

REPUBLIC RANCHES LLC

Our Legacy is in the Land



BLACK GOLD RANCH

94± Acres | \$8,400,000 | Colorado County, Columbus, TX

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DESCRIPTION

Located just north of Columbus and next door to the Big Easy Ranch is the Black Gold Ranch. It is a beautiful property with towering oaks, a large fishing lake, and a great high-fenced hunting property. The property includes immaculate improvements including a main home on a hill overlooking the lake, a guest house, and a lake house. A large, enclosed storage barn with A/C, buried electric lines (including 3-phase power), and a back gate that leads to the Big Easy makes this unique and very private property highly desirable and almost impossible to duplicate.

ASSOCIATE CONTACT

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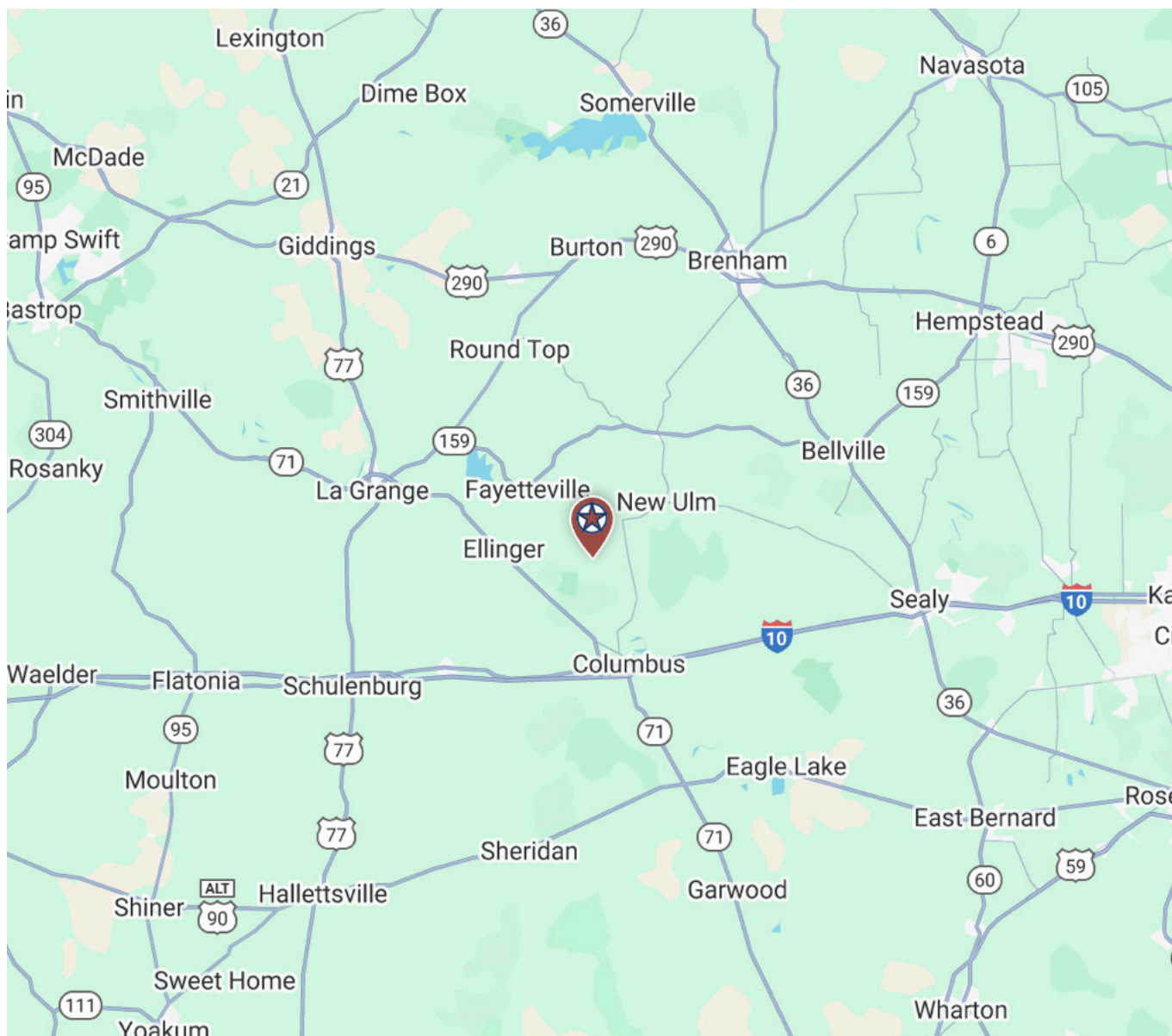
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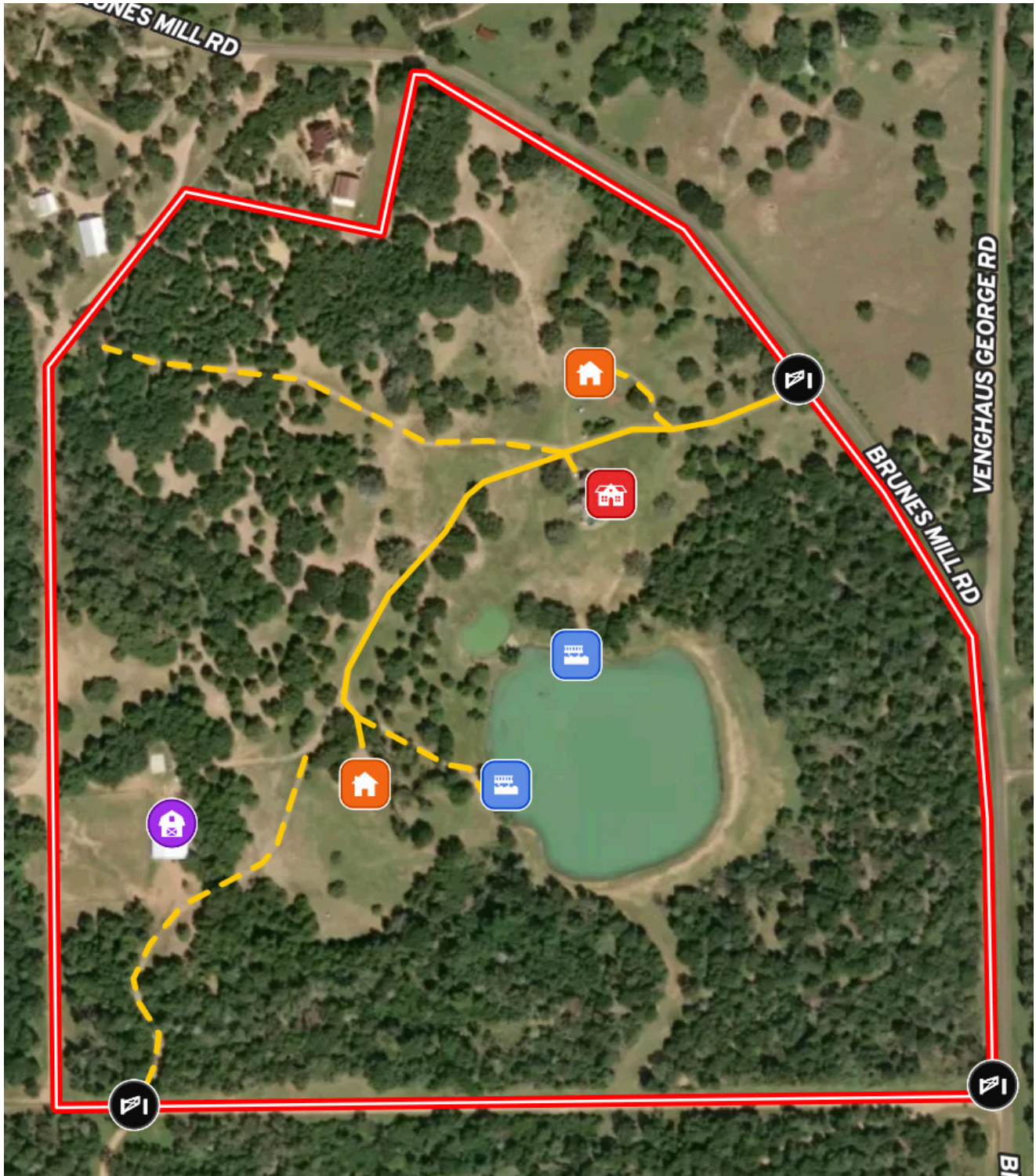
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LOCATION

