

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land



MV₂ RANCH

12,061± Acres | \$16,500,000 | Roberts County, Pampa, TX

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





DESCRIPTION

The MV2 Ranch is arguably one of the finest quail and wildlife ranches in the country. This is the place where range conditions, mother nature, and true land stewardship have come into remarkable alignment creating an ideal ranch and recreational mecca for the true sportsman – an offering on the market that represents a very rare opportunity. The property was once part of the famed 67,000-acre Mesa Vista Ranch, and is home to some of the greatest native bobwhite quail in Texas. This northeastern Panhandle ranch has more than sufficient water to continue to support a healthy bird and wildlife population, with one main feature being a 7-mile water line that runs 24/7 with sprinkler heads every 1,000 feet. Quail are the focus, yet the ranch also boasts a very healthy herd of mule and white-tailed deer as well!

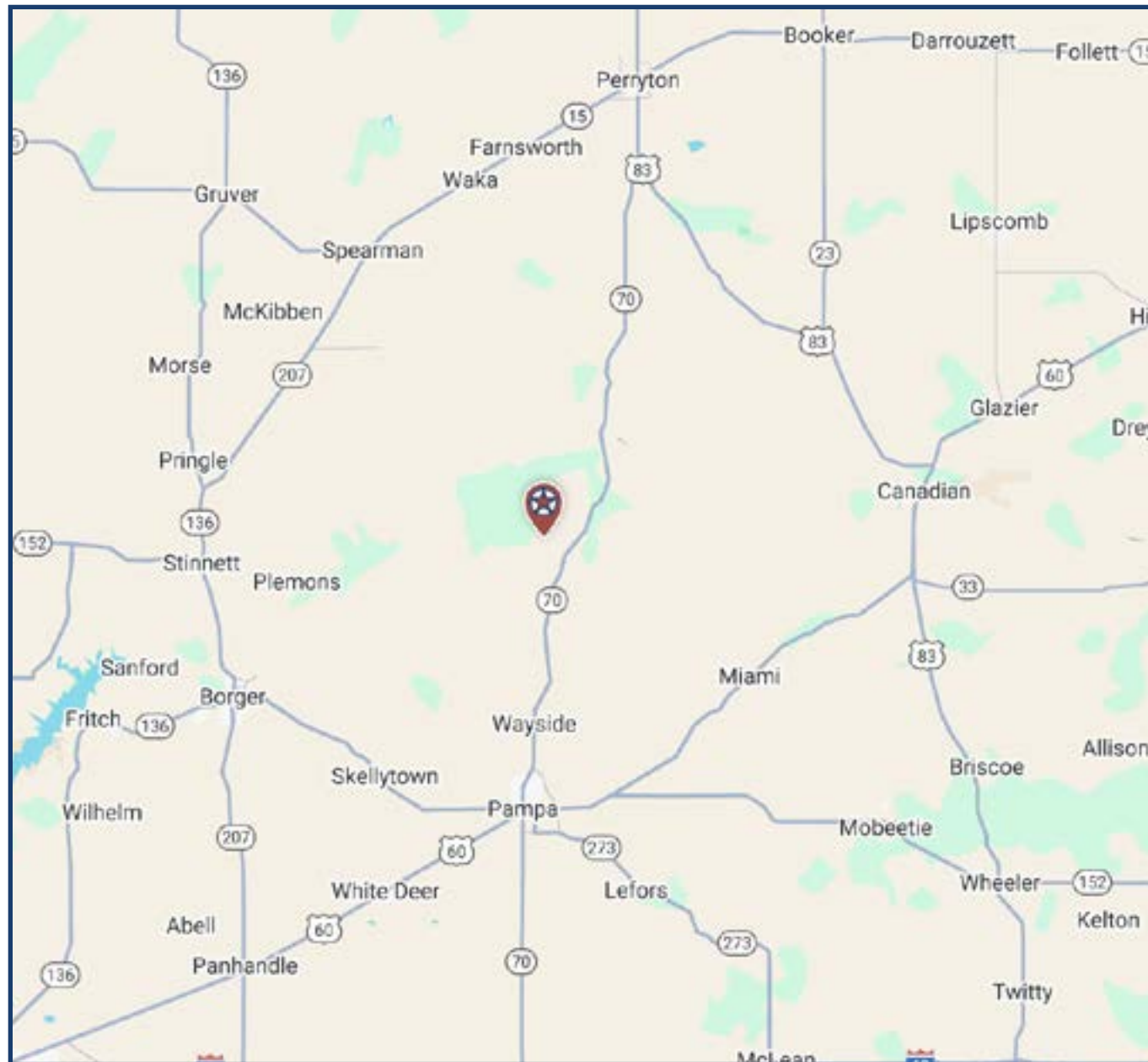
ASSOCIATE CONTACT

BRYAN PICKENS
Principal & Partner
(214) 552-4417
bryan@republicranches.com

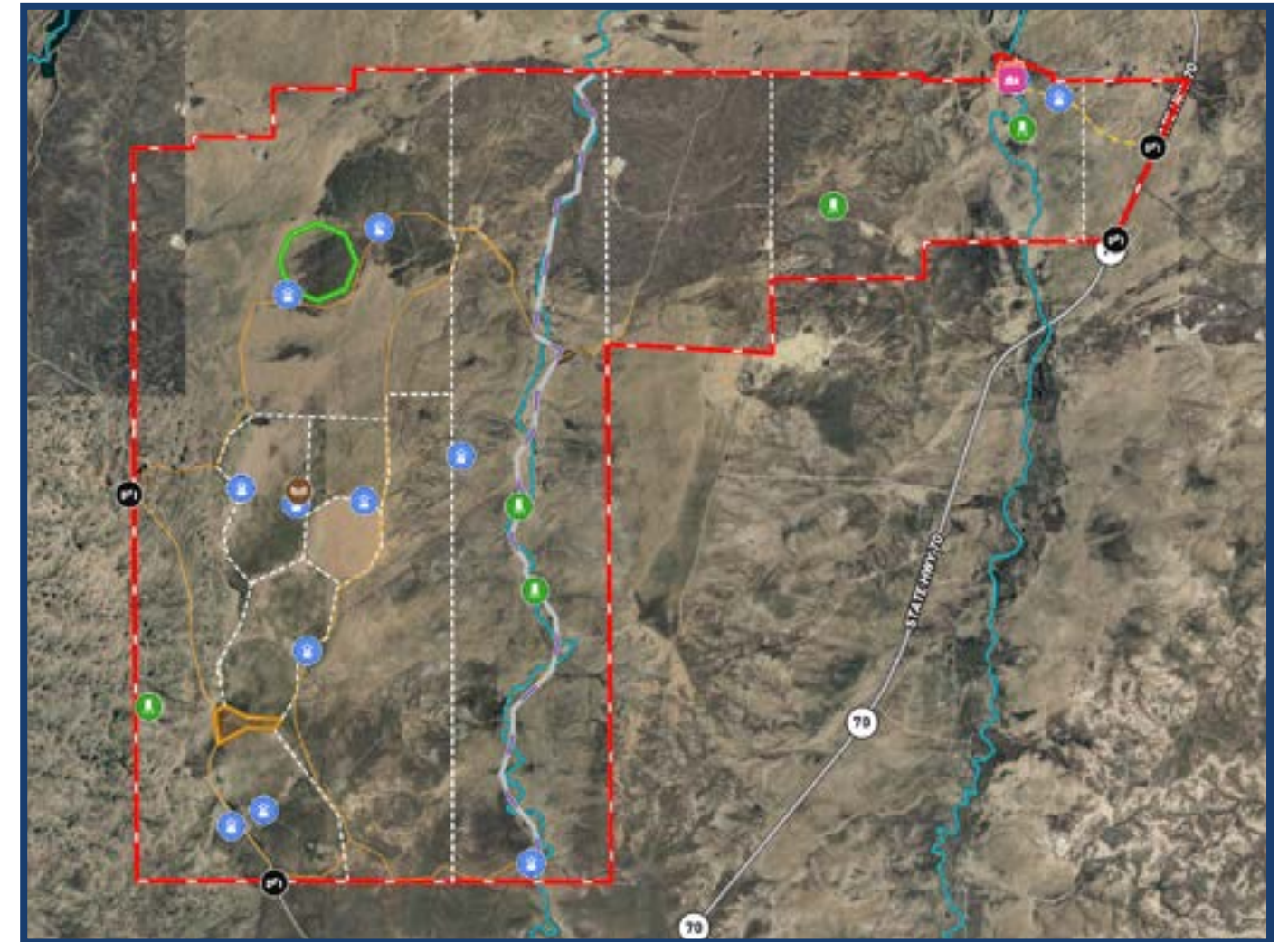
LOCATION

The ranch is located in west central Roberts County, about 25 miles north of Pampa, about 50 miles north of I-40, and it is west of Canadian. Access to the property is via county-maintained Reynolds Ranch Road, which stretches roughly 3.5 miles north from Highway 70 and leads into the south entry of the ranch. This road also serves as access for the Mesa Vista Ranch Club, and it is highly improved. A second access route from Highway 70 is further north to enter the ranch on its east side.

