

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## COMMISSARY POINT

1,658± Acres | \$4,900,000 | Cameron Parish, Big Lake, LA

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)







# DESCRIPTION

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Commissary Point is one of the finest recreational properties on the Gulf Coast, offering year-round enjoyment of the outdoors. This is a duck hunter's dream first and foremost, but also offers phenomenal fishing on Lake Calcasieu for speckled trout, redfish, and flounder. No boat is required to crab and cast to redfish just outside the back door, or fish lights for speckled trout off the pier. Birdwatch the waterfowl during the migratory season, numerous shorebirds year-round, and catch the neotropical species on their way back north in the spring. As a bonus, deer, hogs, and alligators are present in huntable numbers, or be a kid again and catch some bullfrogs for frying! The casinos in Lake Charles are a short and easy drive away for additional action. This is a true year-round getaway with a comfortable lodge ready for use, and a rare opportunity to own your own piece of the Sportsman's Paradise that is Southwest Louisiana.

# ASSOCIATE CONTACT

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**WILLIAM D. SWANSON**

*Exclusive Agent*

(281) 844-2928

wswanson@republicranches.com

Republic Ranches, LLC

Licensed in TX, LA, OK, CO, AR

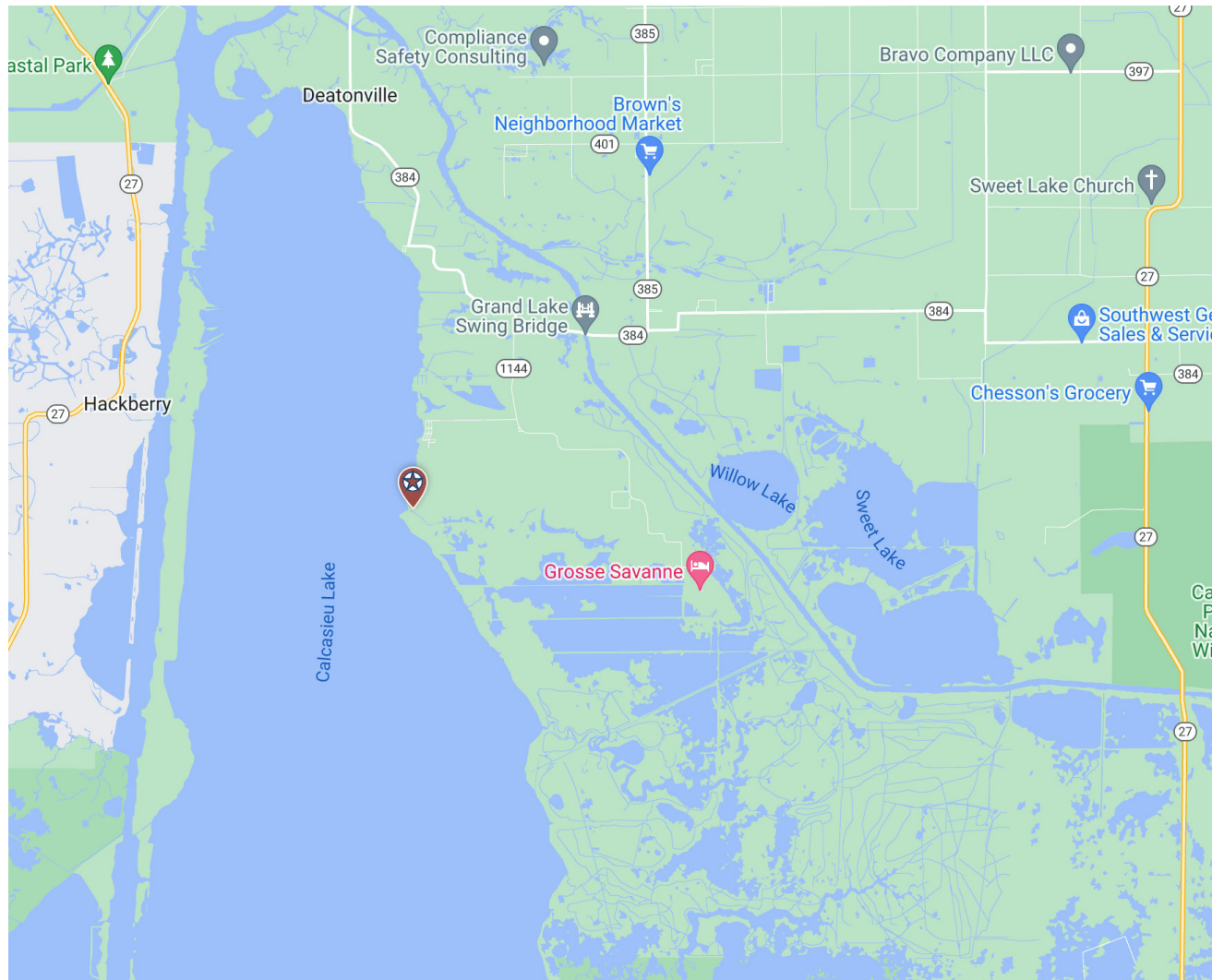
3535 Westheimer, Suite 227

Houston, TX 77027



# LOCATION

Located in Cameron Parish near Big Lake, on the east bank of Lake Calcasieu, this ranch is roughly 2.5 hours from Houston, 1.5 hours from Lafayette, and minutes south of Lake Charles. Direct air travel into the Lake Charles Regional Airport is available from both Dallas and Houston.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

Experienced waterfowlers know that not all waters are created equal when it comes to hunting. First, its location on the western edge of the Mississippi Flyway in an area of hundreds of thousands of acres of habitat provides the birds. Importantly, Commissary Point is set up so that the waters can be managed for depth, creating shallow areas of marsh full of widgeon grass, plus flooded prairie full of grass seed. This is accomplished via a series of canals, water control gates, and levee system in conjunction with land management. Two primary, adjacent impoundments create “permanent” marsh areas of  $\pm 275$  acres of more brackish marsh adjacent to  $\pm 420$  acres of sweeter, more grassy marsh area. North and adjacent to this area is  $\pm 570$  acres of coastal prairie that is under rotational management and is shallow flooded by relift pumps from the sweet water canals. There is an additional  $\pm 340$  acres that is currently used for grazing that could be added into the mix of waterfowl habitat with the addition of groundwater irrigation, or it could be overseeded with rye or oats, creating a goose field.

