

REPUBLIC RANCHES LLC

Our Legacy is in the Land

DOUBLE Q RANCH

2,771± Acres | \$20,000,000 | Goliad County, Goliad, TX

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DESCRIPTION

The Double Q Ranch is what one thinks of when it comes to a classic Goliad County ranch replete with trophy live oaks, pecan bottoms associated with the meandering San Antonio River frontage, wildlife-rich creek drainages, grasslands, and rolling topography. Complementing the natural beauty of the ranch are a well-appointed custom home, pool, guest quarters and well-maintained landscaping located on a rise overlooking the Martinez Creek bottom. In addition, there is an operational headquarters with all the necessary improvements and infrastructure for a well-functioning ranch.

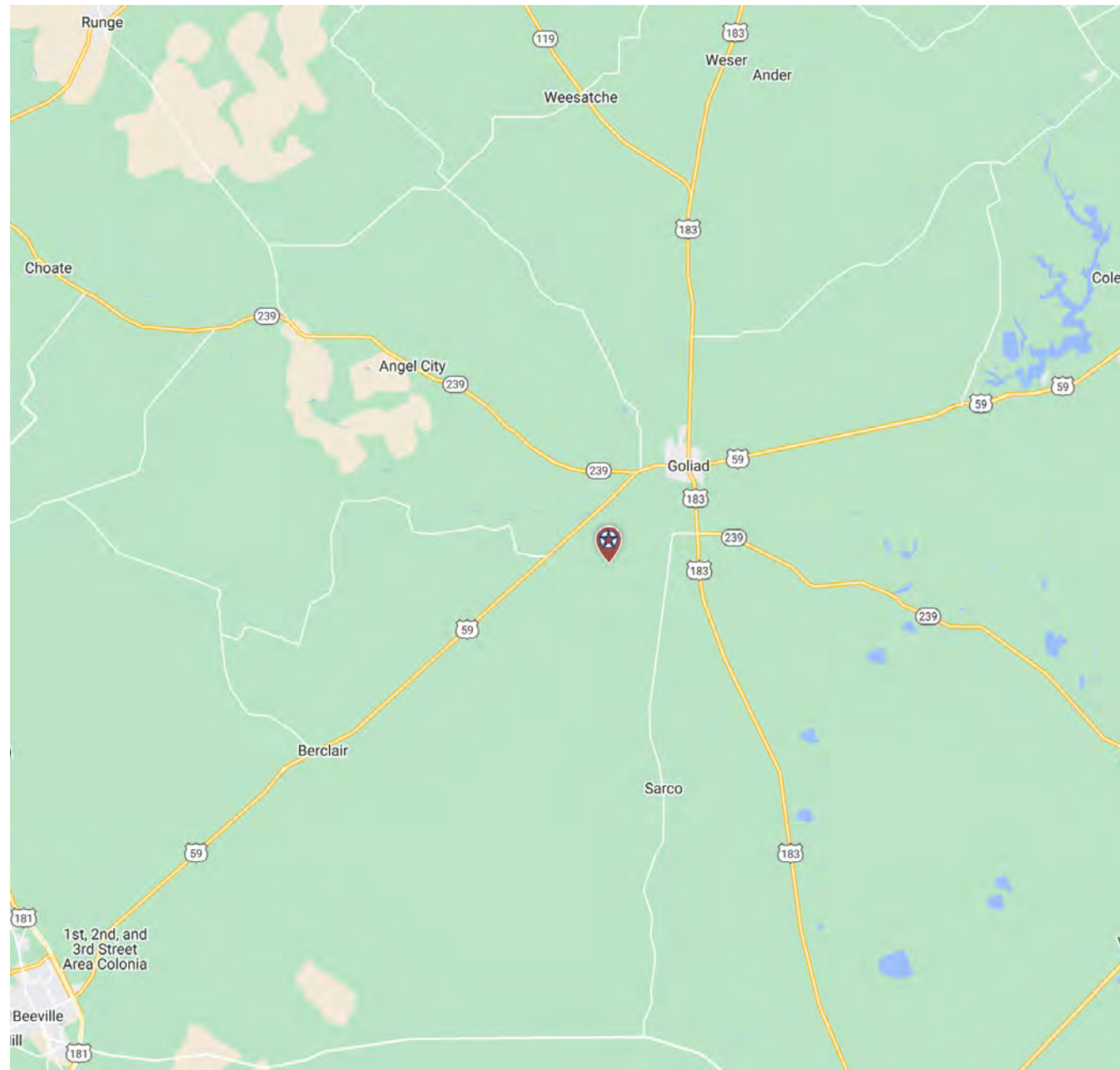
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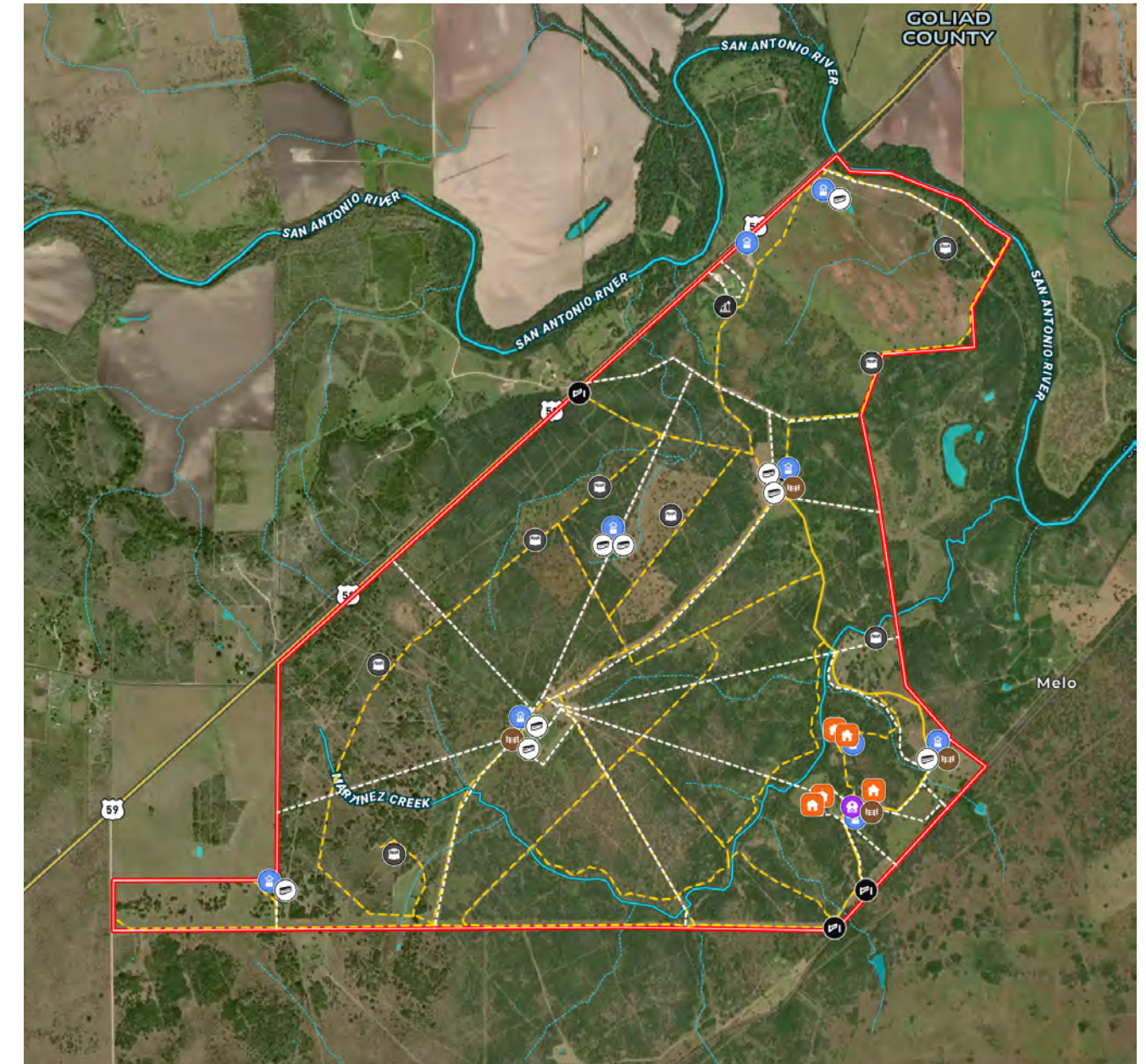
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LOCATION

