



# LIBERTY LAND & RANCH

RANCH MARKETING



TEXAS ~ COLORADO ~ OKLAHOMA



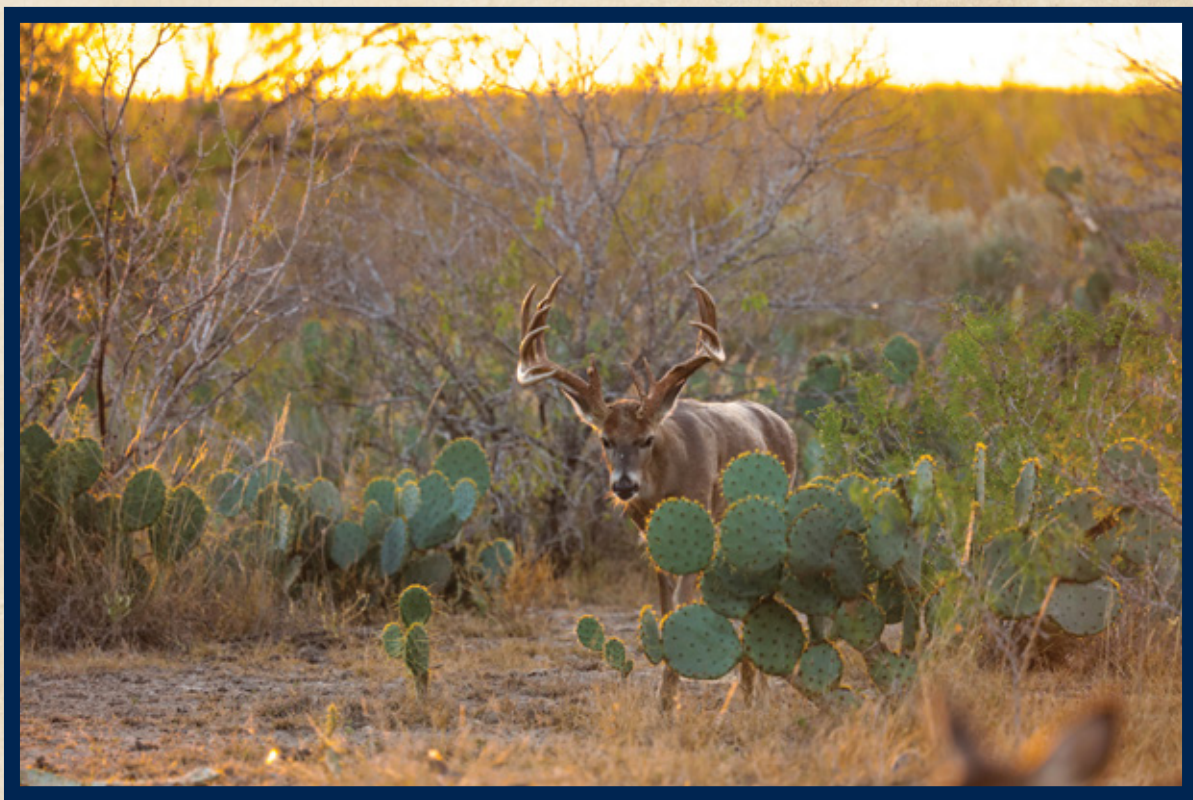
RANCH CONSULTING

INFORMATIVE OFFERING:

## COVENANT RANCH

+/- 8,988 ACRES - WEBB COUNTY, TEXAS

\$24,267,000



MACY LEDBETTER  
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# COVENANT RANCH

## SUBJECT PROPERTY SUMMARY

Consisting of approximately 8,988 acres of land situated northeast corner of Webb County, Texas, between the cities of Freer and Encinal on State Highway 44, Covenant Ranch is one of the premier Whitetail hunting ranches in Texas.

Being entirely high-fenced with five DMP pens and under an intensive wildlife management program for decades, the Covenant boasts some of the absolute best trophy Whitetail hunting in the state - both as a result of sound management practices along with an abundance of surface water throughout the ranch. The crown jewel of the ranch is its fluctuating 300-acre lake which is overlooked by a 6,400 square-foot lodge along with an 1,800 square-foot guest or manager's house.

Additional improvements include a newer 10,000 square-foot facility with a 3 bedroom 2 bath apartment, ranch operations office, game cleaning room with walk-in cooler and freezer, equipment storage area/helicopter hangar space, maintenance shop, and helipad; two additional barns, one with an extensive rain water capture, storage and distribution system; a three-stall horse barn; covered dog kennels; and a 3,800' paved runway.

Potable water for the facilities are provided by an off-site water well, which is pumped to the ranch and then treated utilizing a state-of-the-art Culligan water treatment system before being stored in two 50,000 gallon tanks.

While the mineral estate of the ranch has been partially severed over the years, a portion of the mineral and royalty interests are available to convey with the ranch.

