

REPUBLIC RANCHES LLC

Our Legacy is in the Land



BROAD OAKS RANCH

1,408± Acres | \$35,000,000 | Waller County, Hempstead, TX

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DESCRIPTION

Less than an hour's drive from Houston, the incomparable Broad Oaks Ranch in Hempstead TX. includes 1,409 +/- acres of 3.7 miles of Brazos River frontage with beaches, several ponds, 8+ acre picturesque, stocked fishing lake, 5 water wells, improved open pastures with native Pecan trees/Mixed Oak and Mesquite trees, thickly wooded acreage providing a natural habitat for wildlife. A truly unequaled high-fence hunting ranch with white-tail deer, exotics, waterfowl, and upland game birds. Exquisitely appointed main house with 4 bedrooms/5 baths/6 half-baths, outdoor fire pit/oversized infinity edge, heated pool/water features, and bubblers/hot tub. Beautifully remodeled 3 bed/3 bath guest house. Barndominium/Event Center handsomely designed for entertaining with 6 bedrooms/8.5 baths/spacious living areas/commercial kitchen. 8-stall horse barn/office/conference room/workshop. 2 bedroom/1 bath overflow cabin - all appointed with great attention to detail, fabulous millwork, and exceptional stonework.

ASSOCIATE CONTACT

JEFF BOSWELL

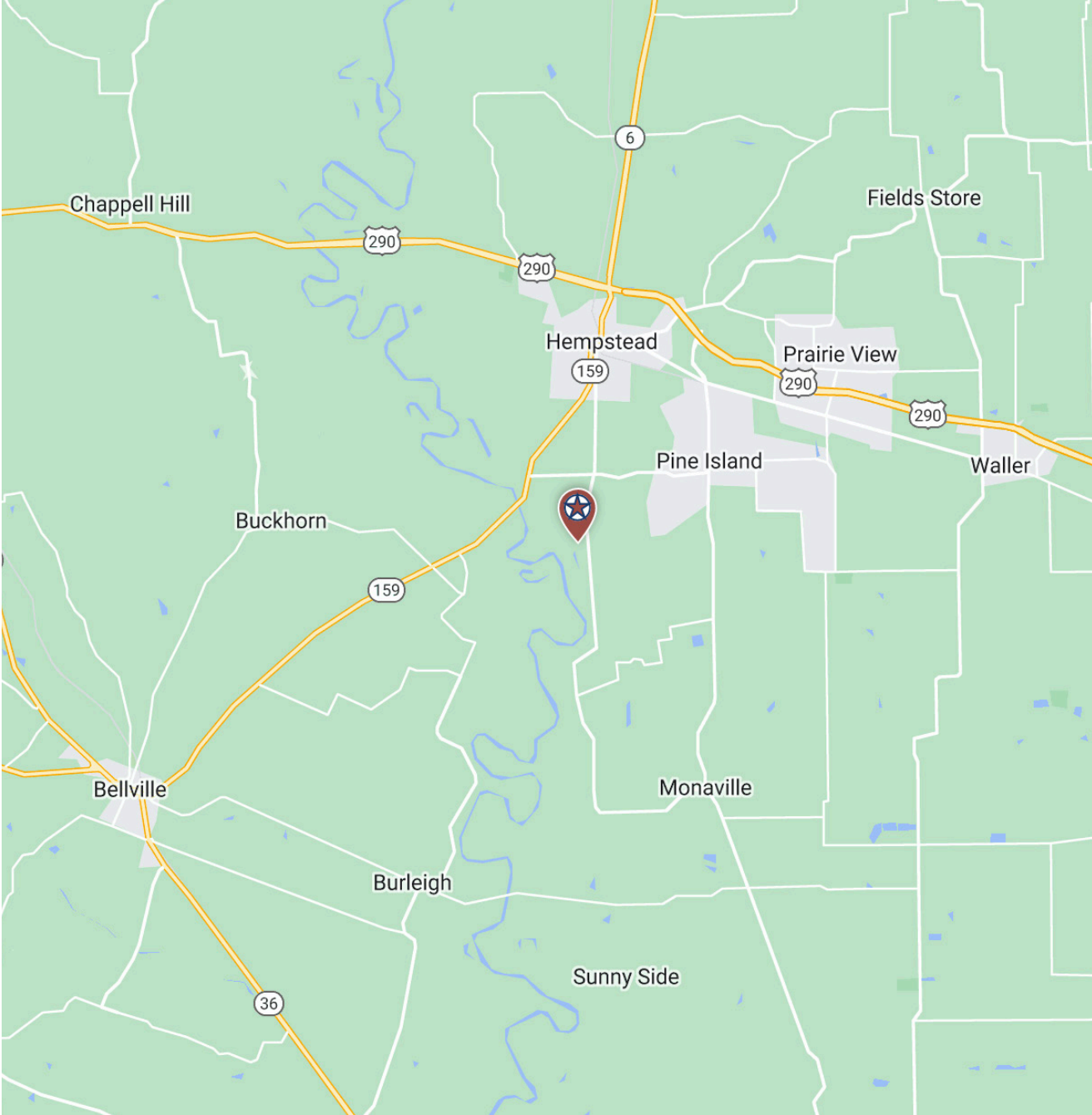
Partner/Broker Associate

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LOCATION

The property lies three miles south of Hempstead on FM 1887.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Approximately half of the ranch is located out of the floodplain with rolling hills covered in large oaks. The river bottom is a mix of open, improved pastures and thick woods dominated by hundreds of Pecan trees and massive Cottonwoods along the river.

