



REPUBLIC RANCHES LLC

Our Legacy is in the Land

CRESTONIO RANCH

16,380± Acres | \$73,710,000 | Jim Hogg & Duval Counties, Hebbronville, TX

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DESCRIPTION

The Crestonio Ranch is perhaps one of the finest and most complete South Texas hunting ranches to be offered on the market. Extensive and refined improvements match the sprawling 16,000± acre ranch just north of Hebbronville. The crown jewel of the operation is the quail hunting, which is outstanding. 9,600± acres of the ranch are high-fenced and over many years the deer herd has been developed to be one of the finest in Texas with multiple 200+ inch scored deer harvested. Tremendous dove hunting, plentiful turkey, and the entire ranch is set up to facilitate an efficient cattle operation. The improvements on the property are highly refined for entertaining guests in South Texas luxury. The Crestonio is truly a complete ranch that has been patiently created to become a true Texas playground and working ranch.

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LOCATION

The ranch is located just northeast of Hebbronville Texas. It has extensive frontage on both FM 359 and State Highway 16.

TOPOGRAPHY, RANGELAND & HABITAT

Soils on this ranch are dominated by fine sandy loams of the northwestern sand areas of south Texas (primarily Delmita and Delmita Bruni complexes). These soils are slightly tighter than some of the sugar sands found further south but have the ability to retain moisture better during drier periods common in south Texas.

The ranch is a mixture of more open native and some improved grasslands along with brush species commonly found in this region of Texas including catclaw, black brush, mesquite, and guayacan.

The land generally has gently rolling topography with over 70' of relief between the high and low points of the ranch. There are a few minor drainages that run through the property, and there are multiple ponds, lakes, and watering holes.

AGRICULTURE

The Crestonio Ranch is also an outstanding cattle ranch. The ranch is currently running about 300 cow-calf pairs and over 200 yearlings. The rotation of the cattle through the ranch's 38 pastures promotes soil health and new growth of forbs and grasses. Eighteen sets of cattle pens are located strategically throughout the ranch.

OTHER

The Crestonio Ranch is co-listed between and Republic Ranches, LLC and Dan W Kinsel III Ranch Broker.



WILDLIFE

Northern Bobwhite Quail:

The primary quarry for hunters on the ranch is bobwhite quail. Much of the ranch is committed to maximizing quail habitat and production through rotational grazing, prescribed burning, and mulching quail strips. The ranch is parceled into 37 separate pastures to allow for managing the cattle herd to promote consistently high-quality quail populations. Water is distributed efficiently throughout the ranch with nowhere on the property further than a 1/4 mile from a water source. These practices coupled with naturally productive soils, grasses, and brush provide some of the highest quail production you will find.

The Crestonio ranch has developed a system balancing open grasslands and brush conducive to these types of soils that has created what is likely the most consistent wild quail ranch in south Texas. Over the past four years the ranch reported the following:

- '20-'21 - 28 coveys per day in field average
- '21-'22 - 31 coveys per day in field average
- '22-'23 - 20 coveys per day in field average
- '23-'24 - 23 coveys per day in field average

Quail "top day" numbers for each year:

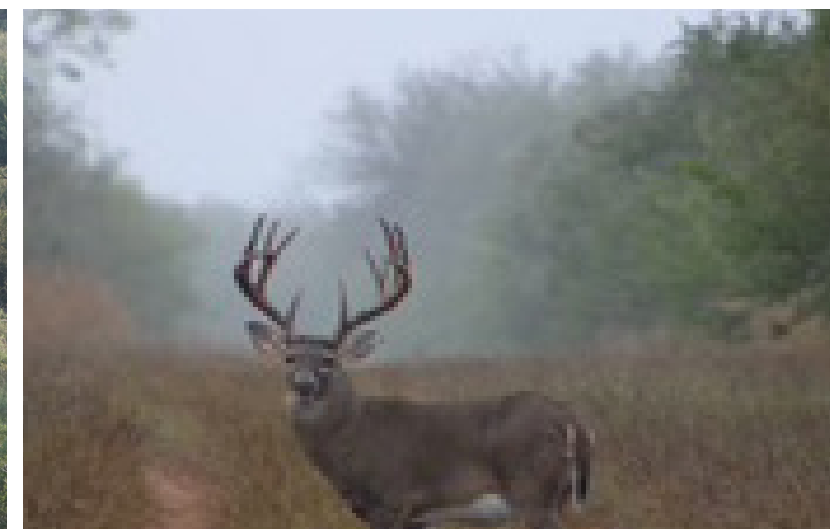
- '20-'21 / 34 Coveys
- '21-'22 / 54 Coveys
- '22-'23 / 37 Coveys
- '23-'24 / 45 Coveys

Looking at the long-term averages of quail population in south Texas none of the last four years were considered better than average. This is an astounding achievement on Crestonio considering these were all below average years for the region.

White-tailed Deer:

The deer herd in the 9600-acre high fenced pasture has been intensively managed for over 20 years. The goal of the program has been to produce large trophy bucks each year. Initially, the TTT program was used to introduce females from ranches in south Texas which had known trophy deer programs in place. An intense culling program was established to eliminate bucks from the standing herd with undesirable antler characteristics. Texas Parks and Wildlife DMP pens were then constructed and utilized to enhance the genetics in the pasture.

This intense management is currently producing several mature bucks over 200" per year. Due to exceptional fawn survival each year, an intense supplemental protein feeding program and a highly developed water distribution system, the white-tailed deer population should sustain a recommended buck harvest of over 100 bucks per year. The deer herd is kept at around a deer per 20 acres so that the plan is manageable, and there is a very even age class structure throughout the property.



