

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BRINDLEY RANCH

595± Acres | \$4,819,500 | San Saba County, Chappel, TX

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DESCRIPTION

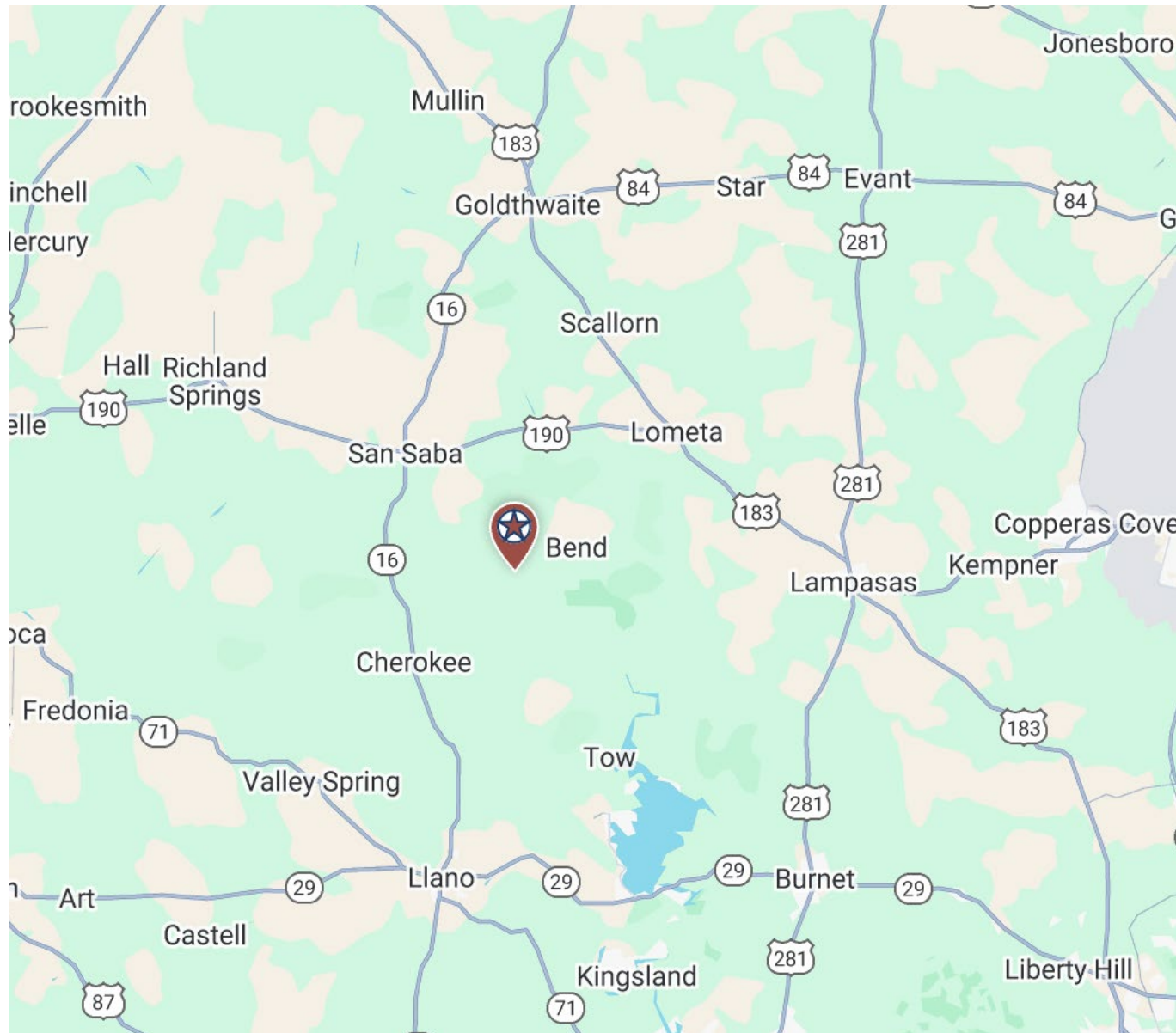
Brindley Ranch is a remarkable property located in the southeastern corner of the region, offering rolling terrain with breathtaking views of the Cherokee Creek Valley to the east. The landscape is characterized by dense woodlands and four expansive, well-established pastures adorned with majestic Oaks and Elms. A key highlight of the ranch is its well-developed water system, which includes five strategically placed water stations that support the abundant wildlife. One of the most extraordinary features of the ranch is a spectacular cave, boasting underground pools formed by an intermittent stream and housing a substantial colony of bats.

