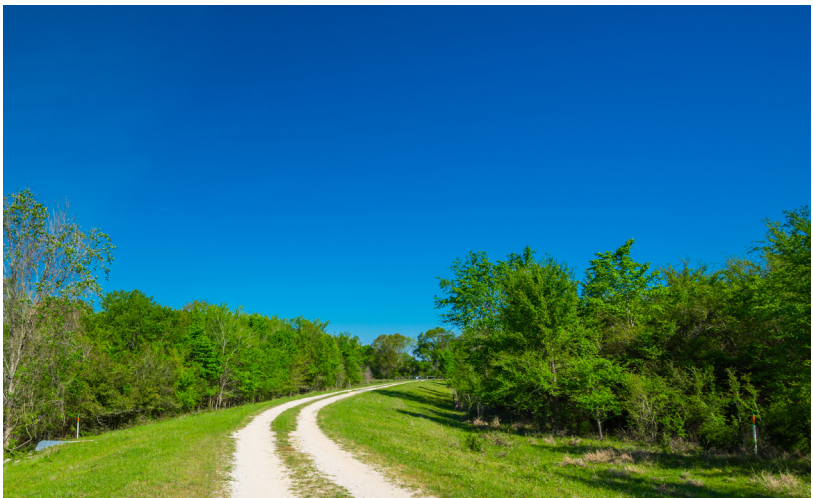
The remaining acreage is primarily open grasslands.

WILDLIFE

The tremendous variety of trees and undergrowth over the ranch creates excellent habitat for white-tailed deer. No hunting on the ranch has occurred in the last two years and the deer are plentiful.

Waterfowl hunting on the property is tremendous with the huge shallow lake that creates an outstanding habitat for ducks that migrate through the area during the winter. With Gibbons Creek Lake so close and numerous other large private lakes, this area is one of the best duck hunting places in the Brazos Valley.

Dove, hogs, alligators as well as predators are very common on the property. The ranch's diverse ecosystems are home (year-round or during annual migration) to all types of other animals and birds. Bald eagles and osprey are very common on the property.



WATER

The primary feature of Hidden Creek Ranch is the roughly 65-acre reservoir. This lake was originally built to be much larger so the dam is over-engineered for the amount of water being held. It currently holds just below the 200 acre-feet threshold so no special permit was required to finish the lake. The lake was created out of damming up Peach Creek, which runs most of the year and only quits running during times of extreme drought. The lake is stocked with largemouth bass, bluegill and redear sunfish and is an excellent fishery.

Approximately 2,400' of Gibbons Creek runs through the west side of the property (both sides of the creek are on the ranch), and this waterway runs year-round.

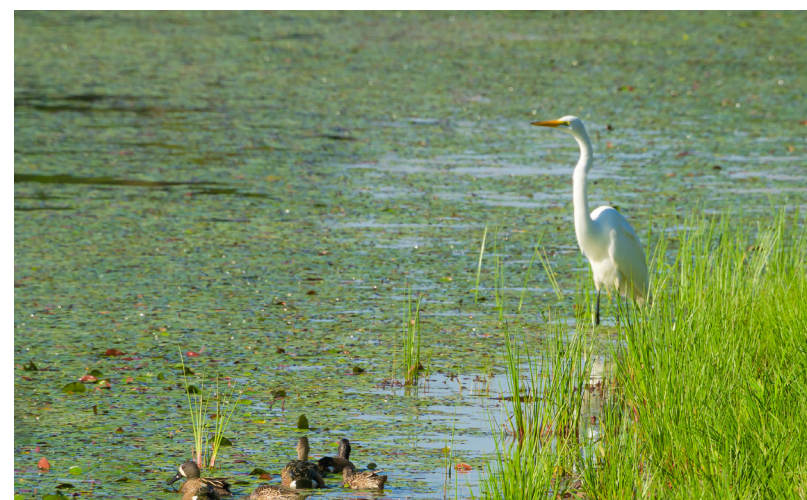
Both sides of Peach Creek run through the middle of the property into the reservoir. Several other small creeks on the property also run into Peach Creek before entering the reservoir and usually have running water through seeps that keep the water draining into the lake.

