



# Rosita Creek Ranch

432± ACRES | DUVAL COUNTY TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

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-  Duval County
-  432± Acres
-  Two miles of creeks and tributaries
-  Convenient to Freer, Texas
-  Solar powered well
-  Improved Whitetail population
-  Cabin, storage container and workshop
-  TPWD Category 1 deer breeding operation





Truly exceptional Whitetail hunting can be an elusive objective even in South Texas, the capital of quality Whitetail in the Southwest. So many elements must come together to put the perfect Whitetail deer in your sights: superior genetic stock, optimal terrain, high quality forage and cover, water, and support infrastructure. However, on occasion, all these elements come together and The Rosita Creek Ranch for sale in Duval County, Texas is just such an opportunity.

The game fenced ±432 acre Rosita Creek Ranch is a turnkey Whitetail hunter's paradise in South Texas. Located an hour and a half west of Corpus Christi and two hours south of San Antonio, the ranch is just nine miles from Freer, Texas. The ranch was formerly part of the historic 10,000 acre Hubberd Ranch, established by William Hubberd in 1876.

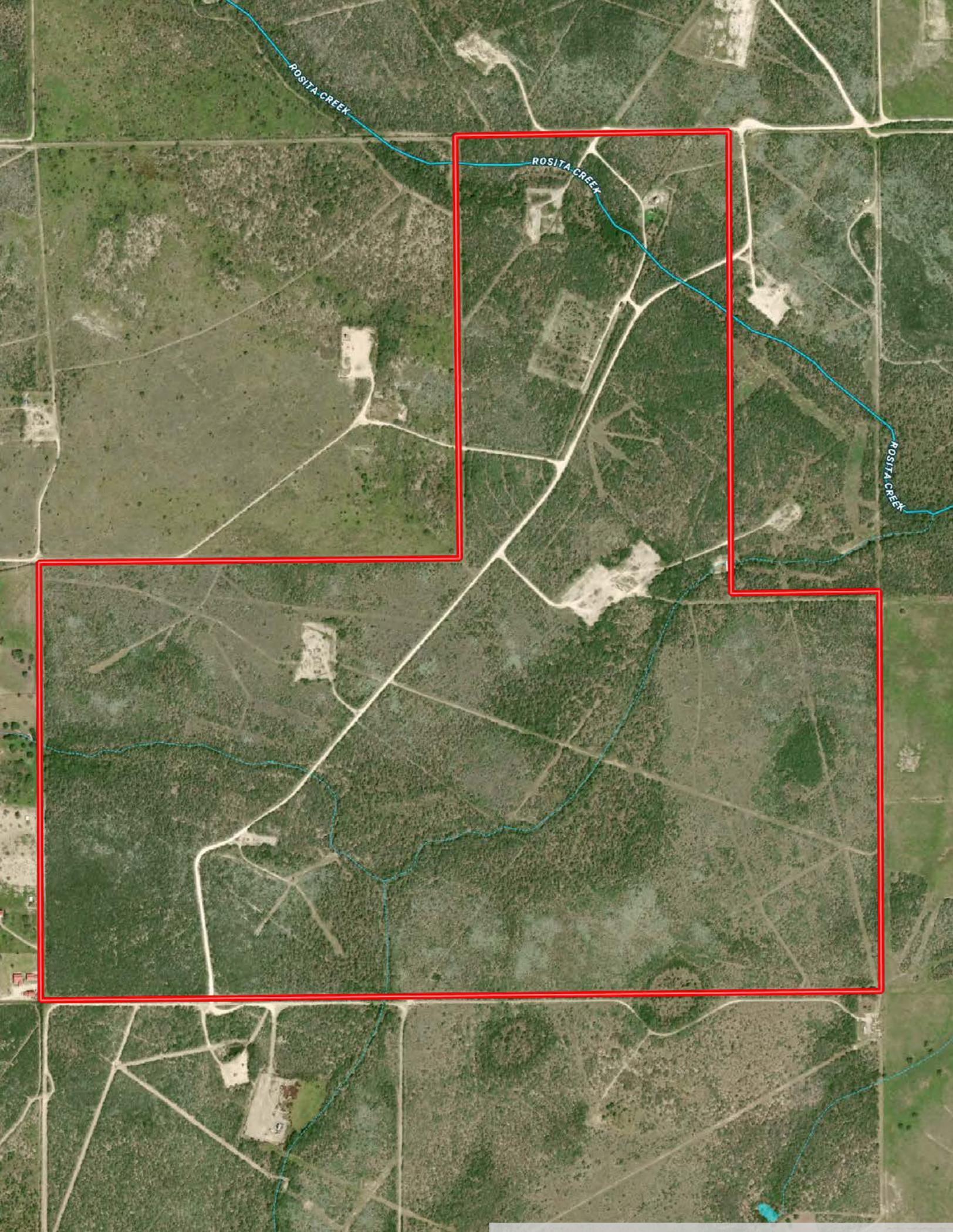
The ranch has engaged in a high quality breeding operation for four years. The Rosita Creek Ranch Whitetail herd was developed from stock purchased from the famous White Ghost Ranch. Does were bred with White Ghost's outstanding breeder bucks Mr. G, Gigem Bonfire, and Sancho. These first-class genetics have paid off, producing large framed bucks with beautiful wide typical racks that are prized by hunters. The Rosita Creek Ranch breeding operation is classified Category 1 by the TPWD and consists of three acre-plus pens with extensive predator protection and plenty of trees and cover for a safe and healthy herd. Using focused hunting of the native deer, the ranch is 100% populated with the genetically enhanced deer from the breeding operation. The breeding facility is producing over 40 fawns

