

REPUBLIC RANCHES LLC

Our Legacy is in the Land



WHL RANCH

848± Acres | \$25,438,500 | Blanco County, Johnson City, TX

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DESCRIPTION

This 847.95-acre property, located just 4 miles north of Johnson City, offers a rare and valuable investment opportunity. With its unrestricted frontage on HWY 281, stunning natural landscape, a ranch house, and existing water and power infrastructure, the property holds immense potential for future development or recreational use. Whether you're seeking to develop residential or commercial projects or simply invest in a large tract of prime Hill Country land, this property provides unmatched versatility and long-term value in one of Texas' most sought-after areas.

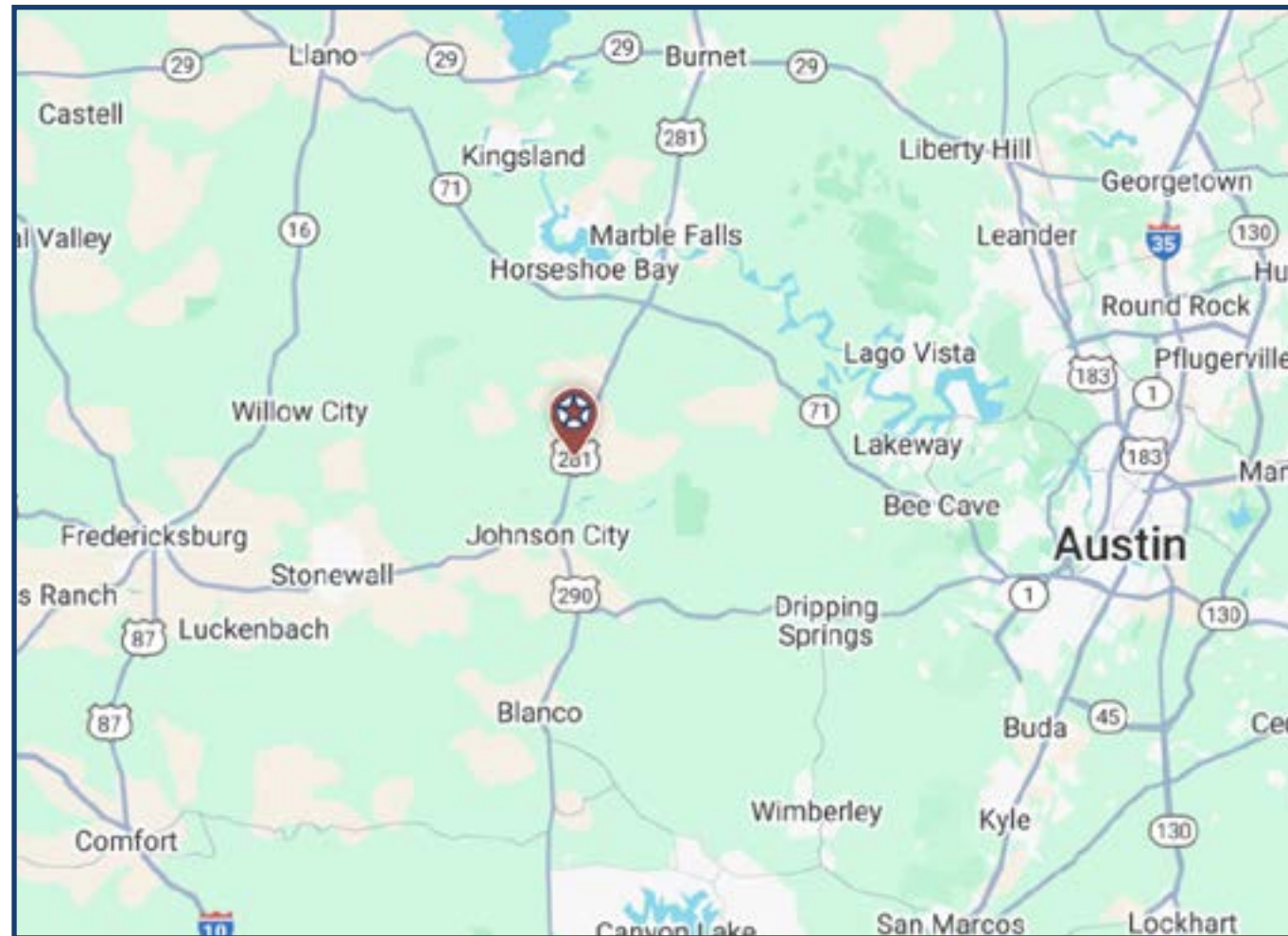
ASSOCIATE CONTACT

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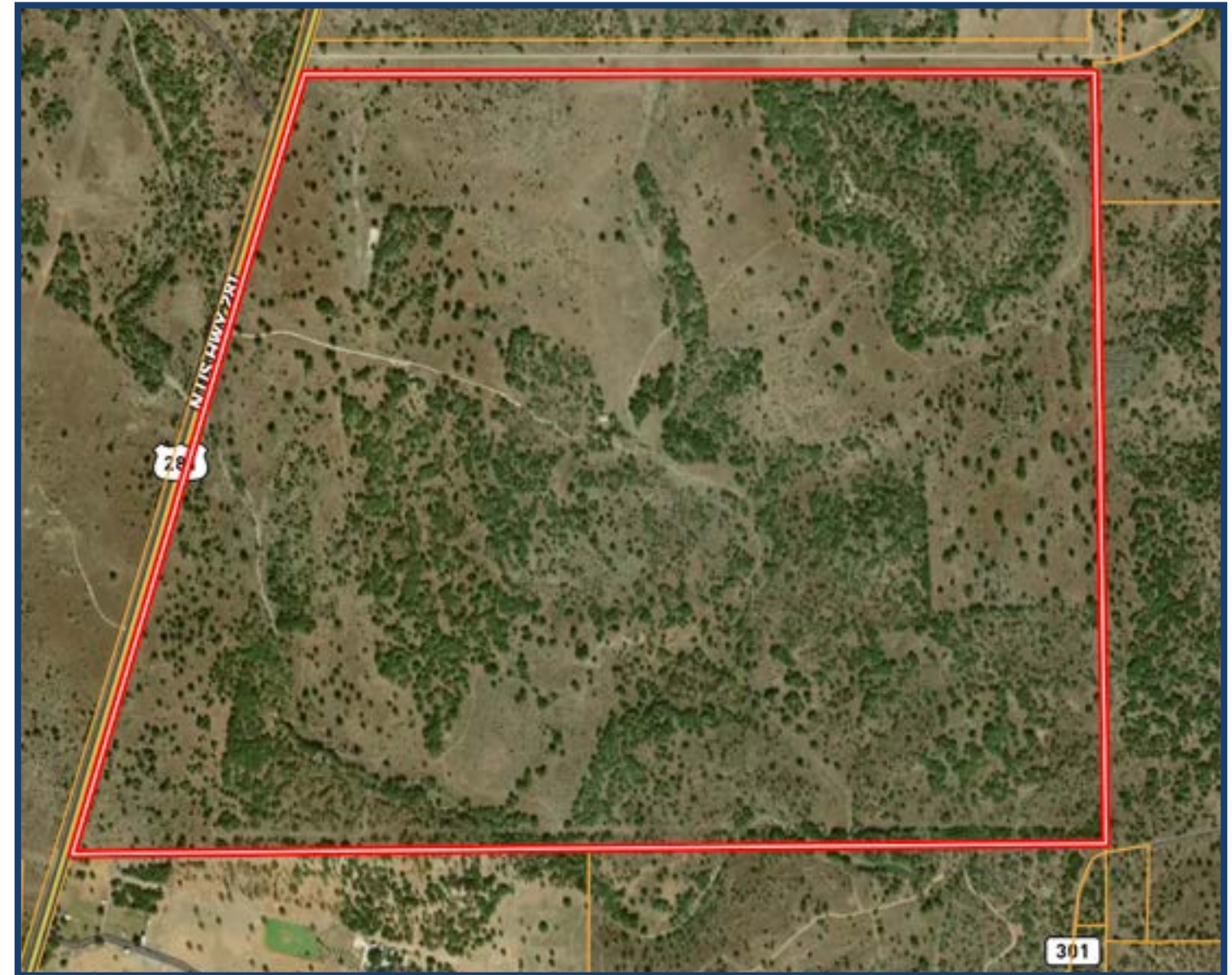
RYAN MOODY
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ryan@republicranches.com

LOCATION

Positioned 4 miles north of Johnson City, this property benefits from 1.11 miles of HWY 281 frontage, providing excellent visibility and accessibility. Its location along a rapidly developing corridor in the Texas Hill Country enhances its potential for future appreciation and investment. The proximity to Johnson City, with its local charm and growing economy, adds further value for both commercial and residential opportunities.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The land features beautiful rolling hills, selectively cleared to showcase large oak trees while maintaining a minimal volume of cedar. This balance of open terrain and natural wooded areas creates an attractive setting ideal for development, recreation, or conservation. The property's expansive 4,875 feet of the Cottonwood Creek watershed also presents a unique opportunity for lake construction, enhancing the land's future potential for residential or resort-style developments.