Per USDA data, the uplands soils of the ranch are approximately 85% loam soils, with approximately 15% silt loams.





# WILDLIFE

Ducks are tops on this list of this ranch, as indicated. Greenheads and pintails love the flooded prairie, while gadwall and widgeon prefer the marsh. Blacks and teal trade back and forth, and of course, any of the above can be found in either setting, along with spoonies and the various divers. Many a speckle belly has been taken from Commissary Point.

For saltwater fishing, Lake Calcasieu is a name location for fishermen on both sides of the Sabine River. Fish the shorelines, reefs, or weirs for trout, redfish, and flounder. Or, pack a rod and pick up a redfish after a morning in one of the marsh blinds. Blue crabs are plentiful as well.

For the birdwatcher, this is a year-round delight. From the year-round shorebird population to migratory waterfowl to springtime neotropicals returning north to Louisiana's own brown pelicans, there are always plenty of species to enjoy, so keep your ID guide and life list handy (along with a good pair of field glasses)! Raptors, various cranes and herons, roseate spoonbills, gallinules, rails, and coots are other common sightings.

Aside from the waterfowl, enjoy watching the white-tailed deer, the occasional hog, sunning alligators, and various varmints that make the marsh and prairie home.





# IMPROVMENTS

Lodging consists of a very comfortable lakefront home, featuring 3 bedrooms, each with its own private full bath, plus two additional half-baths in the living areas. The wrap-around porch provides fantastic sunrise views over the marsh, and sunsets across the lake. Plenty of concrete parking is below the elevated home.

Additional improvements include a three-slip boat shed and ramp for marsh boats, and a pier into Lake Calcasieu. The shoreline is protected by a bulkhead and generous riprap.

# MINERALS

Surface only is included in the asking price. There are no active leases or production, and no pipelines impacting the property have been identified.











## Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

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.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

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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