per season, generating plenty of stock for continued release to the ranch and the option of selling stocker bucks, breeder bucks, and bred does for a source of income. Hunting blinds and feeders are positioned in well-placed senderos across the ranch. Year round hunting opportunities are available with plenty of turkey, dove, quail and javelina.

A solar powered well provides ample water to keep the 12,000 gallon concrete cistern full. The cistern provides storage for gravity fed water system consisting of six water troughs in the breeding pens, a large round concrete water trough for wildlife, and other water access points. Overflow from the water well is directed to a natural pond in the Rosita Creek bed providing reliable, year-round access to water for deer and the abundant wildlife. The seasonal creeks, Rosita Creek and two major tributaries, that wind through the ranch for a total of approximately two miles, offer creek beds that range from bottomland meadows to deep ravines. The creeks are lined with dense vegetation and many large trees. The preserved native brush and trees provide prime habitat that will support a much larger than average deer population per acre. There is a good system of caliche roads and senderos which provide good access throughout the ranch.

This property offers many options for further development of hunter accommodations. Presently there is a small cabin with a loft and kitchen that can sleep seven. A 40-foot metal shipping container has been modified to provide lighted storage and a workshop for the breeding operation.

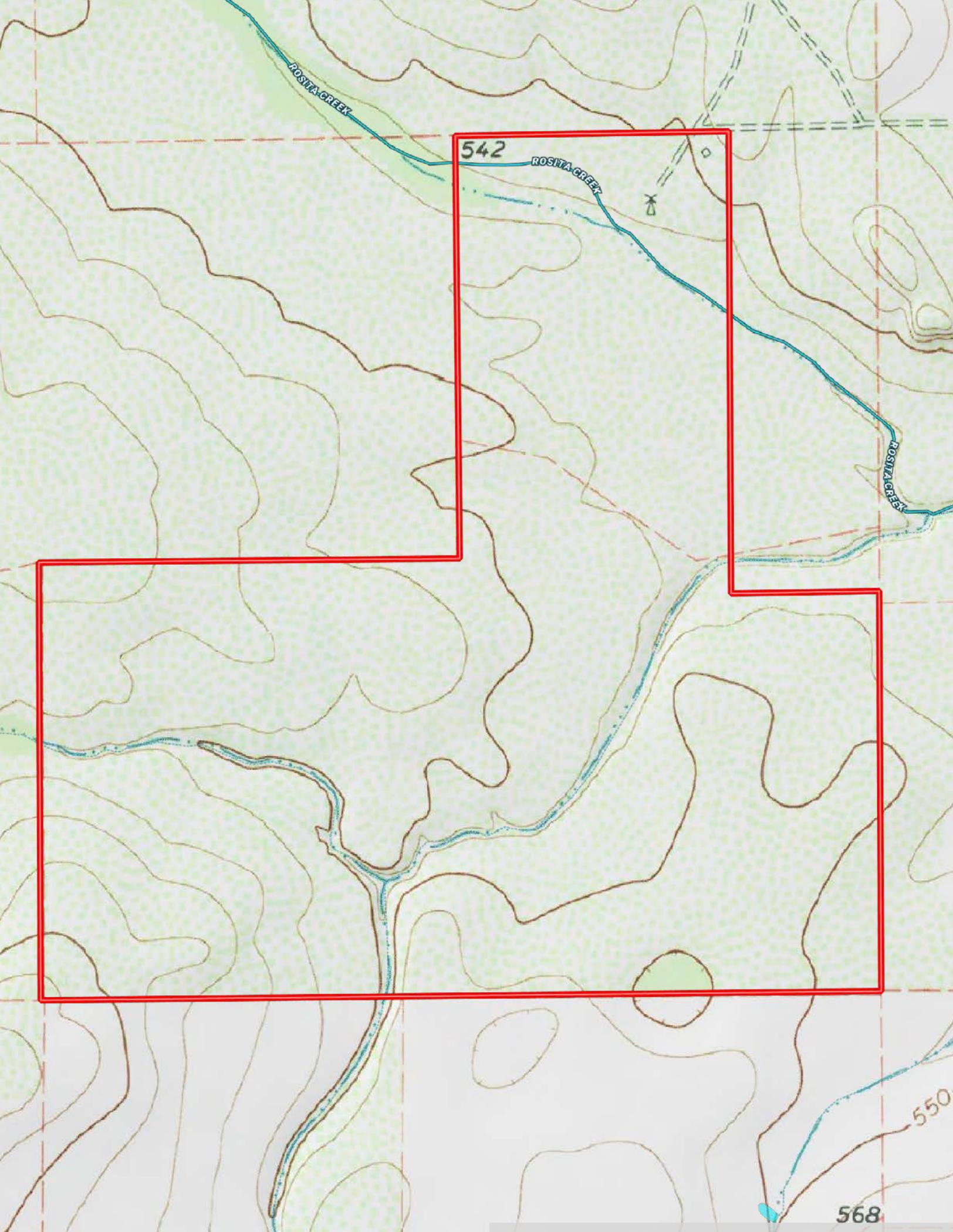




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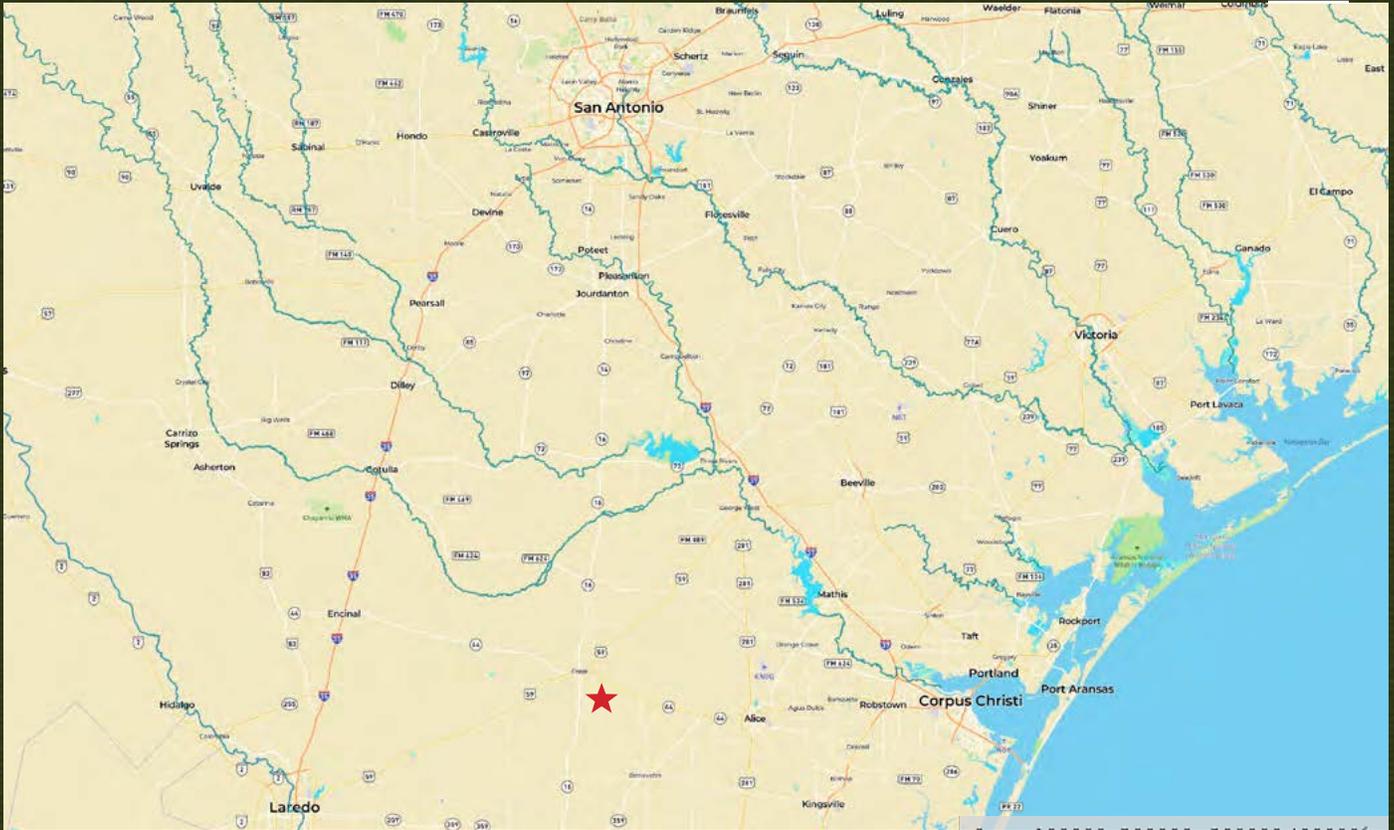
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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

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Date