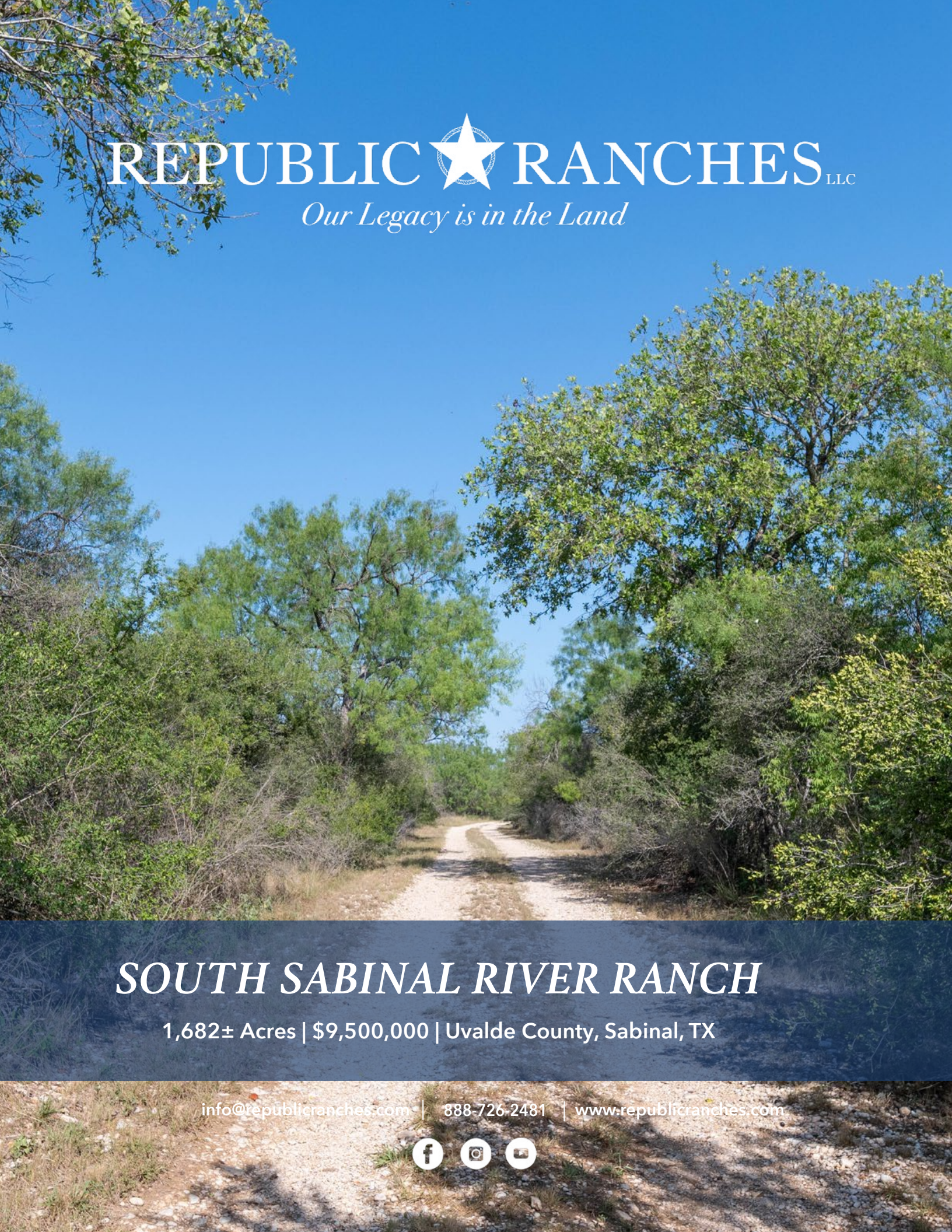




REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

SOUTH SABINAL RIVER RANCH

1,682± Acres | \$9,500,000 | Uvalde County, Sabinal, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

The South Sabinal River Ranch is a unique opportunity to own 1,682 acres of pristine South Texas brush within an hour of San Antonio with over 2 miles of Sabinal River frontage. Craig Biggio of the Houston Astros has owned and managed this ranch for close to 20 years. His passion for white-tailed deer hunting and his commitment to trophy managing the ranch has produced several trophies over 200⁺. Of the 1,682 acres, approximately 1,525 acres are under high fence.

