

REPUBLIC RANCHES L.L.C.

Our Legacy is in the Land

BREWINGTON LAKE RANCH

176± Acres | \$6,500,000 | Bandera County, Medina, TX

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DESCRIPTION

Looking for Big Private Live Water? The Brewington Lake Ranch is set in a secluded and quiet canyon in the majestic hills of northern Bandera County. With nearly a mile of both sides of Brewington Creek and an improved dam that creates a 12+/- acre spring/creek fed lake, the property is truly a haven for boating, fishing and hunting enthusiasts. The property offers several custom improvements including a main home overlooking the lake. The ranch is naturally beautiful with exceptional live water including three waterfalls and extensive views. Brewington Lake Ranch is a rare live water property that offers numerous recreational activities for family and friends all at your own private retreat!

ASSOCIATE CONTACT

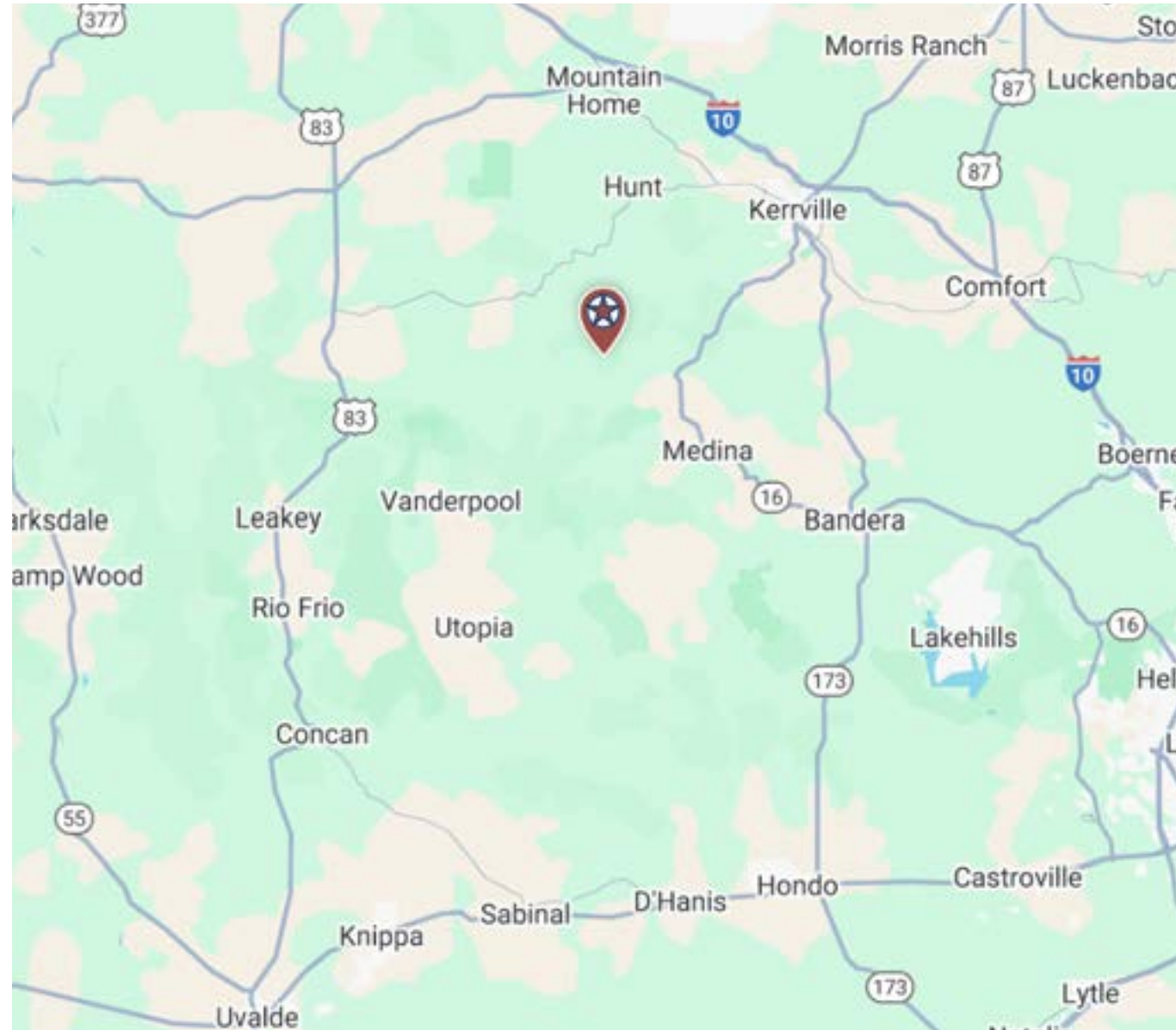
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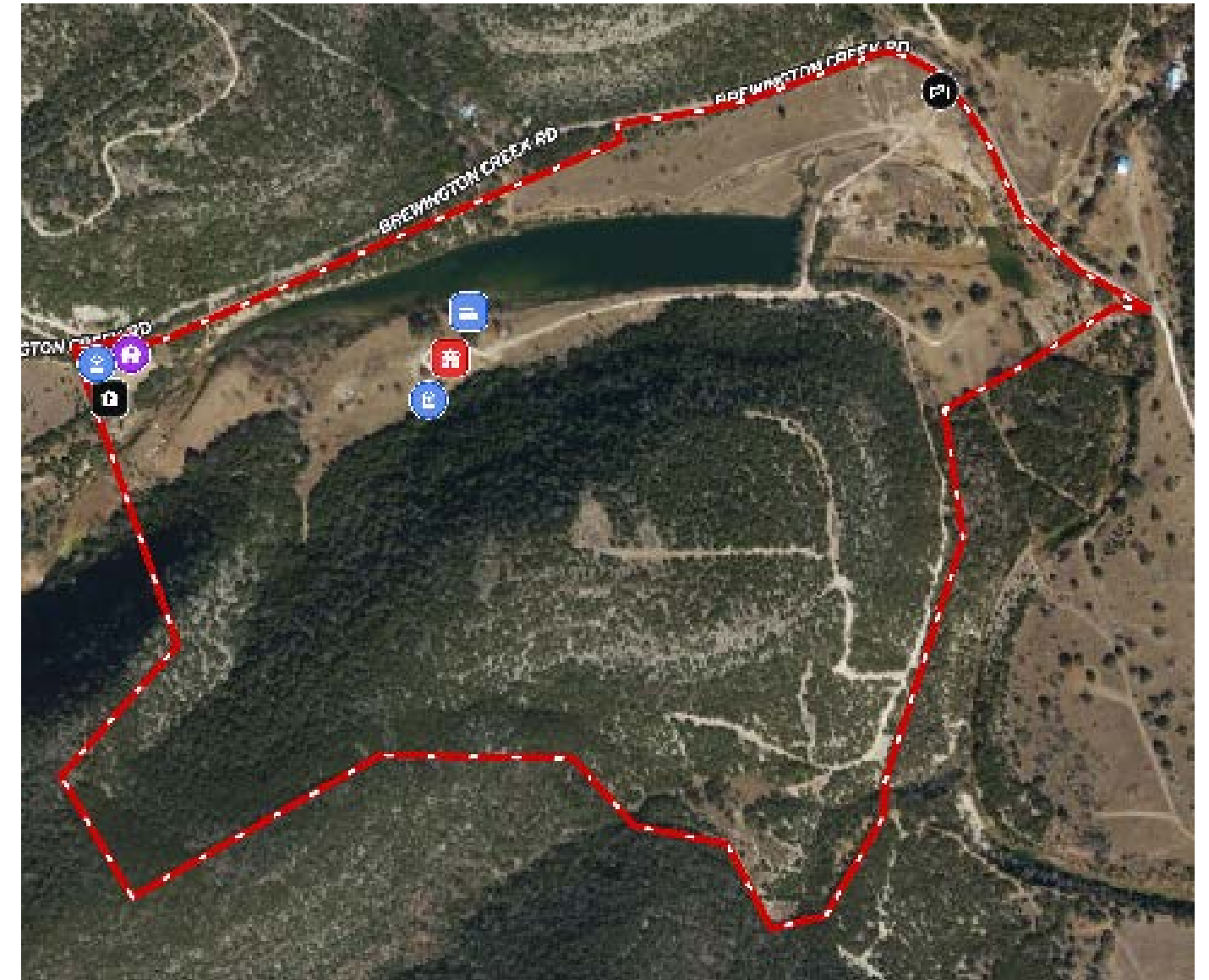
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LOCATION

