

REPUBLIC RANCHES LLC

Our Legacy is in the Land



LAMBERT RANCH

56± Acres | \$1,222,320 | Lee County, Giddings, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

The Lambert Ranch is located in southern Lee County, just south of Giddings, Texas. The home sits on a hill near the middle of the property and overlooks rolling pastures and scattered oaks. Several sizable ponds on the property are great spots to cast a line with family and friends.

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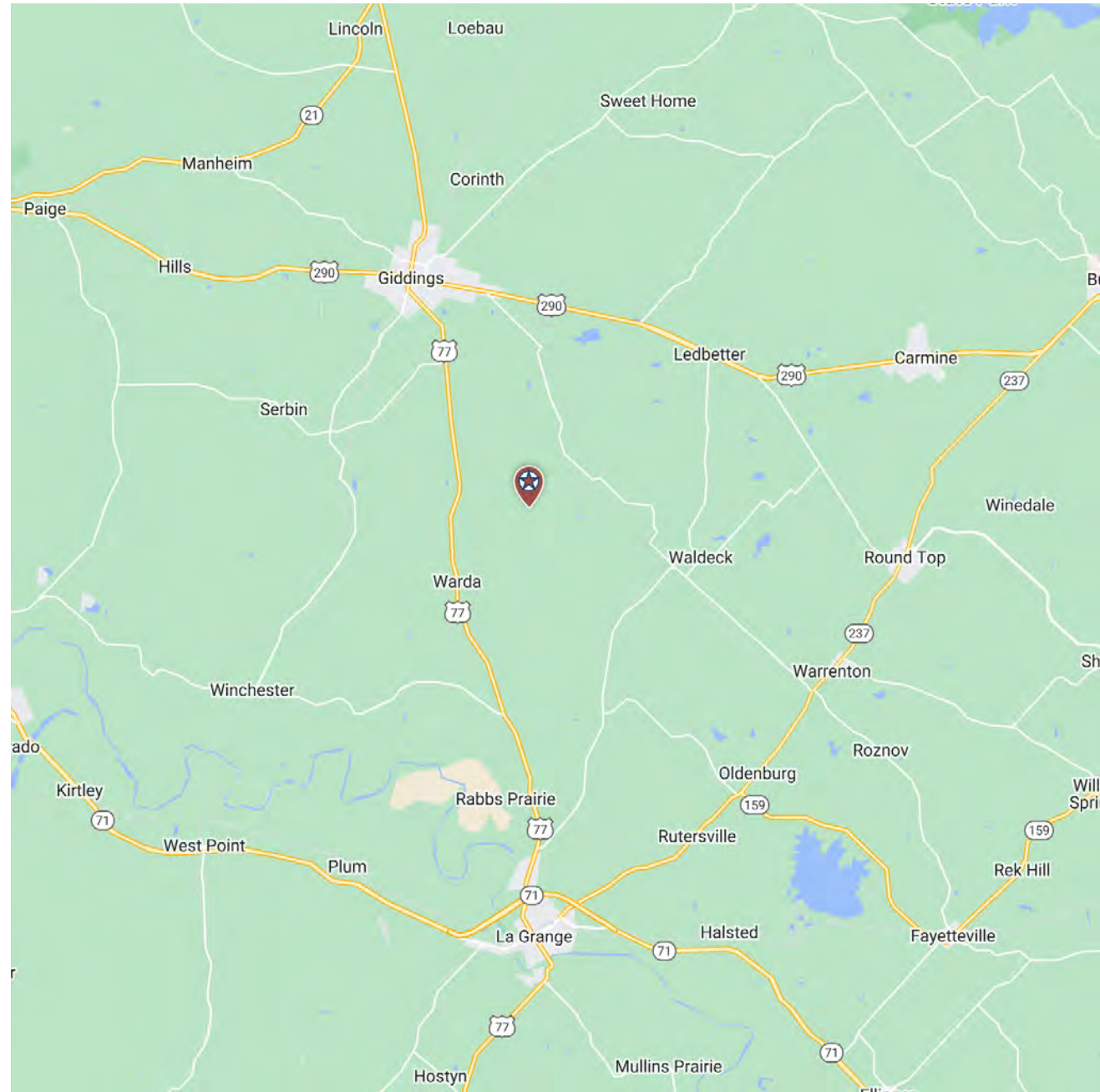


Co-Listed with Republic Commercial Land & Brokerage

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LOCATION

The property is located at 1115 Private Road 2133/CR 213, Giddings, TX 78942, Lee County, approx. 8.2 miles southwest of Giddings, approx. 60.6 miles from downtown Austin, and approx. 114 miles from Houston. The property fronts on County Road 213 for about 696 ft. The property's location is ideal in the middle of Giddings, Smithville, and La Grange. The property is located within Giddings ISD school boundaries.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property consists of gently rolling terrain where the elevation changes slightly, 360-400ft. The majority of the land is cleared with some trees as you travel throughout the native pastures. The primary soil is sandy loam.

WILDLIFE

The wildlife species that can be found on the ranch include whitetail deer, dove, ducks, and other vermin. Both ponds are stocked with fish.

