



REPUBLIC RANCHES LLC

Our Legacy is in the Land

GUGGENHEIM WATERFOWL PARADISE & RANCHITA

110± Acres | \$1,300,000 | Haskell County, Haskell, TX

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DESCRIPTION

The Guggenheim Ranchita is a truly unique waterfowl paradise in a specific location with a long and proven history of being the incredible winter home and feeding ground for generations of geese, cranes, and ducks. It has several engineered water units with control systems in place and a very comfortable hunting lodge and cabin to be able to enjoy the ranch all year long. The owner is a very experienced designer and architect of superior wetlands across the country and this property is his flagship. It is a special property that cannot be easily replicated.

ASSOCIATE CONTACT

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LOCATION

This waterfowl mecca is located on CR 116 just 5 miles north of Haskell, south of Weinert, and west of Hwy 277. The avid waterfowler will know the region, as they have likely spent time all around it. The property is 55 miles from Abilene, 95 miles from Wichita Falls, and 160 miles from Fort Worth.



PROPERTY MAP



WILDLIFE

Ranchita stands as a premier destination for waterfowl hunting enthusiasts. But beyond its renowned waterfowl hunting opportunities, Ranchita also offers extraordinary dove hunts (with annual harvest numbers around 4,000), and other diverse hunting experiences, including quail, sandhill crane deer, turkey, and hogs.

IMPROVEMENTS

Comfortable accommodations are provided in the main house which is a two-story, 40' x 60' metal siding structure that has been transformed into a very well finished out lodge. It can accommodate up to 15 hunters and has 4 bedrooms, plenty of bunks, and two baths, with plumbing in place to add an additional bathroom if desired. There is also a smaller cabin that is not connected that offers a more intimate setting with one bedroom and one bath.

There is also a storage barn for tools, UTVs, and extra supplies.

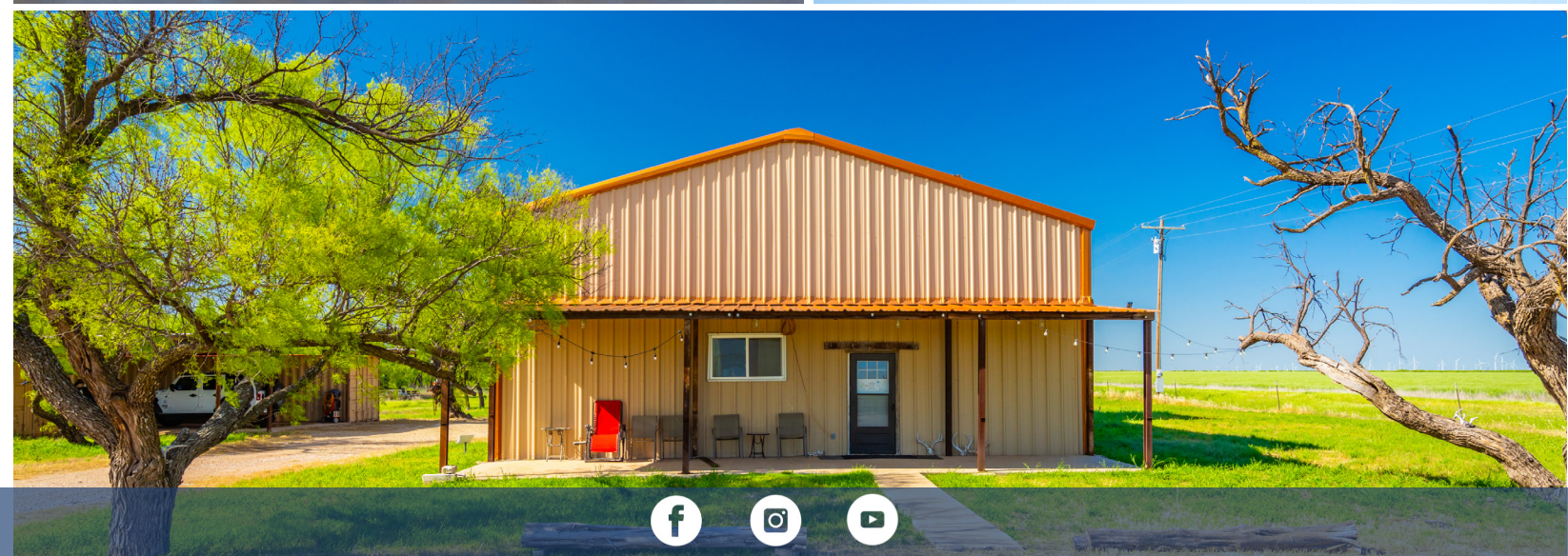
MINERALS

A nominal part of the mineral estate is owned and may be available with an acceptable contract.

OTHER

This property is to waterfowl hunters what a course designed by Robert Trent Jones is to golfers. It is something that cannot be easily replicated. The current landowner is the designer and architect of the wetlands on this site. He is associated with several large organizations such as the National Wildlife Foundation wetlands group and The Natural State Initiative for Arkansas on flooded timber GTR management. This property is his flagship.

Experienced waterfowl experts know that building this kind of property is not just as easy as putting a water well next to a lake basin in Haskell County. This property has a long and proven history of being the winter home and feeding ground for generations of geese, cranes, and ducks and this type of unique asset cannot usually be found available on the market.