The following equipment will be included:

2 Ford F-250 Trucks	Assorted Trailers
1 Hummer with highrack	2 Dump Trucks
1 Chevrolet Pickup with highrack	4 Bulk-Feed Storage Bins
1 Ranch Truck	Elevated Shooting Platform (2,500 yard range)
2 John Deere Tractors	Lodge Furnishings
2 Shredders	Office Furnishings
3 Kawasaki Mules	Guest Apartment Furnishings
68 protein feeders	
20 corn feeders	
6 archery blinds	
14 rifle blinds	
3 trailer blind	

# COVENANT RANCH



+/- 300 ACRE LAKE



5 DMP PENS



INCREDIBLE WILDLIFE HABITAT



ADDITIONAL +/- 50 ACRE LAKE



EXCELLENT ROAD SYSTEM



3,800' PAVED RUNWAY

# COVENANT RANCH



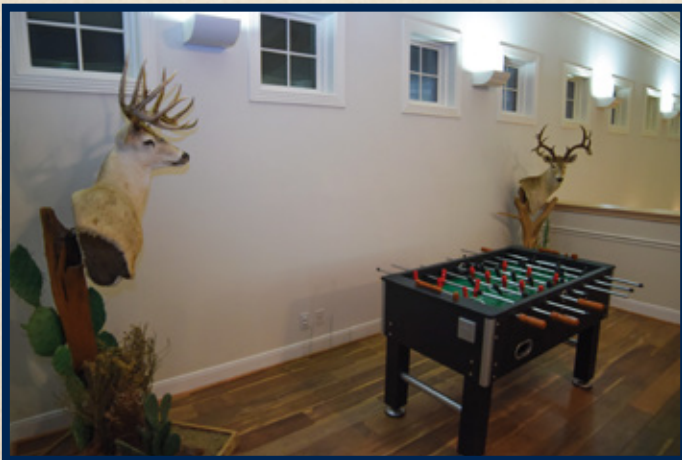
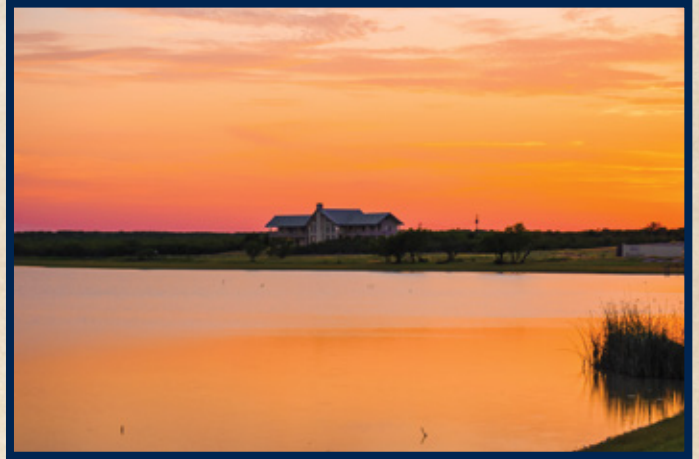
Overlooking the main acre lake, the stone lodge features a Great Room with beautiful views of the water. With 10 bedrooms and 9 bathrooms, a gourmet kitchen, and gameroom/loft, the lodge is ideal for entertaining large groups.



# COVENANT RANCH



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At approximately 10,000 square-feet, this facility serves as the operations hub for the ranch. Featuring a 3 bedroom / 2 bath apartment with kitchen and living space; two offices & hunter reception room; workshop, equipment storage and helicopter hangar space; game cleaning room with overhead lifts, walk-in cooler and walk-in freezer; 5 high-bay doors; and a helicopter pad.