WATER

There are three stock tanks throughout the property. The tank near the entrance is approximately 2.03 acres, the tank by the shed is +/- 0.38 acres, and next to it is another tank consisting of 0.93 acres. In the back of the property nearby the property boundary line, there is some drainage meandering to the neighbor's property.

MINERALS

Minerals owned by the seller will not convey.



IMPROVEMENTS

There are a few improvements on the property. The entire place is fenced and there are some cross-fenced sections. From the gated entrance, a paved road leads you up to the main structures. There is a 1,942 sf main house (built in 1963) with a 700 sf attached garage. The main house features two bedrooms and two bathrooms.

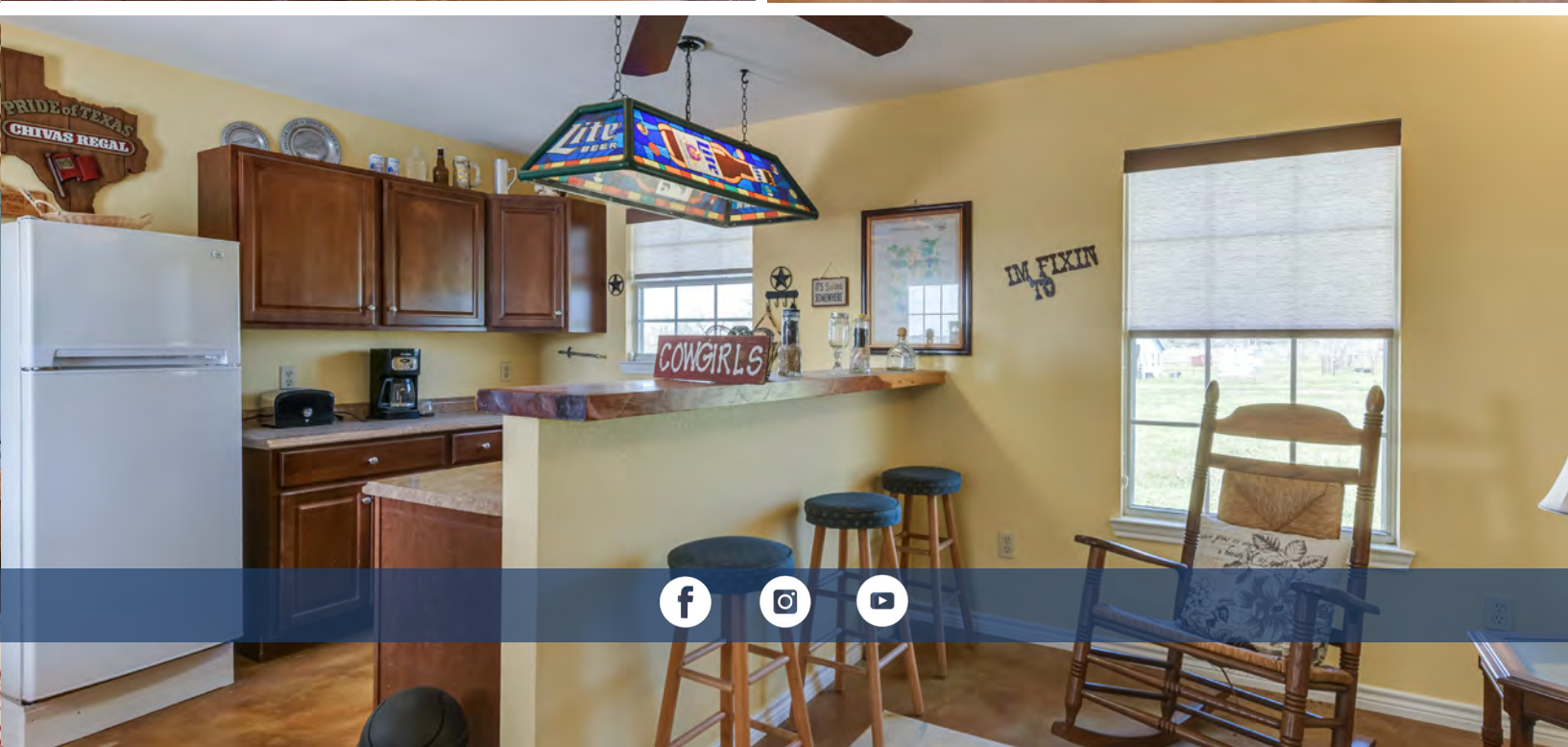
Adjacent to the main house is a great, open porch leading to the 540 sf pool and 528 sf guest cabin. The open porch has incredible views of the pastures and ponds. Nearby by the main house, there is a barn where equipment is currently stored. By the back pond, there is an old open, vacant shed.



ELECTRICITY

Electricity is available through the line going through the front of the property.







AGRICULTURE

The land is taxed under ag valuation (2022 estimated annual property taxes \$1,131.32 - parcels 67753, 16684).

AREA HISTORY

The closest town, Giddings, is known as a pro-growth, rural community ideally located between Austin and Houston. Nearby amenities include Buescher State Park, International Institute at Festival Hill, Round Top, Lake Somerville, Cottonbowl Speedway, and Blue Bell Creamery.

The adjacent landowner is currently running cattle on the property on an annual lease.



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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