

REPUBLIC RANCHES LLC

Our Legacy is in the Land

KUBENA RETREAT

180± Acres | \$5,950,000 | Fayette County, Ledbetter, TX

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DESCRIPTION

Nestled in the heart of Central Texas, Kubena Retreat is a rare and exceptional property offering a unique blend of recreational, residential, and investment opportunities. With 180± acres of scenic land and air-conditioned overnight accommodations for 160 guests, this versatile property is ideal for a wide range of uses including private retreats, family gatherings, corporate events, or development into a boutique event venue or campground. Whether you're looking to host large gatherings, create a family getaway, or simply enjoy the tranquility of Central Texas, this property is ready for its next chapter.

ASSOCIATE CONTACT

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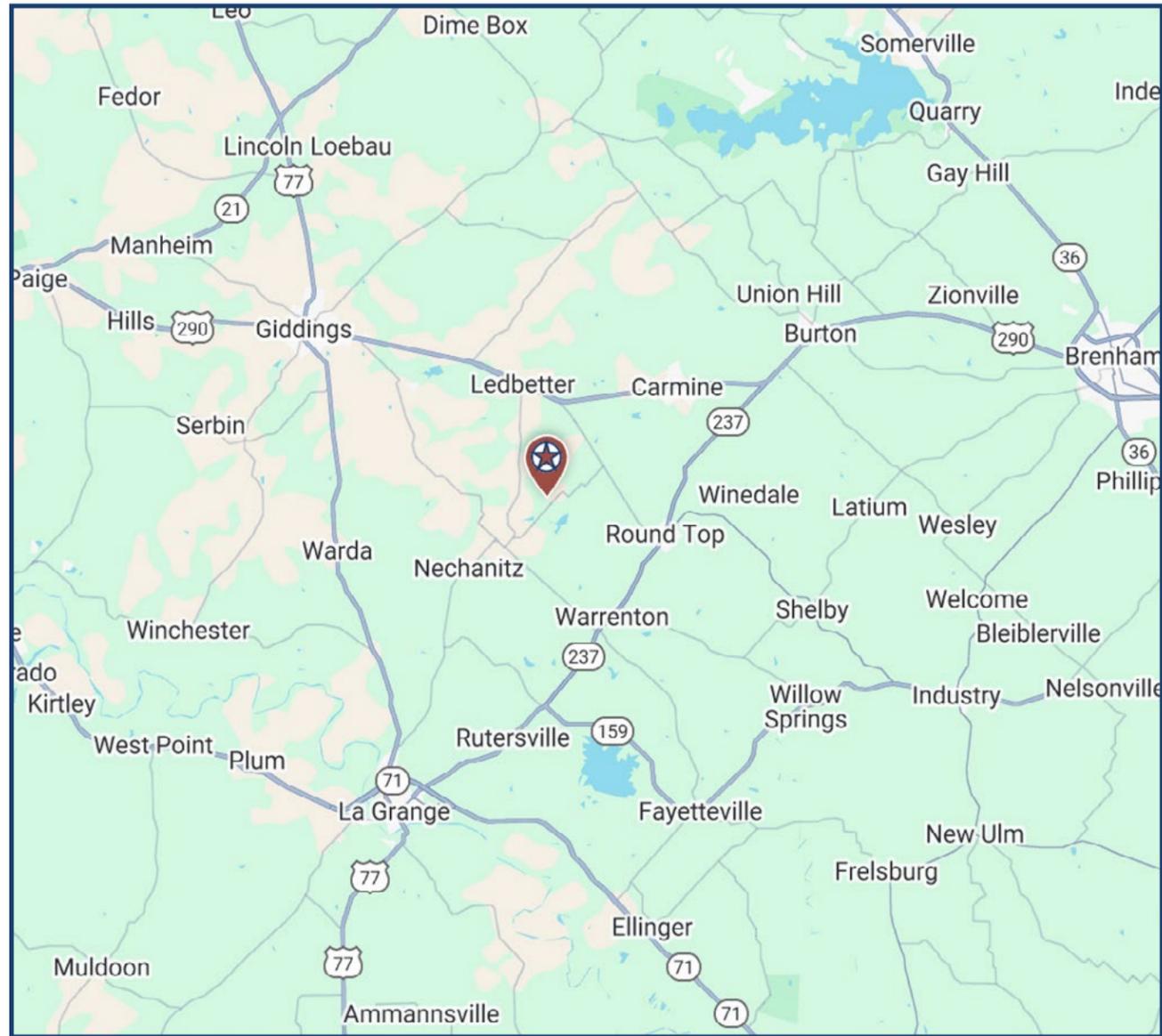
