

REPUBLIC RANCHES LLC

Our Legacy is in the Land



CJ8 TURKEY CREEK RANCH

1,118± Acres | \$8,950,000 | Atascosa County, Charlotte, TX

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DESCRIPTION

The CJ8 Turkey Creek Ranch is a spectacular south Texas high fenced ranch with everything in place to start enjoying on day one! From the moment you enter the custom gate, the care taken to manage the ranch is evident. The all weather road winds a wide path to the incredible headquarters while passing one of numerous fishing lakes and senderos that warrant slowing down and looking for trophy deer. The main lodge, overlooking a small lake and Turkey Creek, is simply awesome and offers spacious living and entertaining possibilities. The ranch's deer herd has been intensively managed for years and the results are visible!

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TOPOGRAPHY, RANGELAND & HABITAT

The ranch includes areas of heavy diverse brush, bull mesquites and some limited pasture with predominantly sandy loam "red dirt" soils all providing high quality habitat for the wildlife that thrives on the ranch. While there are some elevation changes, Turkey Creek and 7 other drainages really add to the diversity.

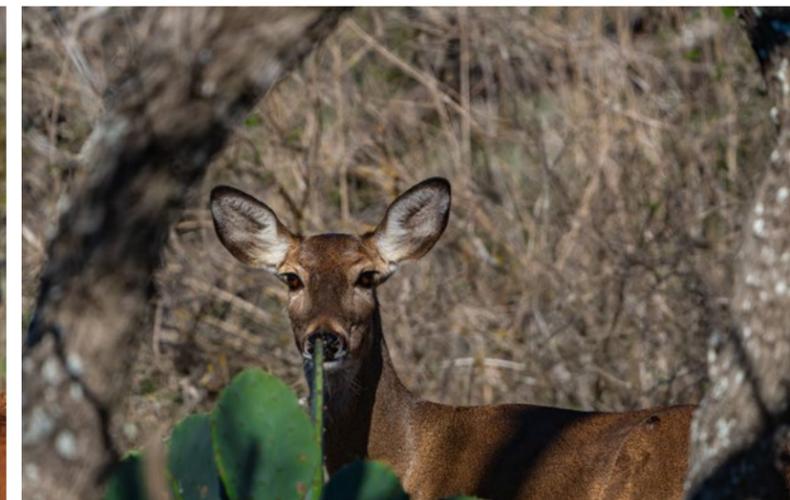
WILDLIFE

Wildlife includes an intensively managed white-tailed deer herd, turkey, dove, waterfowl, some quail and a herd of axis deer. The ranch has been managed for trophy white-tailed deer for many years. Predator control is actively in place. The ranch's wildlife management program includes supplemental feeding, water distribution, census, selective harvest and predator control to achieve its management goals. The ranch works to maintain a deer to 6 acres with good age structure to produce mature trophy bucks.

The ranch is currently equipped with 7 high quality elevated deer stands, 7 protein feeders and 9 timed corn feeders.

AGRICULTURE

A limited number of cattle have been maintained on the ranch's pastures and both blackbuck antelope (past) and axis deer (past and current) herds are raised on the ranch.



IMPROVEMENTS

The main lodge is a spectacular custom home overlooking a small lake and the Turkey Creek wildlife corridor. The home includes 5 bedrooms (and 5-1/2 baths), an spacious kitchen, custom built bar, living and/or dining areas located in the expansive high ceiling great room providing a fantastic location for trophy mount displays. The home is equipped with smart technology for ease of operation. A two sided fireplace is centrally located in the living area. In addition, there is a custom gun and tackle room plus a walk-in cooler for interior needs. Well-appointed covered parking is just out the bar door. Covered porches with sitting and relaxing areas are found on the south and west sides along with an outdoor kitchen (complete with a drop down television). Nearby are also a firepit and a concrete cowboy hot/cold tub fed with naturally hot water from the deep Carrizo well or cooler water from the domestic well, and a small garden.

Across the drive from the lodge are 3 custom built stucco 2 bedroom casitas with living rooms and kitchenettes.

A short distance away are the foreman's house, the game cleaning facility (including a walk-in cooler), equipment shed, feed silo, shop, former deer pens and the guest overflow/guide quarters.

The ranch is perimeter high fenced (great shape and maintained). The northern 121+/- acre pasture is separately high fenced and there is a 15 acre fenced pasture north of the lodge.