ASSOCIATE CONTACT

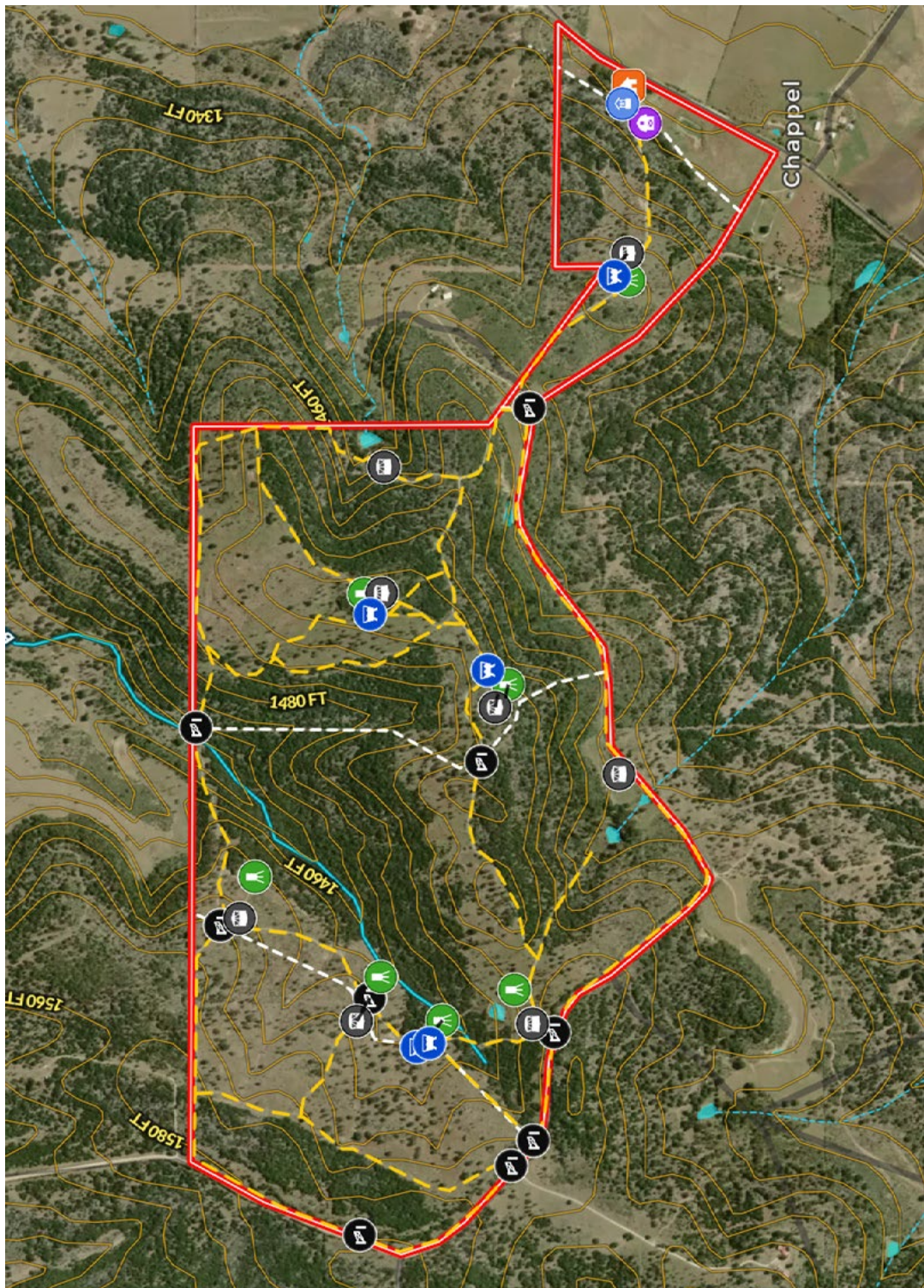
TALLON MARTIN
Partner
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LOCATION

Conveniently situated approximately 8 miles southeast of San Saba, Brindley Ranch is just over an hour and a half's drive from Austin and two hours from Abilene. It's also accessible from Dallas, with a drive time of about three hours.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch features four prominent hilltops, each offering sweeping views and over 280 feet of topographic relief. In 2007, approximately 40% of the cedar was cleared to create four distinct pastures filled with Oak and Elm trees. Prescribed burns were conducted in 2013 and 2015 to maintain the landscape, and native grass seeds have been sown across the ranch. The hardwoods primarily consist of Durand Oaks and Elms, with a native Pecan bottom along the eastern boundary. Throughout the pastures, you'll find a variety of tall grasses, young persimmons, and white brush, contributing to a diverse and thriving habitat.

WILDLIFE

Brindley Ranch has White-tailed Deer, hogs, doves, turkey, and various small game species. Seven strategically placed blinds and feeders ensure optimal wildlife viewing and hunting opportunities.

The property also features Harrell's Cave, a significant natural attraction with unique characteristics, including a 42-foot vertical shaft that descends into a massive chamber measuring 175 feet by 210 feet, with 20-foot-high ceilings. The cave is home to a population of cave myotis bats, with up to 5,000 individuals present during the pup season. An underground intermittent stream flows in from the southwest tunnel over some flow rocks into several pools of water.

