

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## THE SUGARLOAF RANCH

7,986± Acres | \$10,495,000 | Foard County, Crowell, TX

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# DESCRIPTION

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Spanning approximately 7,986 acres in the Rolling Plains of West Texas, the Sugarloaf Ranch boasts a private oasis with grand views, surface water, flowing creeks, and a massive lodge built for entertainment. The ranch is about a 3-hour drive from DFW, located a short distance from Crowell, Texas and has Highway 70 frontage. Being in the heart of big ranch country in northwest Texas, the historic Sugarloaf Ranch is just south of the 120,000 acre Triangle Ranch, and nearby to the 550,000 acre Waggoner Ranch and 180,000 acre Pitchfork Ranch.

# ASSOCIATE CONTACT

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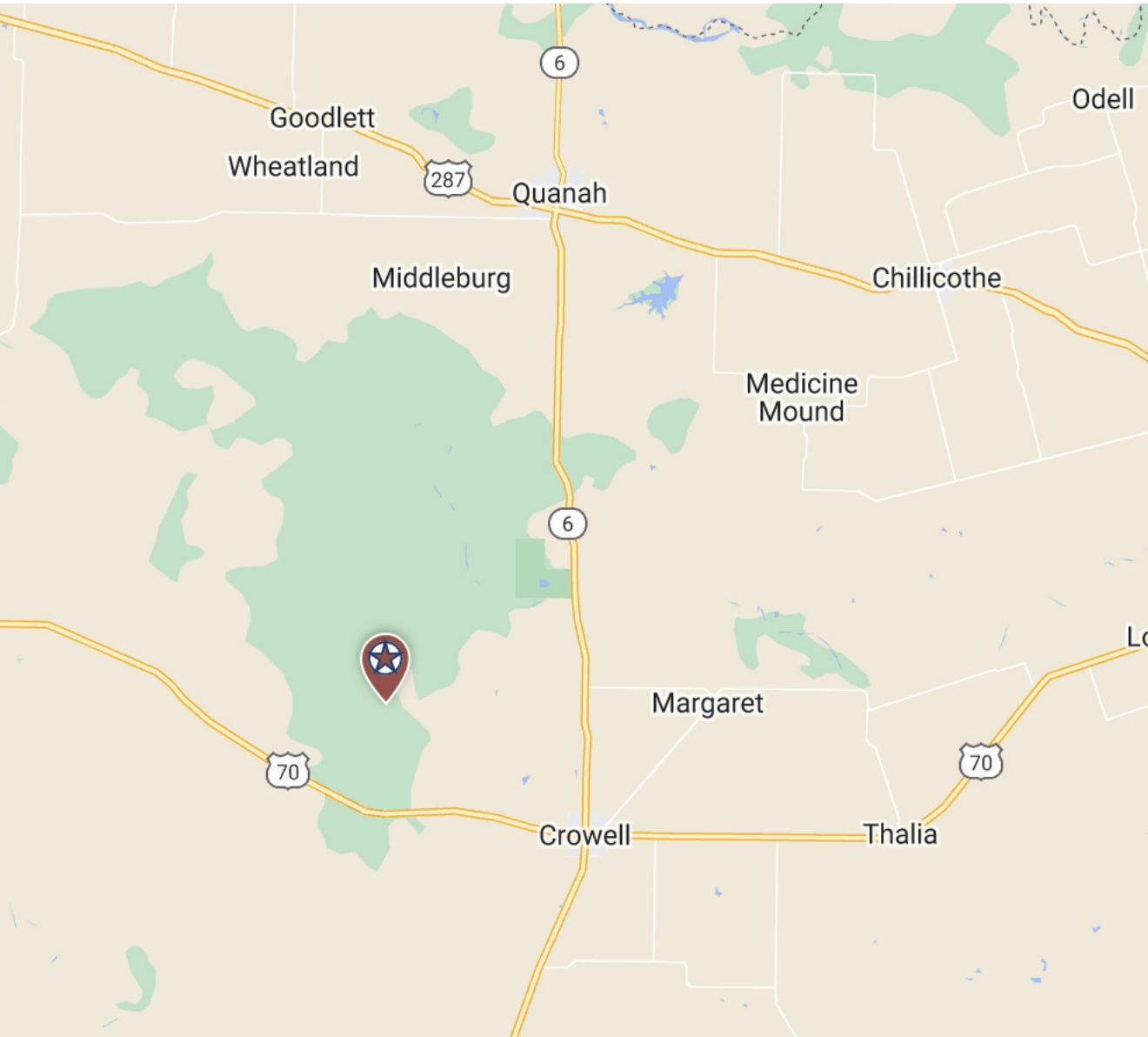
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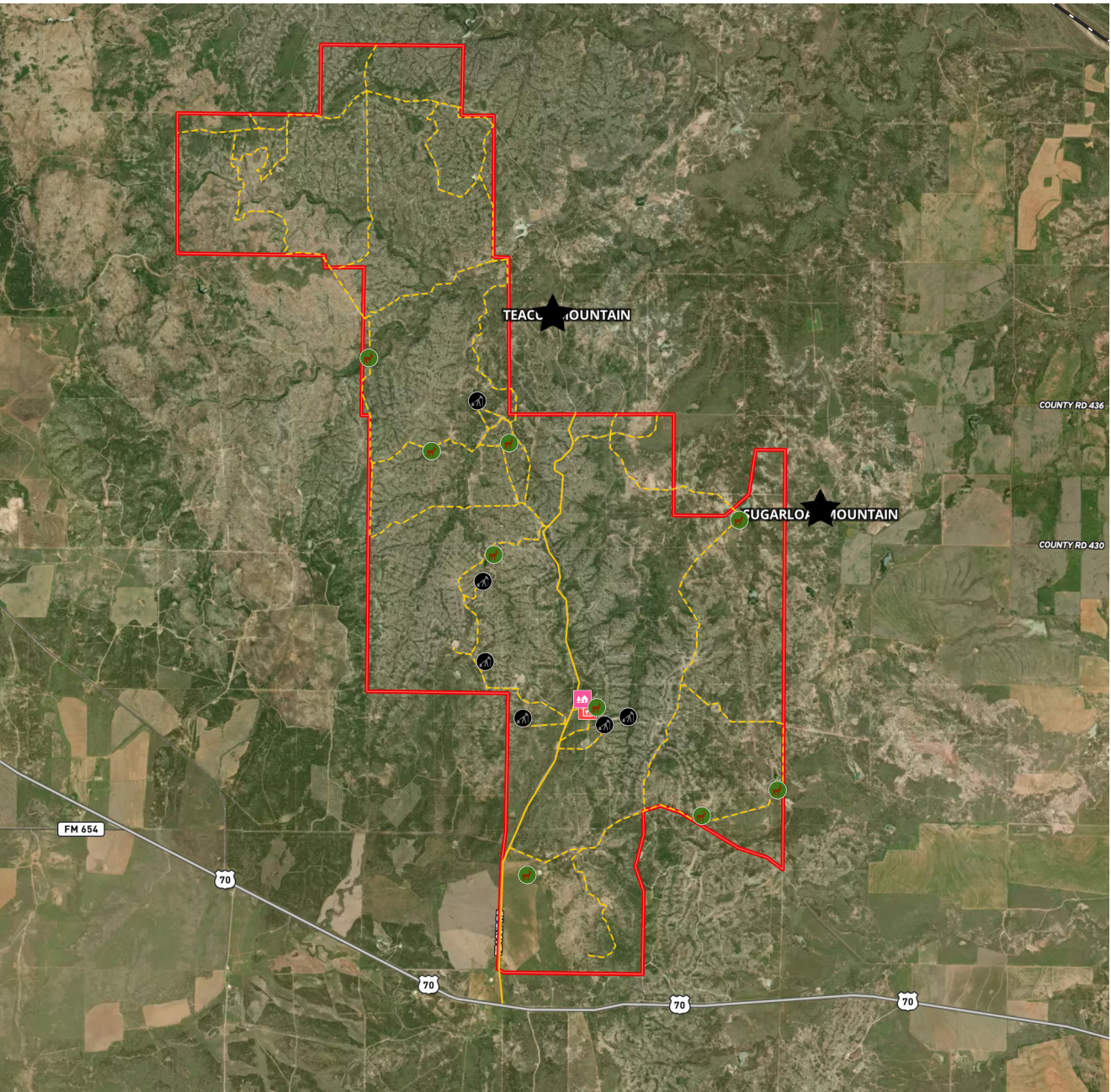


# LOCATION

The Sugarloaf Ranch is approximately 80 miles from Wichita Falls, 160 miles from Amarillo, 155 miles from Lubbock, 195 miles from Oklahoma City, 200 miles from Fort Worth, and 220 miles from Dallas. Regional runways in Crowell (3,200') and in Vernon(5,100') allow nearby convenience to those who prefer to fly.