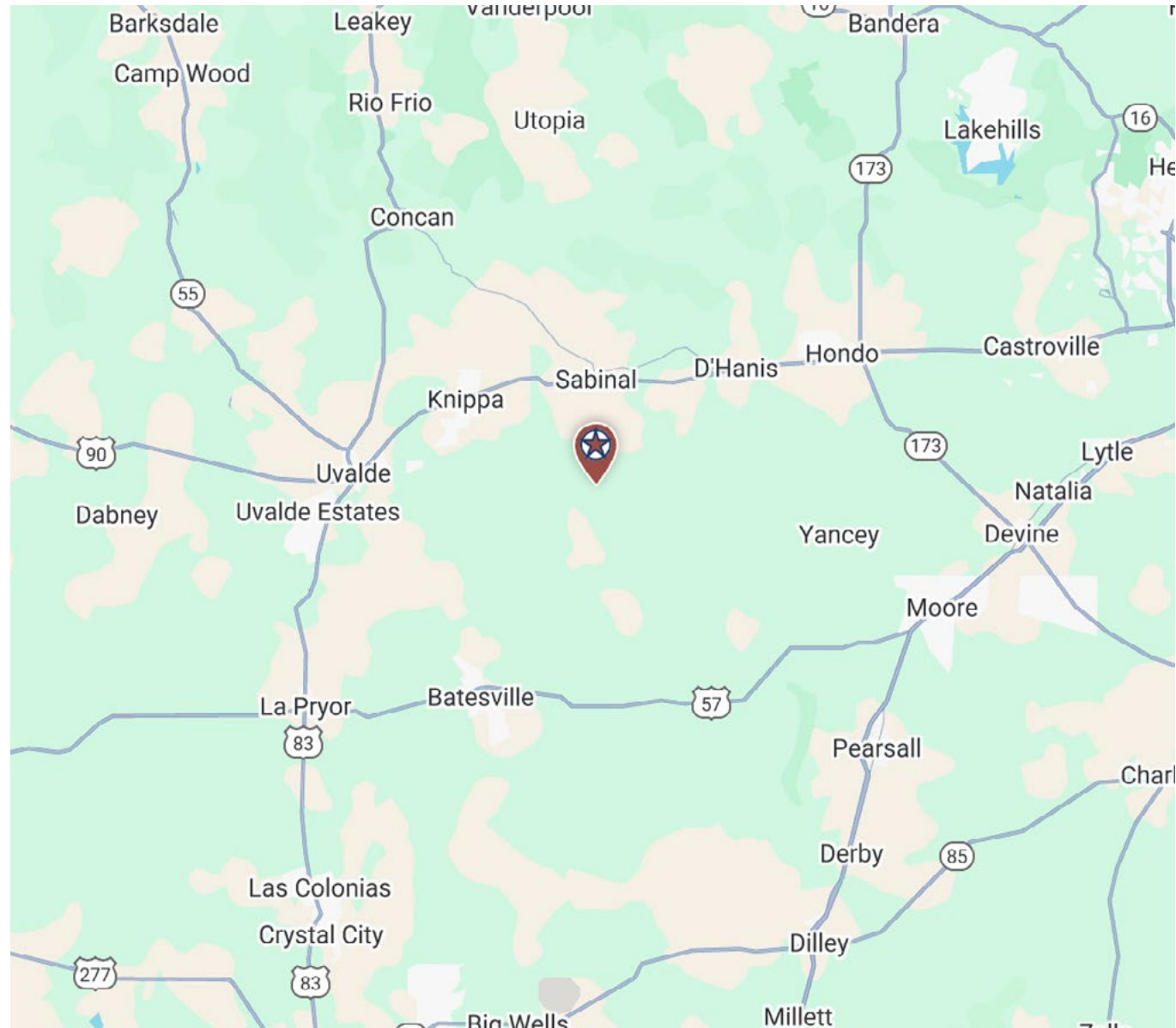
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