

REPUBLIC RANCHES LLC

Our Legacy is in the Land

COWBOY CROSSING
CEMETERY

COWBOY CROSSING RANCH

320± Acres | \$2,144,000 | Palo Pinto County, Graford, TX

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





DESCRIPTION

DIAMOND IN THE ROUGH! Cowboy Crossing Ranch consists of 320 +/- acres located 4 miles west of Graford, TX and has excellent frontage along State Highway 254 as well as Chaney Lane.

Nestled in the valley floor of the Palo Pinto Mountain Region, the ranch is relatively flat to gently rolling pasture land with deep productive soils. The majority of the property is in heavy brush cover consisting mainly of live oak, cedar elm, and cedar. This cover and browse provide refuge for deer, feral hogs, and the occasional turkey. There is one cultivated 10 acre field that would make an ideal wildlife food plot. There is a small family cemetery located on the south side of the ranch.

ASSOCIATE CONTACT

BRET BURFORD

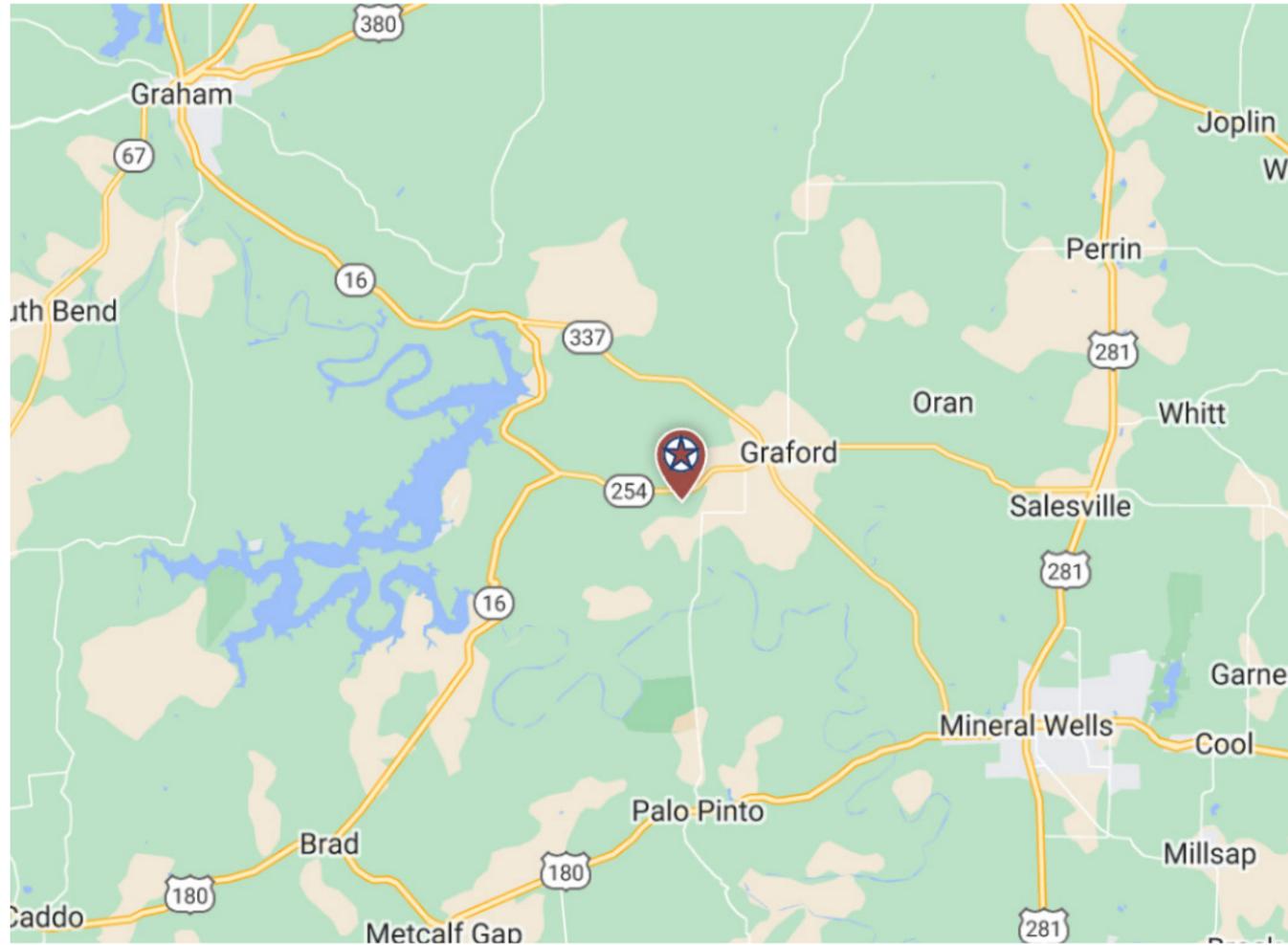
Sales Associate

(817) 946-8543

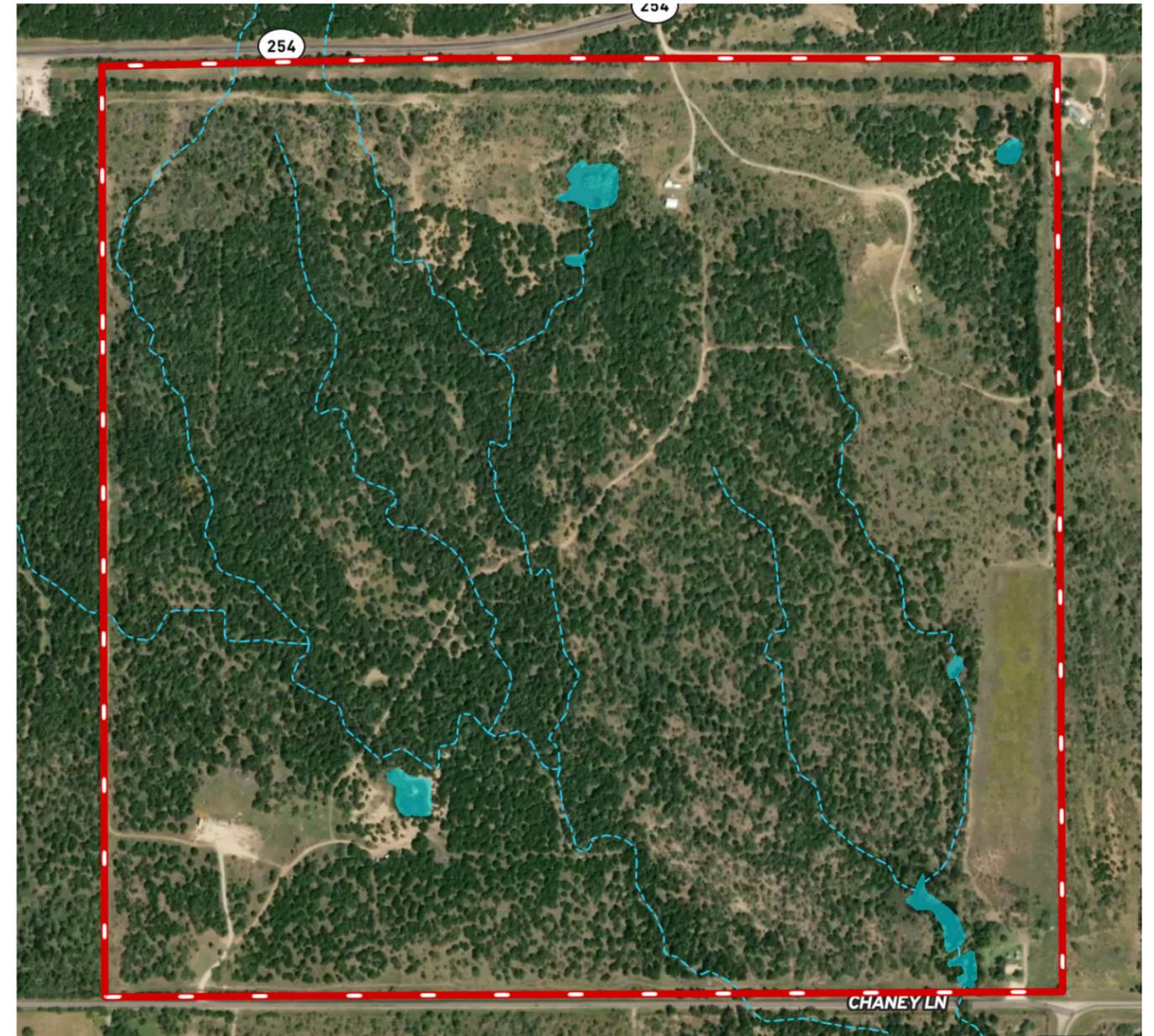
bdburford@republicranches.com

LOCATION

The Cowboy Crossing Ranch is located at 4460 State Highway 254, which is 3 miles west of Graford, TX. This places the property 5 miles from canoeing on the Brazos River, 6 miles to a day spent on Possum Kingdom Lake, and 60 miles from the DFW Metroplex. The Cowboy Crossing Ranch has frontage on State Highway 254 and Chaney Lane, including several entrance gates.



PROPERTY MAP



IMPROVEMENTS

There are two existing home sites that have nominal contributory value, both sites have electricity, and one has municipal water. Perimeter and cross-fencing assist in the management of livestock.

WATER

Ideally located surface water consists of four earthen stock tanks, and several seasonal streams. A key attribute of this property is having access to a municipal water supply to the residence located at the southeast corner of the property.

MINERALS

No minerals to convey. There is existing production on the ranch with the operator Scout Energy. The main service roads are maintained by this operator.