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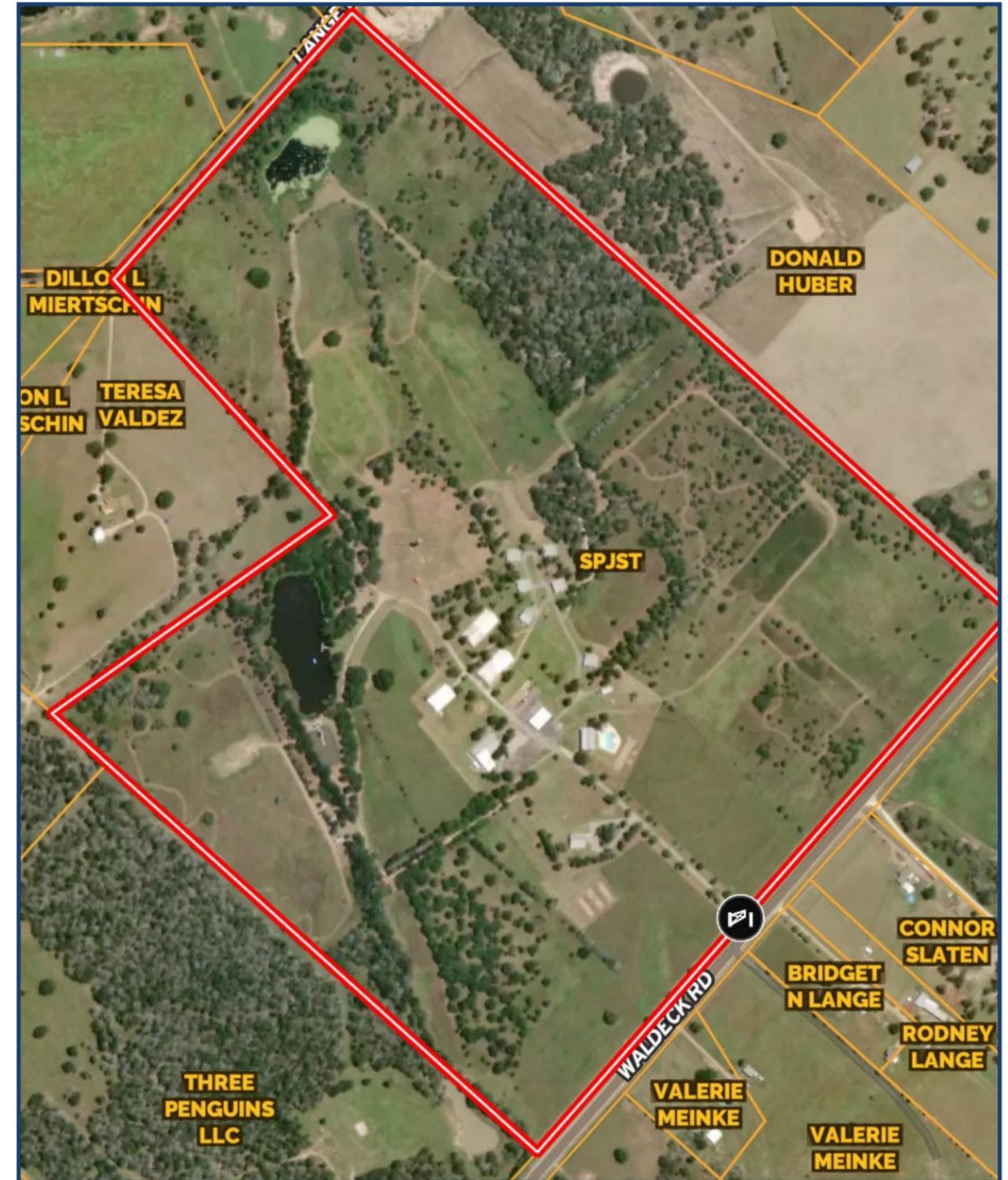
LOCATION

Kubena Retreat is conveniently located a short drive off Highway 290, near the towns of Round Top and Ledbetter, Texas. Nearby attractions include wineries, antique shops and the rich cultural heritage of Fayette County. The area offers a peaceful rural lifestyle with easy access to urban amenities.

Round Top - 7 miles (10 minutes)
Brenham - 25 miles (30 minutes)
Houston - 90 miles (90 minutes)
Austin - 78 miles (90 minutes)



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Gently rolling hills, wooded areas, open meadows, and a creek drainage provide a rich variety of natural landscapes and habitats across the property. Sandy Loam soils, native hardwoods and open pastures make this wilderness haven the perfect wildlife and recreational retreat.