The Double Q Ranch is easily accessed by way of the main gate on paved Clip Road where the ranch has just over 3/4 of a mile of frontage. The ranch also has access along Highway 59 with 2.6 miles of frontage. The main gate is located approximately 6 miles from the historic town of Goliad, Texas. It is also easily accessible from Victoria (32 miles), Corpus Christi (70 miles), San Antonio (98 miles), Austin (135 miles), and Houston (160 miles).



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch features a beautifully diverse landscape, including rolling rangelands complete with live oak trees that witnessed the early history of Texas. The topography and habitat associated with the San Antonio River bottom, Martinez Creek and numerous other unnamed creeks provides rangeland diversity, views and solitude alike. The rangelands vary from dense oak woodlands to native pastures to improved hay pastures. Approximately 265 acres associated with the San Antonio River bottom are in the floodplain as well as the Martinez Creek drainage and one other drainage.

WILDLIFE

The low fenced ranch has high-quality diverse wildlife habitat creating a haven for wildlife. The ranch enjoys populations of white-tailed deer, Rio Grande Turkey, dove, quail, javelina, waterfowl, songbirds, various predators, and feral hogs.

AGRICULTURE

The ranch's mix of diverse native rangelands supports the active cattle operation. The ranch rotates its cattle through 11 fenced pastures and has two sets of working pens for efficiency. The perimeter and interior fencing are in good condition.

The ranch has several hay meadows in support of its cattle operations.





IMPROVEMENTS

The ranch is well improved for both owner enjoyment, recreation, and ranching operations.

The following owner/guest residential improvements are in the main home area:

Main home: The main home is a 4,366 SF 3-bedroom custom home with excellent landscaping and views of the Martinez Creek bottom.

Guest home: The guest house is a 2,712 SF custom home with four bedrooms opening to the courtyard and pool just down the hill from the main home.

The operational headquarters of the ranch are a short distance away and include the following:

- Ranch house 1: 1,722 SF home.
- Ranch house 2: 2,230 SF home.
- Canopy work/equipment sheds: over 18,000 SF of canopy sheds in the main ranch operations area.
- Enclosed barns: over 4,000 SF of enclosed barns.
- Multiple smaller sheds. Several sets of cattle working pens (one in HQ area and the other centrally located on ranch).

In addition:

- The ranch has an outstanding road system with extensive paved roads to HQ the main home area.
- The ranch has excellent perimeter and cross-fencing associated with the multiple pastures and traps.



WATER

The ranch has over 3,600' of frontage on the San Antonio River along its northern boundary many miles of wet weather creeks, including 3 miles of Martinez Creek, traversing the ranch.

The ranch also has nine water wells along with related storage and delivery facilities. Being located over the Gulf Coast Aquifer, groundwater is plentiful and easily accessible in this area.



ELECTRICITY

Electrical service is in place at several locations across the ranch.

MINERALS

The offering is surface only. There are a couple of active gas wells, etc. near Hwy. 59 on the northwest portion of the ranch that are accessed from Hwy. 59.

AREA HISTORY

Goliad County has a storied place in Texas history.

Specific to the ranch, the remains of Nuestra Señora del Rosario Mission, are located on the ranch (near NW property line), so named by Capt. Manuel Ramírez de la Piscina of nearby Presidio La Bahía for the church in his native town in Spain... It was established in November 1754 by Father Juan de Dios Camberos of the College of Nuestra Señora de Guadalupe de Zacatecas in an attempt to make peace with the various Karankawan tribes-the Cujanes, Copanes, Guapites, and Karankawas proper-who did not get along with the other Indians at the already existing missions.

[paraphrased from the Texas State Historical Association online resource, please see same for further details].





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

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