Information About Brokerage Services

11-2-2015

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:
 - 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.

Republic Ranches, LLC	5070912	Info@republicranches.com	(898) 728-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	692462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Bret Burford	429300	bbburford@republicranches.com	(817) 948-6543
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

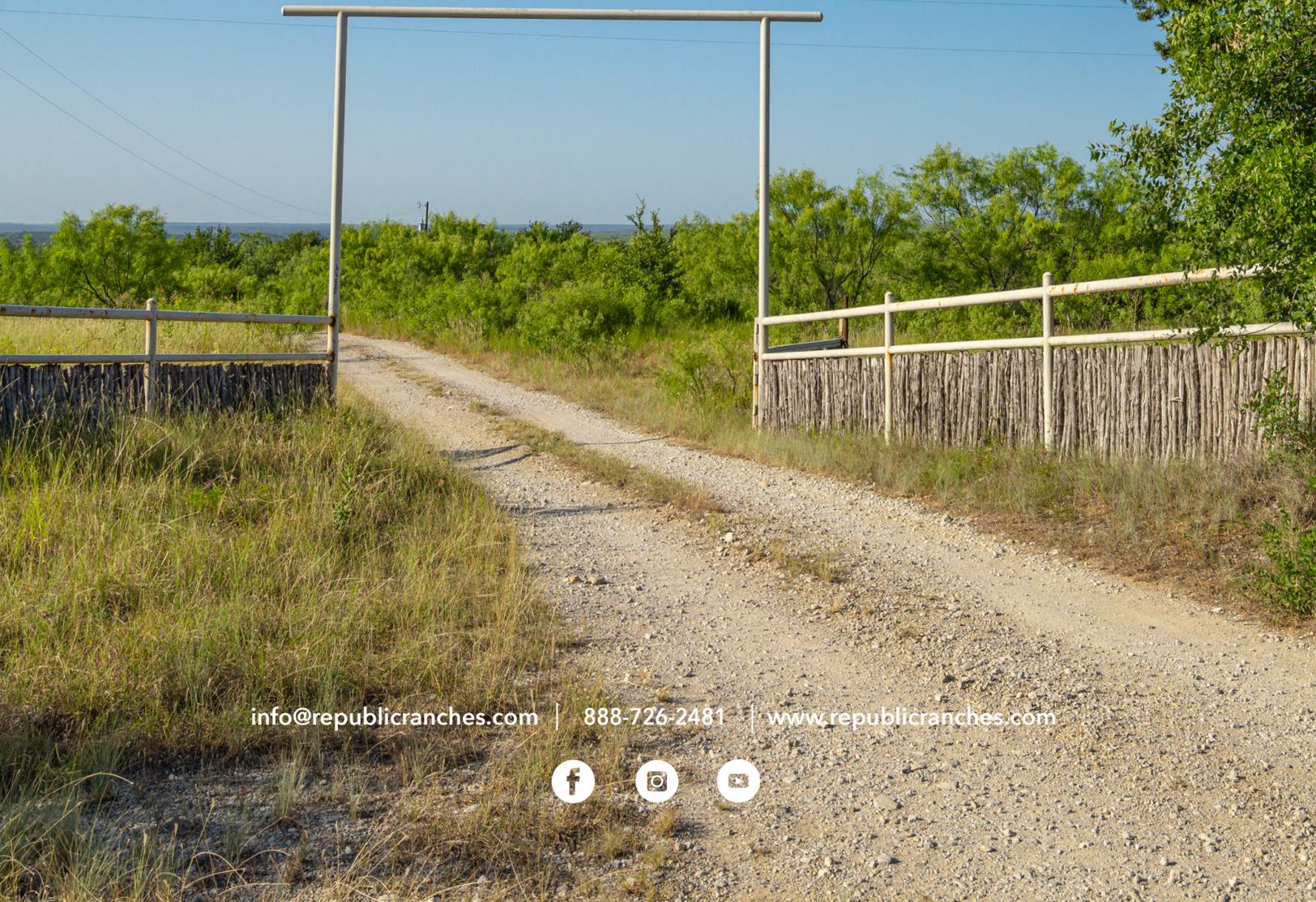
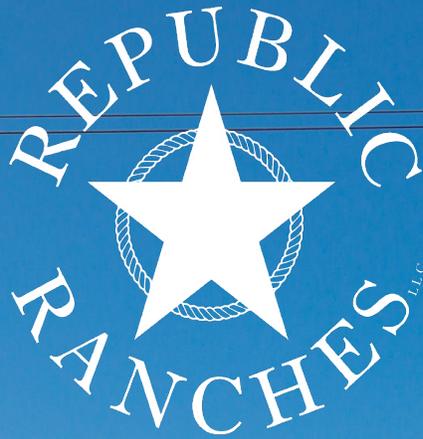
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IRBS 1.0

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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