WATER

The ranch is equipped with an excellent water infrastructure, featuring two water wells on the eastern side that service the house and supply five water troughs for wildlife. When the main well was first drilled, it was artesian, shooting water about a foot out of the ground. A 2-inch polypipe is used to distribute the water to the troughs. Currently, there is a large pump that generates 157 pounds of pressure to push the water to the farthest trough.



IMPROVEMENTS

House: On the eastern edge of the property stands a 1990s-built home, offering 1,760 square feet of living space with two bedrooms and one bathroom.

Barn & Storage: Additionally, there is an old barn and a storage building for equipment.

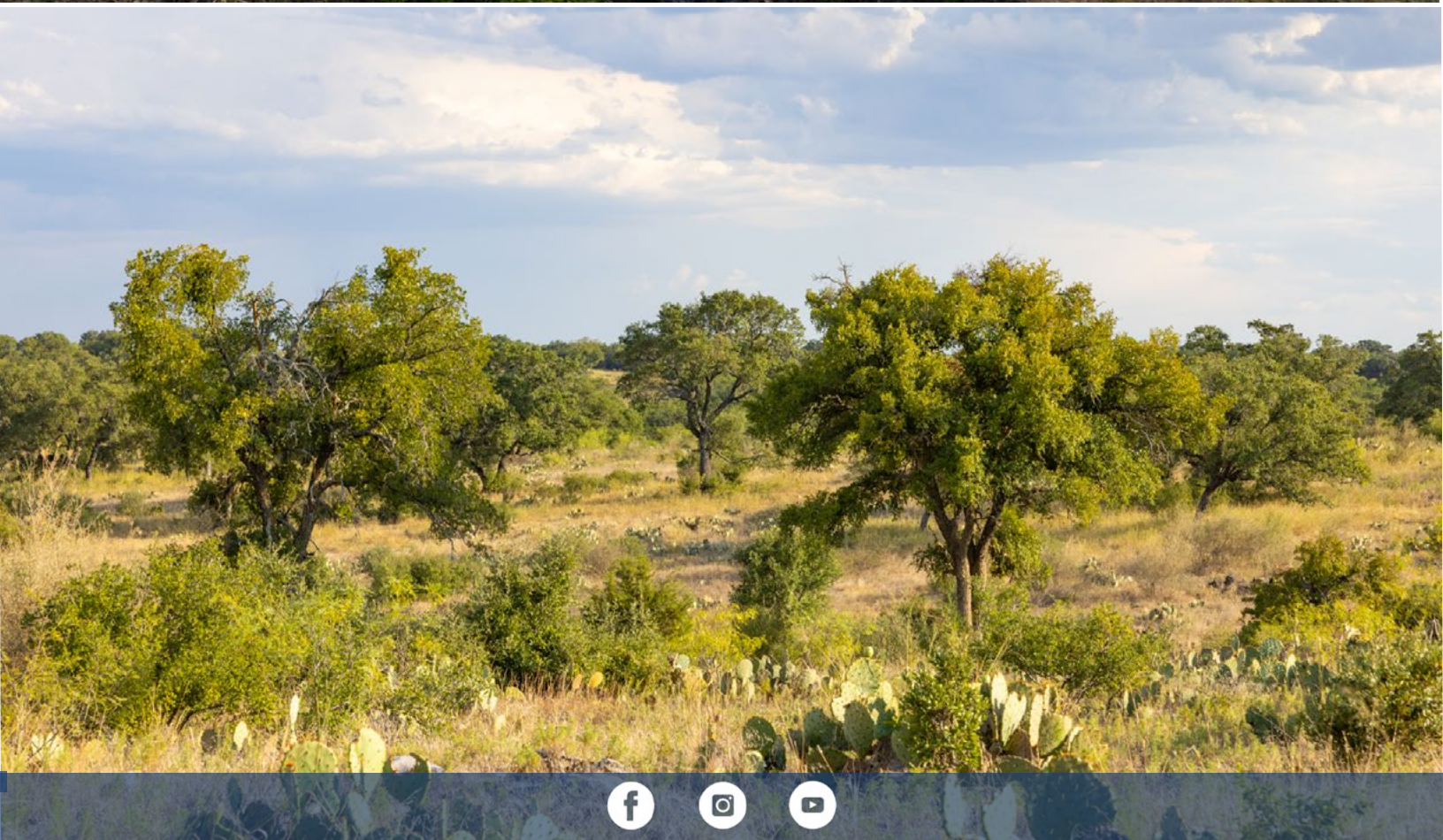
AGRICULTURE

A small herd of cattle grazes lightly on the ranch, coexisting harmoniously with the local wildlife and without compromising the available forage.

ELECTRICITY

Electricity is available to the house, wells, and sections of Rough Creek Road.





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.

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Agent's Supervisor's Name	License No.	Email	Phone
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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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