WILDLIFE

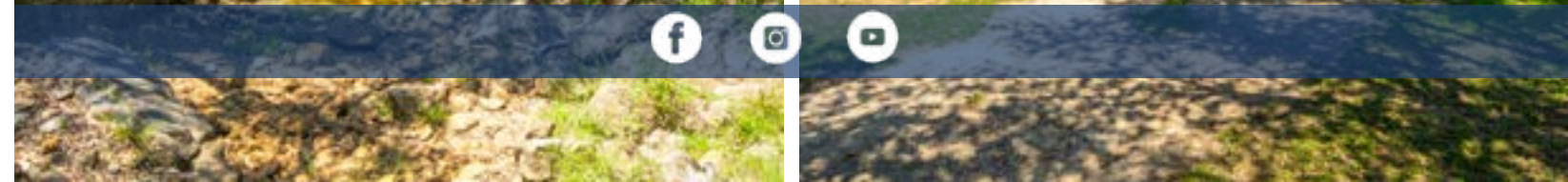
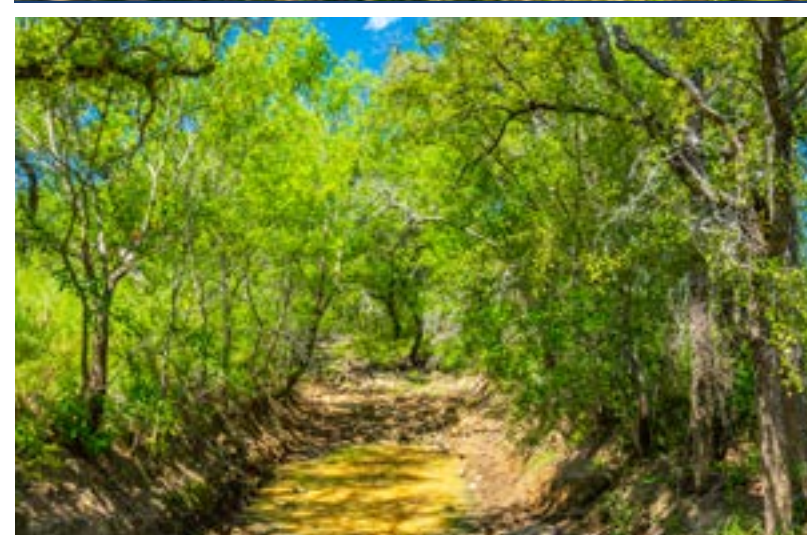
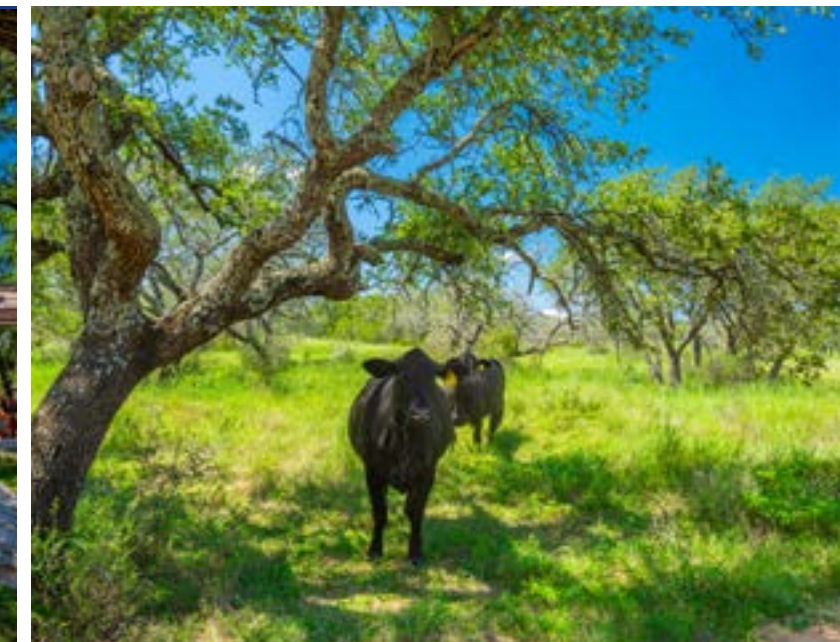
The property is home to a variety of wildlife, including white-tailed deer, turkey, hogs, and axis, making it a premier location for hunting and outdoor recreation. The mixed terrain provides excellent habitat for these species, further enhancing the property's appeal for recreational land buyers or those interested in maintaining the land for hunting purposes.

IMPROVEMENTS

This property is ready for immediate use, featuring a ranch house built in the 80's, offering approximately 1,300 square feet of living space. The property also comes equipped with a tapped and functional water well, and the land has been selectively cleared over the years to maintain its natural beauty. The unrestricted status allows for a variety of development possibilities, making it suitable for residential, commercial, or mixed-use projects.

WATER

In addition to the functional water well, the property boasts 4,875 feet of the Cottonwood Creek watershed, offering significant water resources with potential for lake construction. This feature could prove valuable for developers looking to create recreational or residential water features, further enhancing the property's appeal and future value.



ELECTRICITY

The property benefits from on-site power access, offering convenience and infrastructure readiness for any future development. The proximity to HWY 281 further ensures easy access to utilities, making this land even more attractive to developers seeking a seamless transition into construction.

AREA HISTORY

Johnson City, known as the gateway to the Texas Hill Country, has a rich history rooted in agriculture, ranching, and outdoor recreation. Over the past decade, the area has experienced significant growth due to its proximity to both Austin and San Antonio, becoming a hub for tourism, wineries, and residential developments. This growth, combined with the region's natural beauty, makes this property particularly well-positioned for future appreciation and development.





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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N/A	N/A	N/A	N/A
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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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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