The ranch is on Bruner Mill Road eight (8) miles north of Columbus. The property has over a half mile of paved road frontage on Bruner Mill Road. The ranch is 80 miles from Houston and 87 miles from Austin.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property is rolling topography with over 90' of relief. It combines thicker woods and more open grasslands with primarily mature live oaks as well as other large trees such as water oaks, elms, juniper, and hackberries. The soils are sandy loams and the property is well drained with the topography and has no floodplain. A small, wooded creek runs through the property which provides great cover for the wildlife.

WILDLIFE

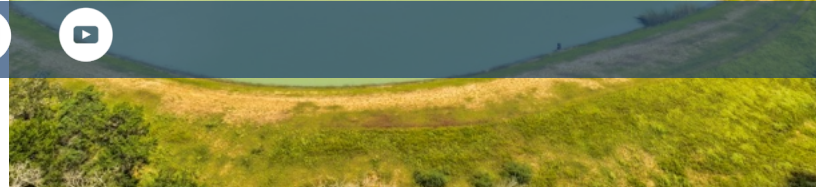
The Black Gold Ranch is high-fenced and includes genetically superior white-tailed deer and several species of exotics. The lake on the property attracts ducks in the winter, and there is a surprising number of quail and pheasant that find their way to the ranch from bird releases on the Big Easy.

WATER

An eight (8) acre lake is below the main home and is well stocked with trophy bass and catfish. The lake is maintained by an irrigation well so that water levels can be controlled and the lack of a creek running into the lake allows the owner to maintain a lake free of trash fish and operate a true trophy bass lake.

Groundwater here is plentiful, coming from the Gulf Coast Aquifer. There are two water wells on the property, one water well is 140' deep and utilized for the houses, while a deeper well (480'), is used primarily for keeping the bass lake full and is on 3-phase power.

This beautiful property offers direct access to the Big Easy Club next door. From your private ranch you have easy and direct access to one of the top 18-hole golf courses in the State, a large clubhouse with outstanding food and amenities. Imagine driving your own golf cart to access the wonderful array of activities and never having to use public roads and then being able to go back home to your own private ranch when the activities are done!



IMPROVEMENTS

Main House: Built in 2014, this 5,467 SF magnificent home is a four-bedroom house with amazing attributes that create a fantastic experience. Decorated tastefully throughout with fine furniture and top-end appliances. A spacious master bedroom is found downstairs with an expansive bathroom that includes a large walk-in closet, and both tub and shower. The master bedroom also has its own fireplace at the foot of the bed with great views overlooking the lake. A study is found just outside of the master suite. Upstairs are three guest rooms with full bathrooms and plenty of closet space. Downstairs there is the great room with a den/kitchen with a fireplace and breakfast room. A large theater room, utility room, mudroom, foyer, a living room with fireplace, and inside access to the two-bay garage. Gas is provided by a buried 500-gallon propane tank that fuels the kitchen cooktop and outdoor grill. Just outside the kitchen/den area is a large enclosed and air-conditioned patio with a full outdoor style kitchen, fireplace, huge television, and expansive glass walls for outdoor views of the lake and swimming pool.

Guest home: The guest house is a short walk from the main house and provides an additional two-bedroom, two-bath home with a kitchen, den, and its own fireplace.

Lake House: Down the hill nestled by the lake in a large stand of oaks and elms is the third home that includes two full bedroom/bath combinations. It includes a large open den and kitchen and designed as a game room for large gatherings or sending the kids down to enjoy the afternoons playing games and watching football.

Storage Facility: In the back of the property is a 6,000 SF building that has 4,200 SF enclosed and air-conditioned for storage.









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

IABS 1-0

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