The entrance of the ranch is easily accessible through the private gate on Brewington Creek Road approximately 1.5 miles off of paved FM 2107. The ranch is 11 miles from Medina and 24 miles from Bandera. The property is 73 miles (only 1.5 hours drive time) from the San Antonio International Airport.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

This Hill Country ranch has over 365' of topographical relief with the highest elevation being 2066' above sea level. The ranch sits in the Brewington Creek valley. The valley bottoms offer deep rich soils that support diverse grasses and trees.

The greater Medina Valley hosts a variety of trees including live oak, Spanish oak, shin oak, lacey oak, Texas Madrone, big tooth maple, cypress, sycamore, pecan, cherry, redbud, walnut and ashe juniper. Many of these species are found on the ranch. The diversity continues with the brush species, succulents and grasses providing excellent habitat for wildlife.

Juniper management has been in place on the ranch for years in the valley, lower hillsides and a portion of the high country. The juniper management program has improved the overall habitat/range conditions and views.

WILDLIFE, HUNTING & FISHING

The Brewington Lake Ranch is predominantly low-fenced with some limited high fencing on Brewington Creek Road. The ranch, being low-fenced, allows a variety of animals to use the ranch for shelter, food and water. The ranch hosts populations of white-tailed deer, Rio Grande turkey, dove, seasonal waterfowl and varmints. The free-ranging exotics known to inhabit the area include sika deer, axis deer, fallow deer, blackbuck, aoudad and feral hogs. This area of Texas is also known as a unique destination for birdwatchers!

The highlight of the ranch is the live water and expansive lake. Brewington Lake Ranch offers multiple fishing opportunities from shallow water sight casting to deeper water crankbait fishing. The lake provides easy access to launch a kayak or stand-up paddleboard and there is a dock with a pontoon boat (that will convey). The main lake (or the smaller lake) can be stocked seasonally with freshwater trout for added fishing opportunities, as many landowners in this area do.



IMPROVEMENTS

Main House: The custom Hill Country Classics home overlooks the lake with a spacious front porch that is perfect for watching wildlife and entertaining. The home has three bedrooms and three bathrooms with a four car garage and all new appliances. The open kitchen and great room have large windows to allow plenty of natural light and views of the lake.

Guest home: The guest home is a short walk to the west of the main house. The home is two stories with three bedrooms and 1.5 bathrooms. This house is updated and convenient for overflow guests.

Manager's Home: This home is located on the west side of the ranch and has access to its own external gate or internal road on the ranch. The home has been updated and is perfect for a ranch manager or even a further overflow of guests.

Barn: The large three sided metal equipment barn has a concrete floor and is located on the west side of the ranch. It is perfect to park equipment or vehicles. Connected to the barn is an insulated workshop that is ideal for any ranch project or storage.

Bunkhouse: This home is next to the barn and can be converted into a studio, office or extra beds for hunters or guests.

Road Infrastructure: The ranch can be accessed from three gates that front on Brewington Creek Road. The internal roads are well kept and provide access across the ranch including the highest point for spectacular views.