# PROPERTY MAP





# WILDLIFE

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The Sugarloaf is bordered to the east by the high-fenced 1,500-acre Six Mile Hill Ranch, and to the north by the 11,500-acre US Army Corps of Engineers land, resulting in extremely low hunting pressure that has allowed the ranch to be inhabited by a considerable population of mule and whitetail deer. In recent years, dove and quail hunts have resulted in limit-hitting days. Other wildlife that can be found on the ranch include turkey, ducks, hogs and coyotes. Native vegetation sustains these diverse inhabitants, fostering a harmonious balance.

# WATER

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Water is an abundant resource on the ranch, with four primary drainages and approximately 20 water tanks that can be fished for bass year-round. The four creeks traversing the north end of the ranch usually hold water year-round. The headquarters benefits from community water, while additional water sources cater to your cattle's needs.

# MINERALS

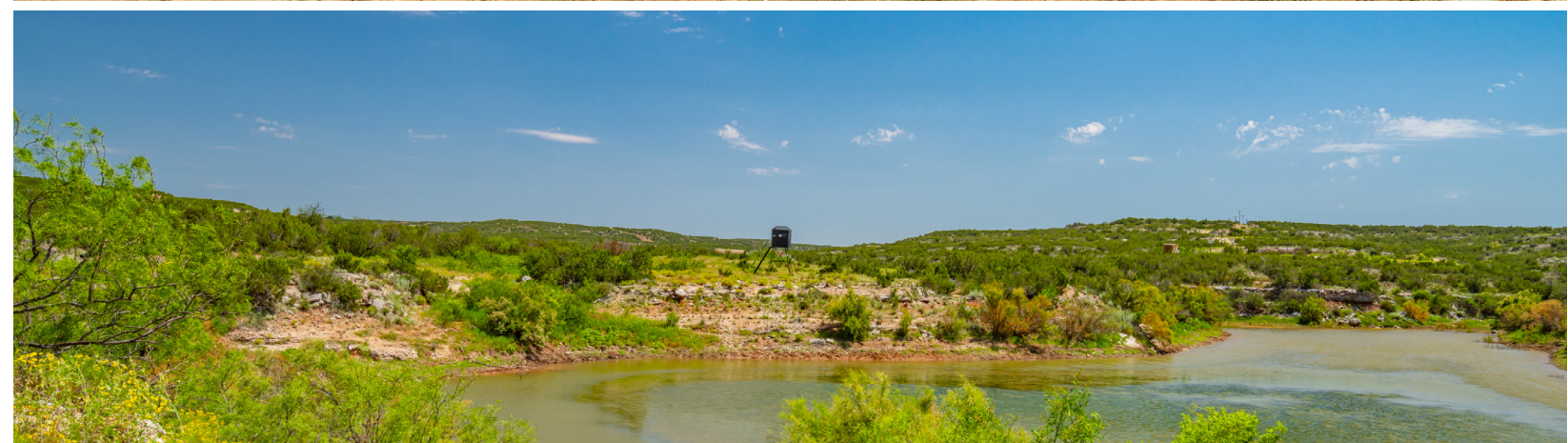
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The sale includes all subsurface mineral interests owned by the seller, who owns from 1/16th to 3/32nd of the mineral estate. There are 5 producing wells out of the Raspberry (Caddo 6100) Field, that pay the seller around \$7,500 annually on average, depending on market conditions. Lease conditions necessitate the operator to maintain roads.

# AGRICULTURE

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Discover the richness of the ranch's varied terrain, from hilly expanses to captivating canyons like the Bowley and Sloans Springs systems that run through the north sections of the ranch. Venture into the southern sections to find flat pastures adorned with juniper cedars, mesquites, and hackberry trees.





# IMPROVEMENTS

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A private road off of US Highway 70 leads you to a 10,000 square foot lodge with 9 bedrooms and 10 1/2 baths underwent a comprehensive renovation in 2023, and can easily accommodate a large number of guests. This included the installment of wood flooring throughout the upstairs bedrooms and second-story, new granite countertops in all of the bathrooms, and a newly expanded and renovated kitchen. Four of the bedrooms feature fireplaces for added allure. The upper floor hosts a bar area with two pool tables, four poker tables, a large bar and stone fireplace in the center of the quarters. A new roof was installed in August of 2023, and nearly all exterior logs of the lodge were replaced and painted within the last year.




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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.

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.

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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 <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>	
IABS 1-0			

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