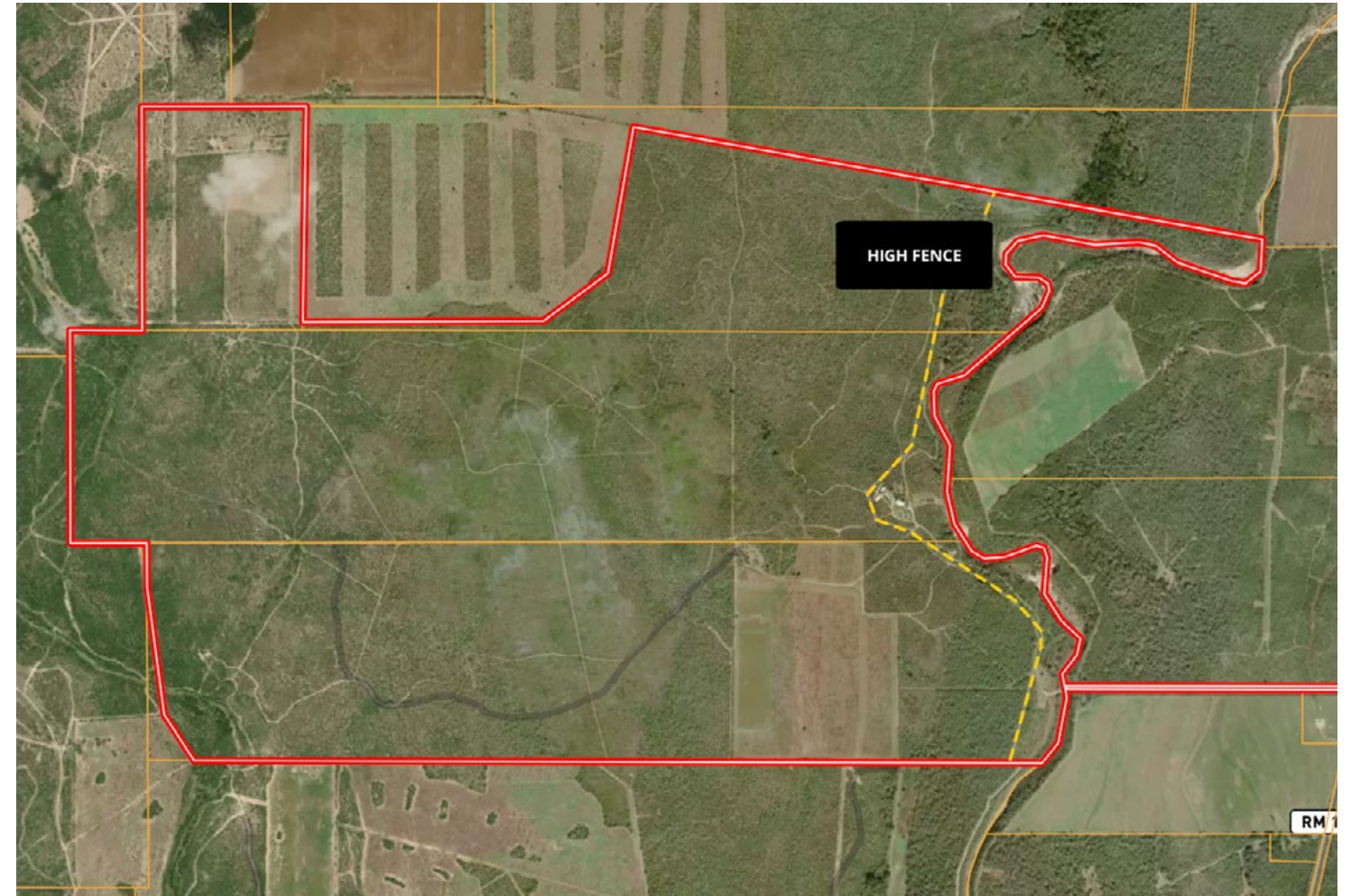
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LOCATION