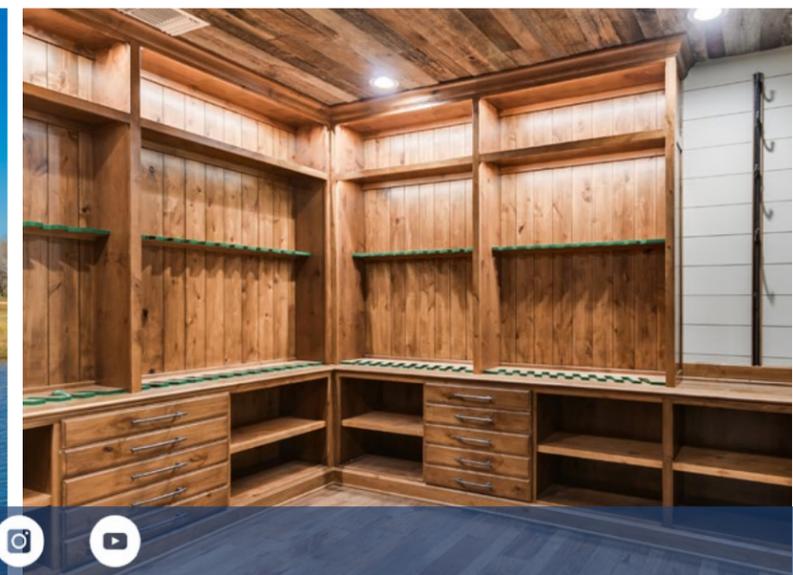
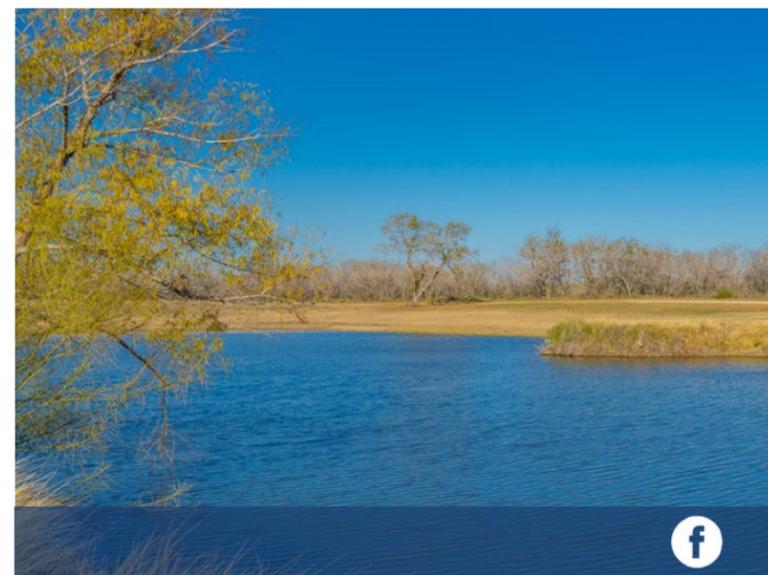
WATER

Turkey Creek, a wet weather creek, traverses the ranch for approximately 1.25 miles. There are 7 lakes/ponds on the ranch, ranging from ¼ acre to over 2 acres in size, and all are supplemented with water from the high volume well. All of the lakes except one support recreational fish populations and the small lake near the lodge is used to produce baitfish and catfish. These lakes/ponds are the primary water source for the ranch's wildlife and exotic livestock.

The 7 lakes/ponds are supplemented via piped water from a high volume well located near the southern boundary. This irrigation well was drilled in 2006 to a depth of 2,200 feet and tested over 1,000 GPM. It is currently outfitted with a 75 HP electric submersible and produces approximately 600 GPM.

There is one domestic well and cattle are currently pastured just north of headquarters and utilize trough water from the domestic well. The domestic well is also used for the yard irrigation system, garden, the barns and pens at the headquarters.

"City water" is used for the residential structures and game cleaning facility.



ELECTRICITY

Electricity is available at several locations, including 3 phase power.

MINERALS

This offering is surface only. There are two well maintained active oil & gas sites on the ranch that are accessed from a different entrance so as to minimize impact on the ranch.

OTHER

The ranch currently benefits from 1D1 Ag valuation on its open space by way of its exotic livestock.

About 90 acres of the ranch appear to be in the FEMA 100-year floodplain, mainly associated with Turkey Creek.

There is a frack pond in the northern pasture that has been used for water sales in the past. It is also capable of being filled, via pipe, from the irrigation well.

The former deer pens have been reconfigured in order to potentially qualify as deer management pens once they meet all the requirements.

The area of Atascosa County is known for its fertile soils and fantastic recreational opportunities. Nearby, Charlotte and Jourdanton offer groceries, restaurants and ranch related supplies.



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:
 - 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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IABS 1-0

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