Most of the river frontage is accessible and there are multiple large sand beaches, a unique feature to have extensive access points along the river. Property along the river is thickly wooded and excellent habitat for wildlife. The bottomland adjacent to the river is a mix of improved pastures, native Pecan groves, and mixed Oaks and Mesquite trees.

The higher country is a mix of improved hay pastures and wooded areas predominantly populated by large oaks. There are plenty of thick areas left for wildlife in this area as well.

WILDLIFE

The ranch is set up as a fantastic hunting ranch. The entire ranch is high-fenced and has several different high-fenced pastures. Improved genetics have been introduced and the ranch carries tremendous trophy white-tails and includes multiple exotics such as black buck, oryx, addax, buffalo, red lechwe, waterbucks, and Pere Davids.

Two wetland units have been developed for excellent duck hunting and both units have water wells that pipe water to the units for full control. Waterfowl hunting is excellent within the Brazos River valley and is a major flyway for ducks.

This area is also known for holding good dove numbers. Several fields are planted for doves on the ranch every year. Plenty of hogs and several blinds are kept outside the high fence area along the river for less controlled hunting opportunities.

AGRICULTURE

The ranch runs a small herd of cattle that are rotated through numerous pastures. There are also several hay fields growing primarily coastal. Water wells were drilled to allow for irrigating with irrigation guns when needed.



IMPROVMENTS

Main House: Built in 2015, this magnificent home includes a spacious master bedroom downstairs with an expansive bathroom and huge closets. Downstairs there is the great room with a den/kitchen and dining room, a large study and sitting room, utility room, scullery, mudroom, and inside access to the garage.

Upstairs are three large bedrooms with private bathrooms, a large game room, and a utility room. A large outdoor patio with a bbq grill overlooks the lake with a sitting area around a firepit.

Pool area: Between the main house and the guest home is a large pool with an outdoor covered lounge area that includes a fireplace, separate bathrooms, and a spa.

Guest home: Built in 1965, but beautifully redone is the guest home next door to the main house. This three-bedroom, three-bathroom home has a kitchen, dining room, den, and living room. This house also sits above the lake and has access to the pool area.

Horse barn: Next to the housing/pool complex is a large horse stable that has multiple stalls, an office, and an equipment room.

Guest small house: A small two-bedroom, one-bath smaller home sitting on the lake exists for when you need even more room for guests.

Barndominium/Event Center: Up the road with a separate entrance is an area where most of the barns, managers home, and the Event Center are located. This Event Center has a spacious garage with an industrial kitchen for events. Alongside the garage area is a large living area that includes a kitchen/den/dining room that also acts as a meeting area. Two large bedrooms and bathrooms are downstairs. Upstairs are four additional bedrooms, sitting/tv room and small kitchen area. This building is wired for corporate board meetings, events, and large social gatherings.

Third Home: Up on the north end of the ranch there is a separate Austin chalk home with three bedrooms, a large den/kitchen area with a fireplace as its centerpiece. Another large horse barn with multiple stalls are next door to this area as well.

Other: The entire ranch is high-fenced and there are four separate high-fence pastures on the ranch. Great roads with gates that all have automatic openers to make getting around very easy. There is a great shooting center that includes a rifle/handgun range, and a five-stand shooting area all with a covered area for lounging. Several other barns are located on the ranch for equipment and hay storage. Plenty of low fences also break up the ranch into multiple pastures allowing for rotation of stock and hay production.





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WATER

Surface water on this ranch includes approximately 3.7 miles of Brazos River frontage and an 8+ acre stocked fishing lake found at the main house. The lake is a well-managed trophy bass lake and has bluegill and crappie.

Five water wells on the property serve the multiple homes and cattle/wildlife water troughs. There are also two large-volume water wells that are used for maintaining the fishing lake, providing water for the wetland units, and irrigation of the hay fields.

Significant underground piping has been done throughout the ranch.

MINERALS

The Seller does own some of the mineral estate and will consider selling with a proper offer. There is no production on the ranch.

SURFACE MINERALS

A study done on the property showed extensive gravel deposits that could one day be mined should an owner wish to pursue them.



AREA HISTORY

This ranch is also the site of one of the first Plantations in Texas, Bernardo Plantation which was settled from one of the original Austin 300. It was also the staging area for Houston's troops prior to the Battle of San Jacinto.

CATTLE AND HAY

The ranch runs a small herd of cattle that are rotated through numerous pastures.

There are also several hay fields growing primarily coastal. Water wells were drilled to allow for irrigating with irrigation guns when needed.

This ranch is co-brokered by Republic Ranches and Martha Turner Sotheby's.





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.

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- **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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