One of the many attractive attributes of the ranch is its location. It is located approximately 1 hour west of San Antonio and 10 minutes south of Sabinal. It has paved road access on Hwy 187 and is at the northern tip of the South Texas Plains.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch has a unique mix of habitat within its boundary. The majority of the habitat is untouched mixed South Texas brush. Impressive “bull mesquite” flats exist throughout the ranch. The ranch also has over 2 miles of the Sabinal River on its eastern border. The riparian habitat along the river includes incredible vistas from steep bank tops, large live oaks, cedar elms, and a few cypress trees. The Blanco Creek runs through the property’s western portion, creating additional bottomland habitat. In the middle portion of the property is a guajillo/blackbrush hill rising almost 100’ above the Sabinal River creating views for miles.

WILDLIFE

The owner has intensely managed for trophy white-tailed deer since he purchased the property. He high-fenced all but approximately 150 acres along the Sabinal River. He also constructed a 5-acre soft-release pen that can be used for a DMP pen. He purchased deer from white-tailed deer breeders for several years and released them within the property. He implemented an intense supplemental feeding program and created an enhanced water distribution system. These practices have also improved the quality of the bobwhite quail population and other wildlife species that exist on the property. The owner has constructed several hunting blinds outside of the high fence which created additional opportunities to hunt hogs, javelina, white-tailed deer and predators for family and guests.

AGRICULTURE

Three dryland food plots exist within the high-fenced portion of the property. These fields are used to plant annual plants that attract dove, quail and deer.

WATER

The ranch has 3 water wells with submersible pumps. The wells supply several wildlife water ponds and troughs. The wells also supply water to the house. Seasonal water exists in the Blanco Creek and Sabinal River.



IMPROVEMENTS

Improvements include 2 implement barns, a walk-in cooler, a large inclosed barn, a bardominium, and several fire-pit areas. The large enclosed barn features a concrete floor, several roll-up doors, and large fans for ventilation. The bardominium is attached to the enclosed barn and is 2 stories. It includes several custom features and has a unique architectural exterior appearance. It is a 3 bedroom/3 bath, complete kitchen with a bunkroom.