ELECTRICITY

Electricity is found along the highway frontage on HWY 30.

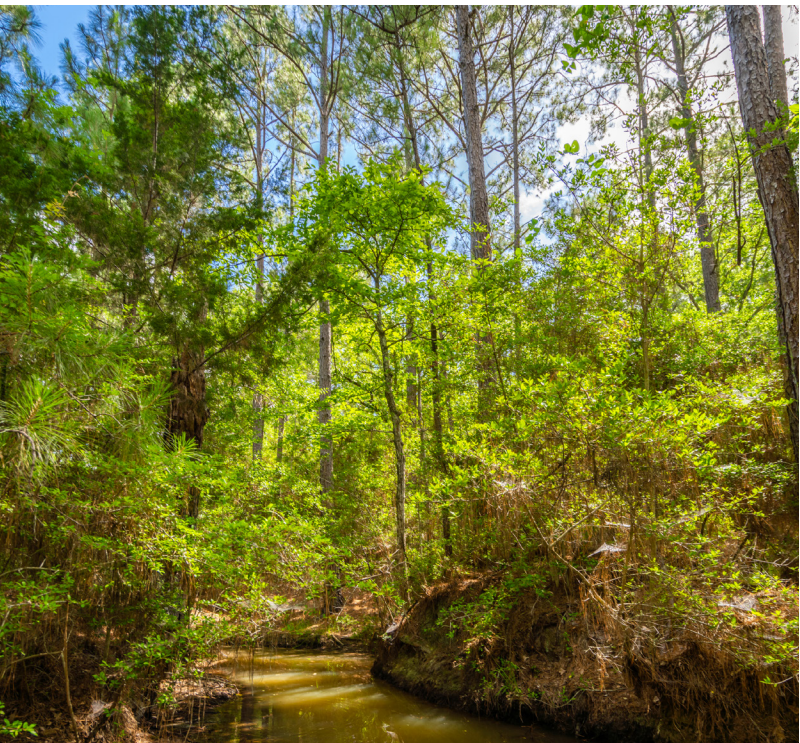
MINERALS

There is one well location on the property near the highway that is producing. The sellers owns 50% of the mineral estate.



AREA HISTORY

Turner-Peters Log Cabin was originally found on this property and has since transferred to Boonville Heritage Park as a historic site where the dog-house cabin can be visited by tourist. It was built on a hill on the property overlooking Peach Creek near a spring along the creek.



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:
 - 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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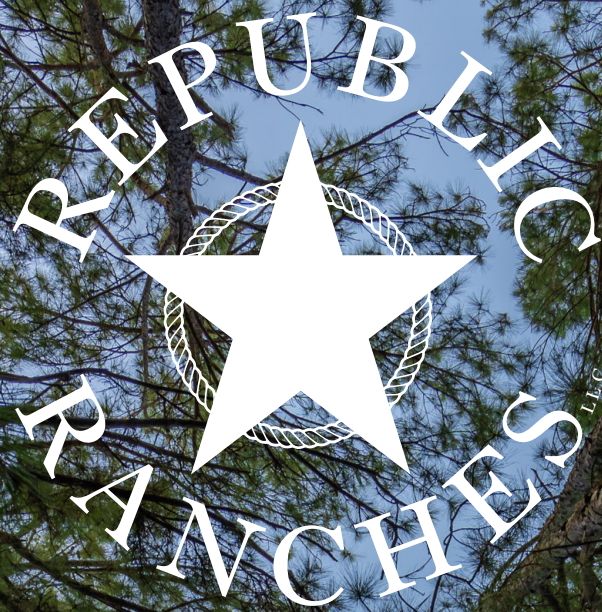
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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