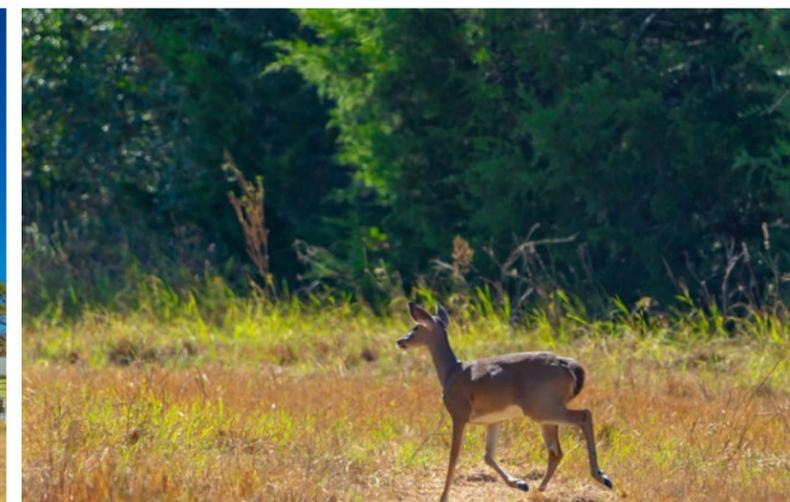
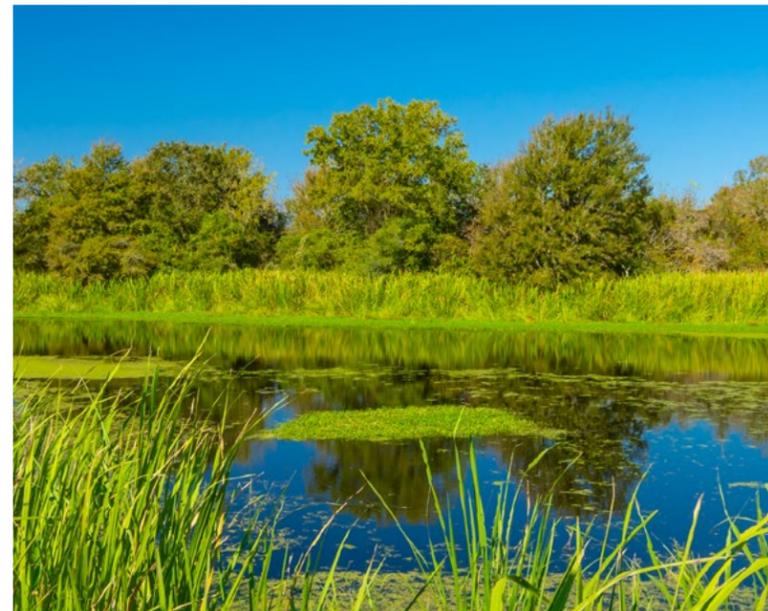
WILDLIFE

Ideal for hunters and nature lovers, the property is home to a wide variety of native wildlife, including white-tailed deer, wild turkey, coyotes and numerous bird species. Thick cover offset with open meadows create great habitat across the entire 180 acres. A great wetland lake towards the back of the property comes with a well constructed hide from which to observe the numerous species of visiting waterfowl and songbirds.

IMPROVEMENTS

Kubena Retreat is not just a stunning piece of land, it is a well-developed property with a range of improvements that make it uniquely suited for both recreational and residential use. The existing infrastructure includes a variety of buildings and amenities designed to accommodate group activities, events, and comfortable living for up to 160 guests.

A comprehensive list of all amenities is available upon request.



WATER

Drinking water is supplied to the property via two taps from Fayette County Water Supply Corporation. The property is well watered with three main recreation lakes including a beautiful 2.25 acre water sports and fishing lake, a .3 acre blob lake and a 1.3 acre wetlands viewing lake.

AREA HISTORY

In 2009, SPJST ENC began leasing Cooper Farm from LCRA and began upgrading the property with new cabins and activities. With support from SPJST and under a long-term lease agreement with LCRA, Kubena Retreat officially opened in 2010, with its first full year of operations in 2011. Since then, the facility has provided nature-based training and recreational activities for a variety of groups, including fraternal organizations, religious groups, schools, civic organizations, and environmental groups. Kubena Retreat was the culmination of a 40-year dream of establishing a family-oriented educational and nature center focused on inspiring individuals to develop a personal relationship with the outdoors and become responsible, active members of the community.



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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at 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.



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