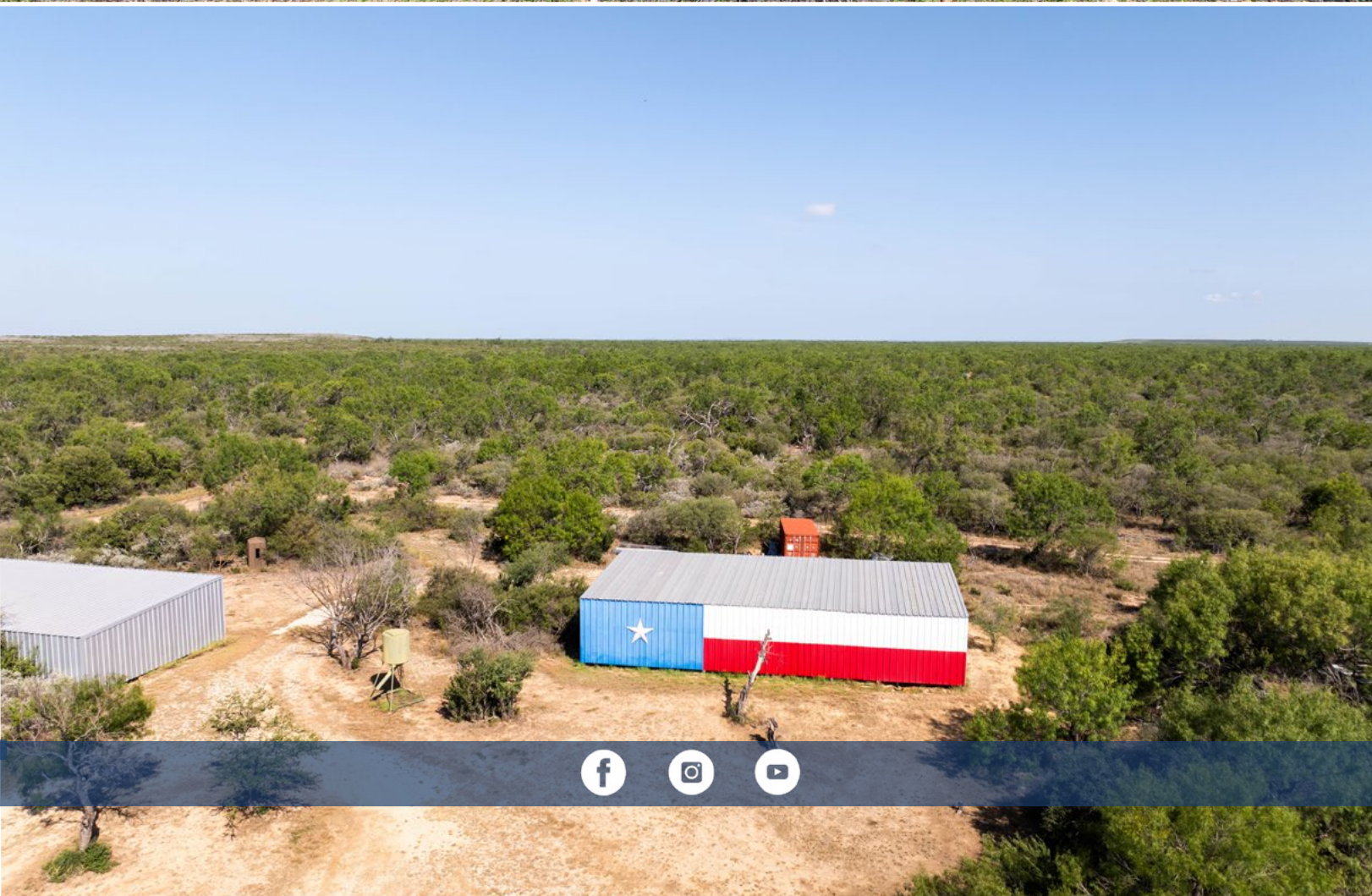
ELECTRICITY

Medina Electric Co-op.

MINERALS

50% of owner’s minerals.





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.

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

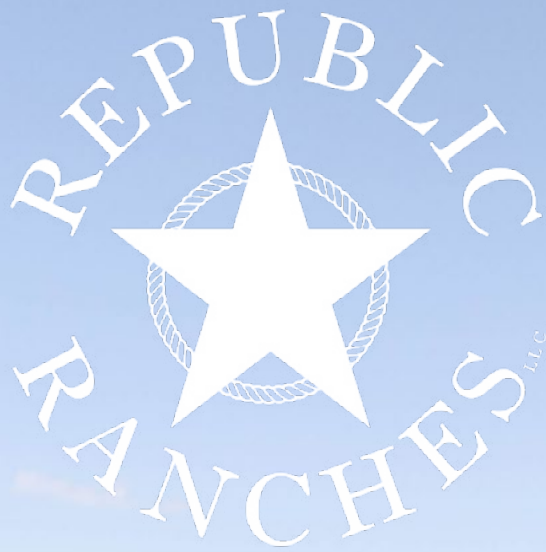
Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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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