ELECTRICITY

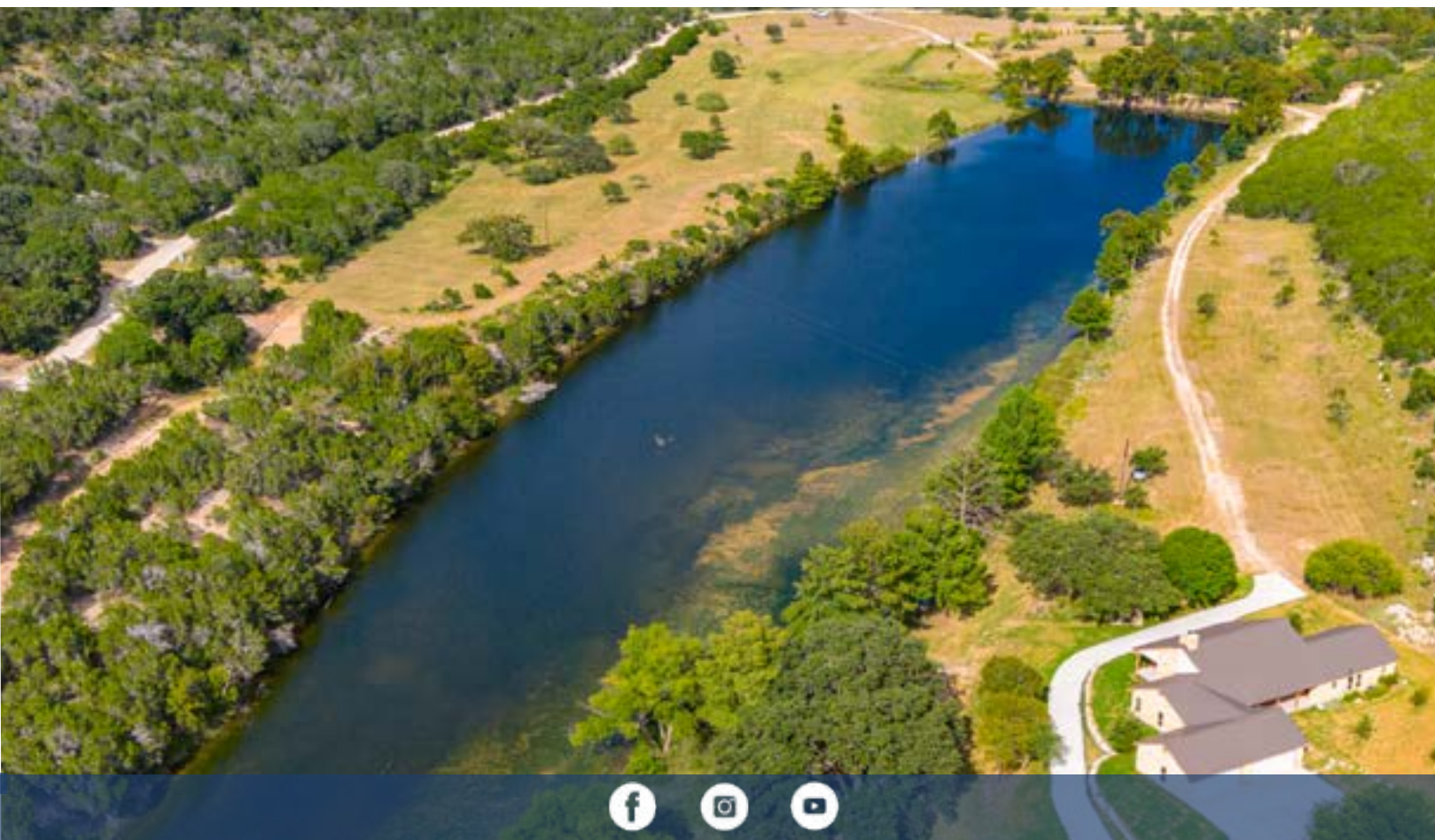
Electricity is in place with existing service to several areas of the ranch.

AREA HISTORY


A quick drive from the ranch is the lovely town of Medina. Medina is known for its apple trees and the Medina River. The famous Twisted Sisters drive traverses the area and don't forget to stop into the Apple Store Bakery for a burger, apple pie or apple ice cream. Lost Maples State Park is located nearby and provides incredible hikes and views in the fall when the maple trees' leaves change color. A little further is the town of Bandera (the "Cowboy Capital of the World") with restaurants, bars, a variety of shops, grocery store, feed store, and hardware store.

TAXES

The ranch is appraised for ad valorem taxes under 1D1-Ag/Wildlife Management valuation on its open space.



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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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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