WATER

Developed over the past decade through partnerships with NRCS, Ducks Unlimited, USDA, and NWTF, this highly engineered property features custom-built lakes and managed wetland systems tailored specifically for optimal waterfowl experiences. (The property is NOT encumbered by any government programs or conservation easements.)

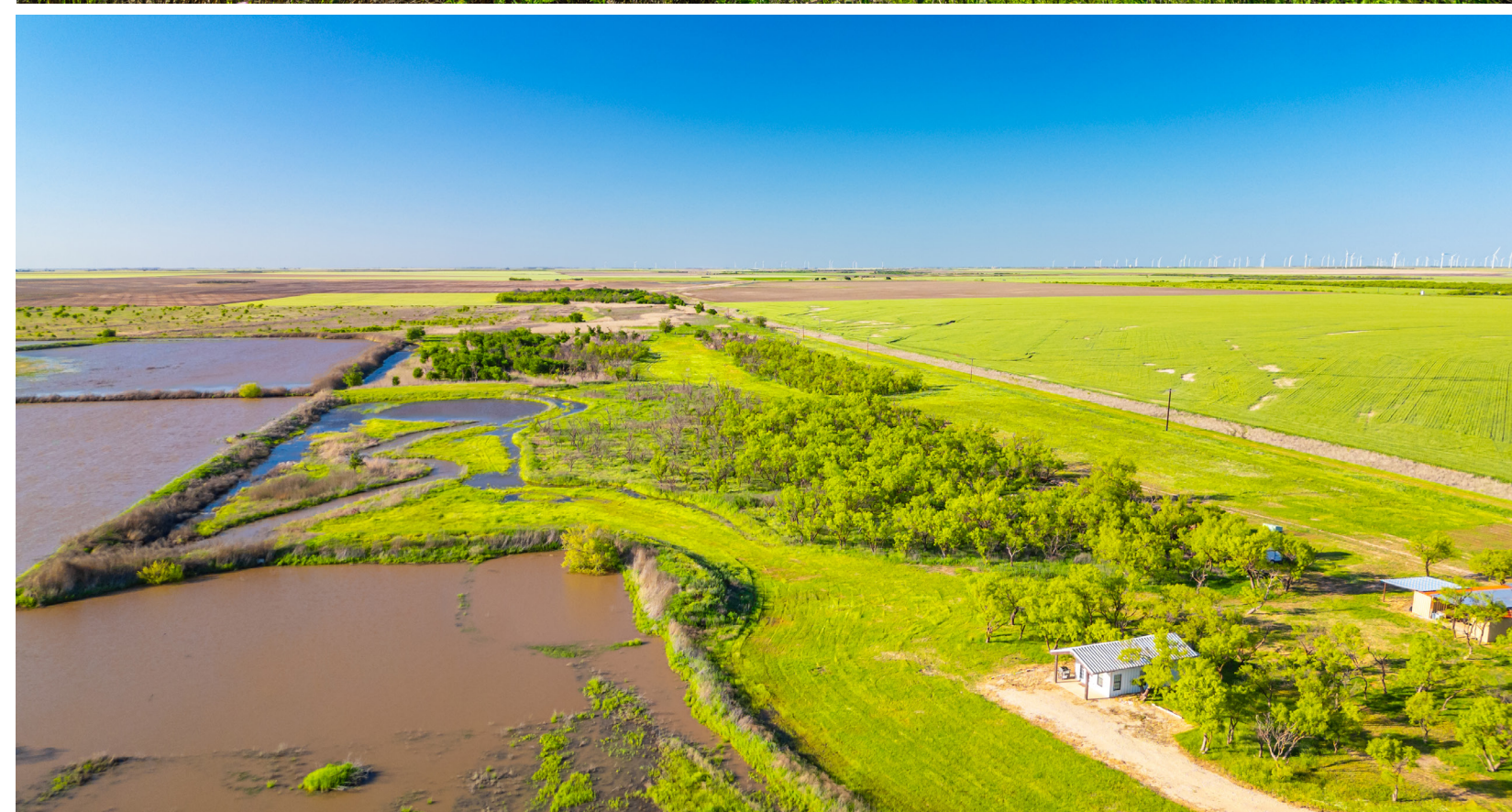
The lakes have been designed to hold water efficiently, with only 2 inches of rain needed to flood them all. The property is surrounded by very large farm holdings that all slope gently towards this one location where two intermittent drainage systems converge which is known to hold the right water at the right time for migrating geese, ducks and other waterfowl.

The Ranchita has flood control systems installed to manage water levels, boasting a 0 grade elevation, allowing for efficient water management via the primary 30" flashboard riser intake and a 30" single flashboard riser outflow. Furthermore, it offers the flexibility to move water back and forth between lakes and drain and fill the various embodiments to allow for planting, management, and wet soils management.


There are 16 acre and 10 acre main lakes on this property with control valves and culverts, along with levees that capture water from cultivated farmland for additional 20 acre and 15 acre areas. Inside the headquarters mesh-fenced 100 acres there are a 1 acre duck marsh and also a half acre fishing pond.

The site is relatively flat with a slight downward elevation fall to the north and a slight upwardly sloping elevation change from the east to the west, adjacent to a significant drainage area providing good volumes of water.

The headquarters can be serviced by a water well, but it currently runs primarily from a captured rainwater system.







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 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

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