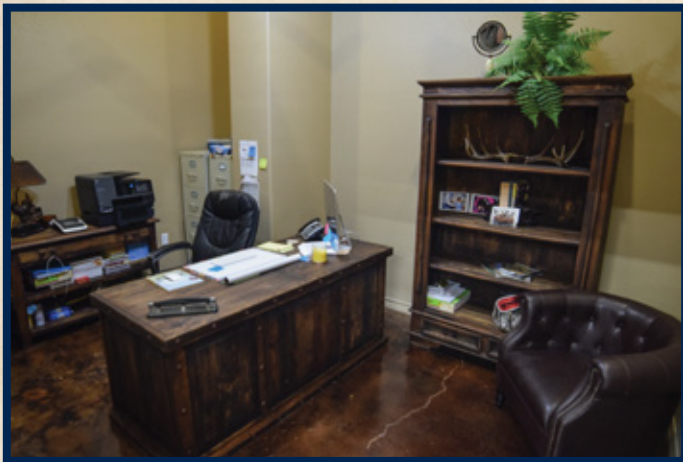


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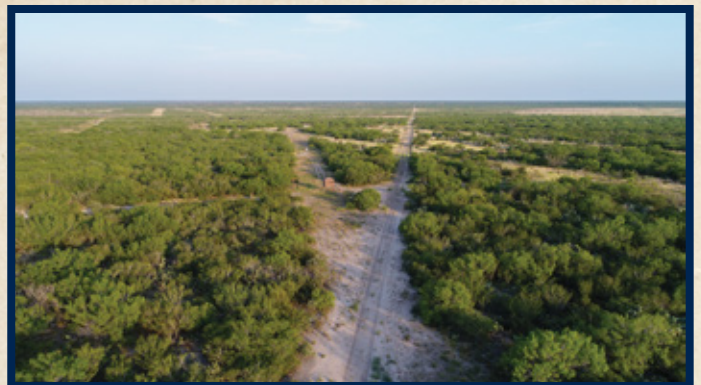
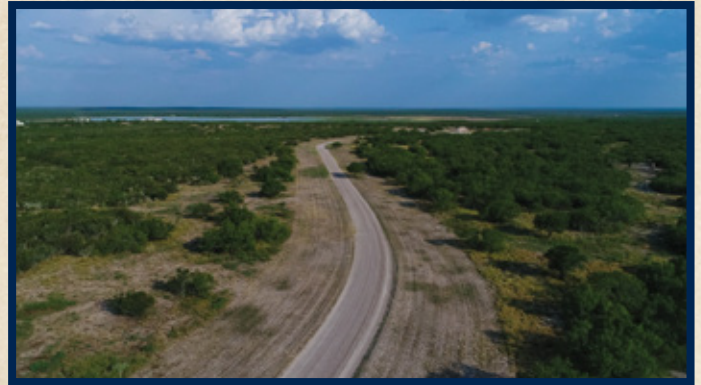
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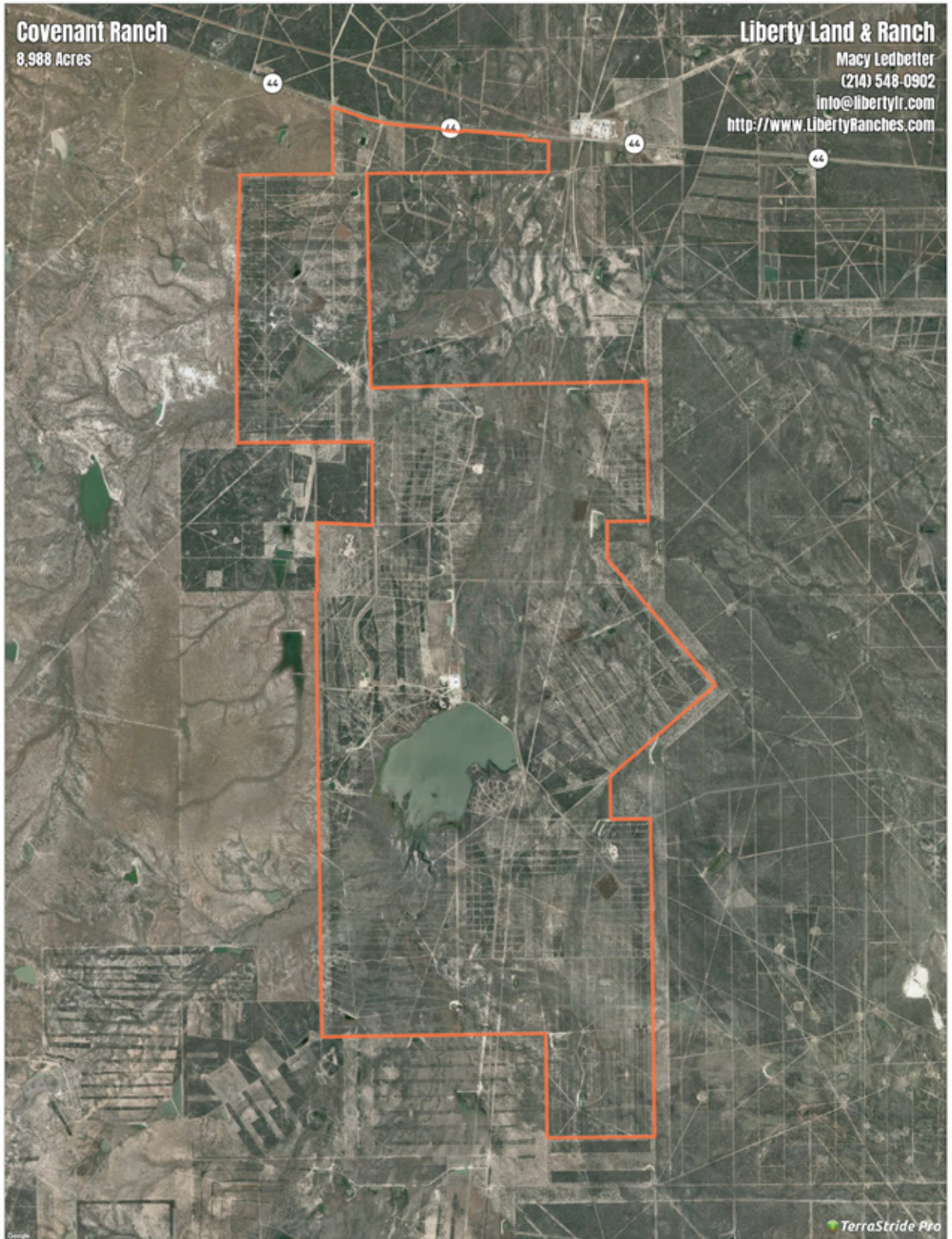
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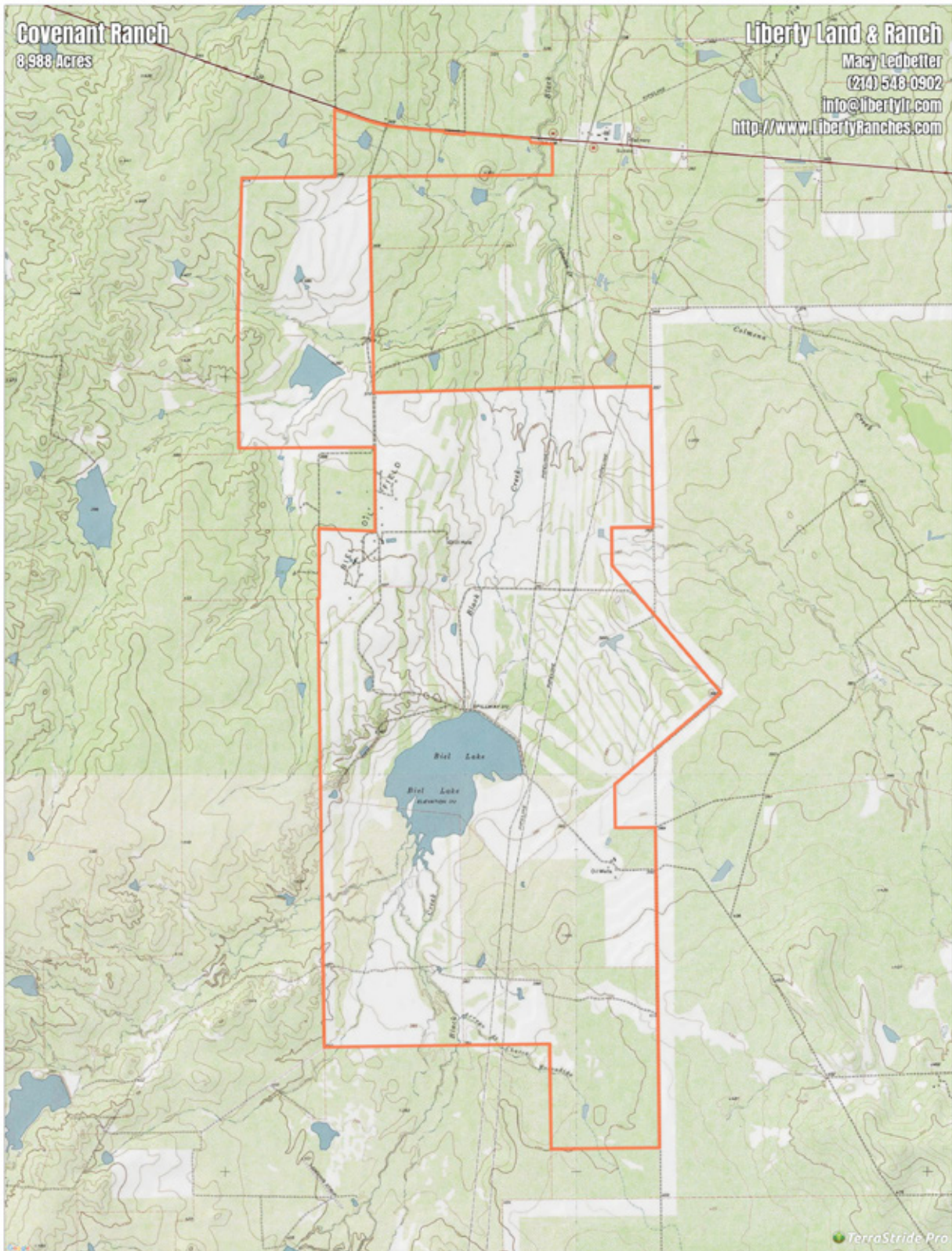
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# COVENANT RANCH



## 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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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.

Liberty Land & Ranch	560593	info@libertylr.com	214-548-0902
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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