WILDLIFE CONT.

Rio-Grande Turkey:

Multiple large oaks, bull mesquites, cedar elms, and hackberries provide plenty of roosting areas for turkey and they are plentiful on the ranch.

White-wing & Mourning Dove:

Dove hunting on the ranch is strongly supported by multiple ponds that are edge manicured to provide outstanding dove hunting opportunities. Both white-winged and mourning doves are abundant on the Crestonio.

IMPROVEMENTS

The luxurious contemporary main lodge sits adjacent to a 7-acre lake with expansive porches, a boat house, a fire pit, pool/spa and outdoor dining with fireplaces for entertaining on cooler nights. The custom-designed lodge was built to the finest detail and includes a den, sitting room, dining room, and breakfast room included in the huge kitchen. The master bedroom is separated from the lodge and the eight guest cabanas all surround a lovely courtyard with a water fountain and live oaks. There is a game room and TV room adjacent to the main lodge. Next to the main lodge is a classic gun room for preparing for the hunt and large enclosed equipment barn to hold the many quail rigs and hunting trucks.

There is a separate ranch operations area with multiple barns, a game cleaning station, equipment storage, grain bins, dog kennels, and a second lodge is also just down the road from the main lodge.

Several more homes are scattered throughout the property for ranch hands and spillover for large guest parties.

WATER

The ranch sits on the Gulf Coast Aquifer and most of the water wells are between 275' and 650' deep and all produce significant water volumes between 30 gpm and 200 gpm.

There are 29 electric wells and 11 solar wells on the ranch and over 28 miles of water lines to distribute the water.

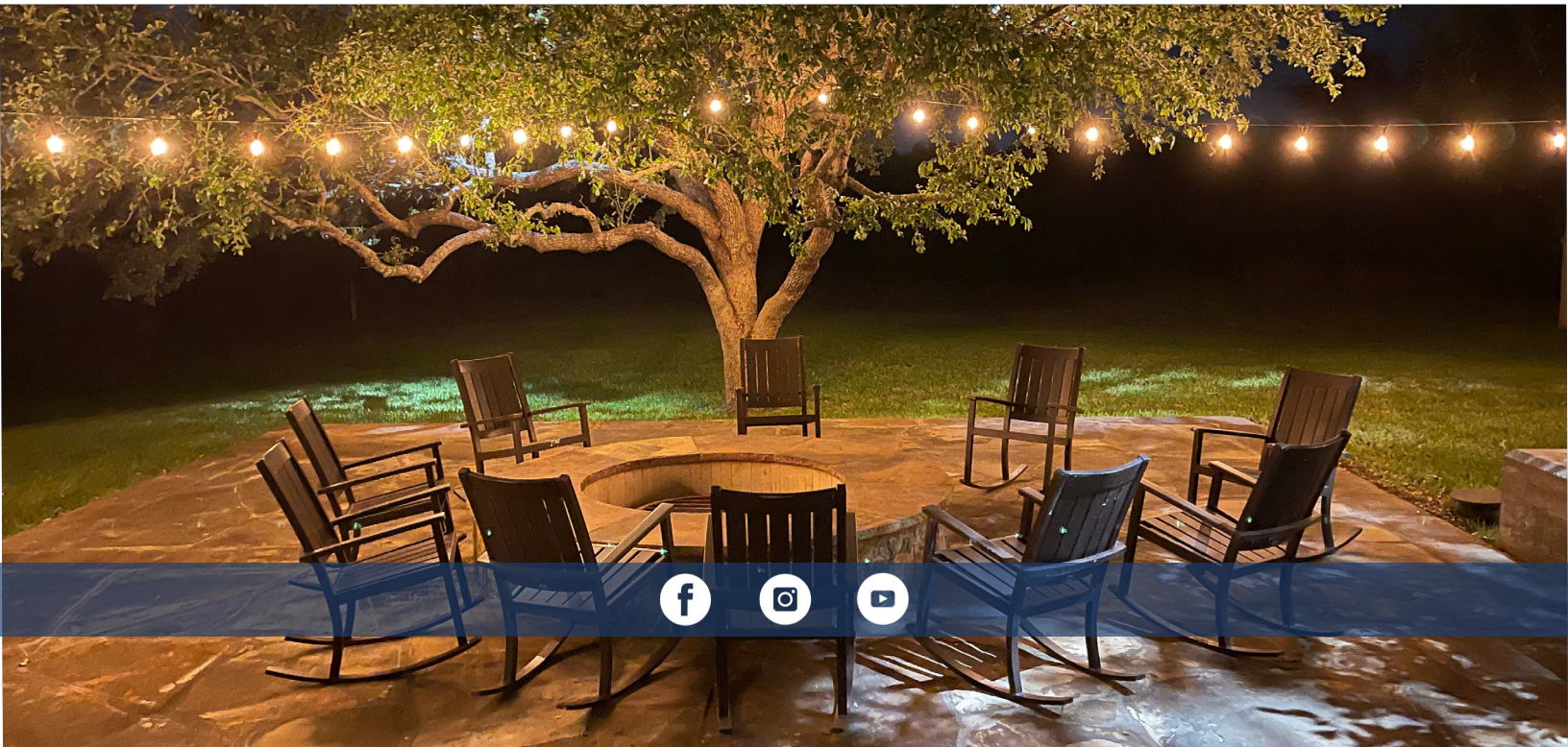


ELECTRICITY

Electricity is found at various places throughout the ranch.

MINERALS

There is no production on the entire ranch. This is a surface estate sale only.



11-2-2015

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:
 - 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

IARS 1.0

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