Pampa hotels and the 5,800' airstrip are 15 minutes from the ranch.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The MV2 Ranch is a native grass ranch with the predominant species being buffalo grass, bluestem, gramagrass and Indiangrass. It also has significant areas of rabbitbrush, chickasaw plum, ragweed, and other grasses that have been infused into the ecosystem over the years. Soil types are primarily fine sandy loams. Two-track roads meander all throughout the ranch to access the entire property and have been maintained and shredded for ease of travel.

Cattle have not been on the vast majority of this ranch for at least 18 years.

There are 12 fallow pivot fields.

WILDLIFE

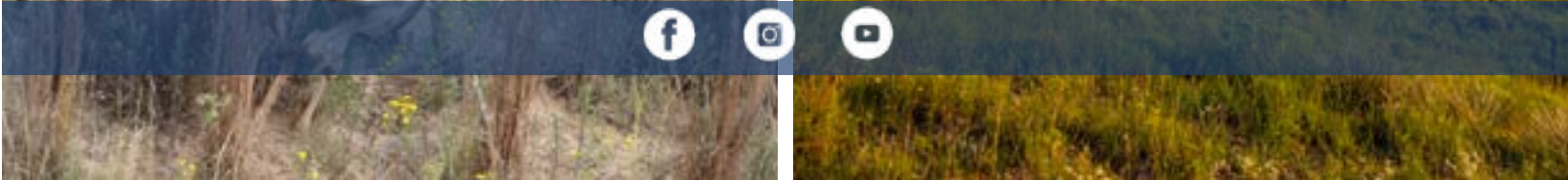
Approximately 30 years ago Boone Pickens started a vision of creating the worlds greatest quail hunting, and this ranch is a key segment of that storied land holding. Because of the historical, expansive care and management of the quail and range conditions this remains one of the best wild quail habitats. A fall 2023 game survey by one of Texas top wildlife biologists, resulted in an impressive flushing of over 130 coveys! The very diverse landscape of natural habitat is also home to whitetail deer, mule deer, antelope, blue quail, and doves. 200+/- quail feeders and 5 600lb protein/ corn feeders also supplement the wildlife.

IMPROVEMENTS

There are about 30 miles of good fences, about 1/3 of which has been built within the last 4 years. This allows for smart pasture rotation should the next owner decide to bring cattle back into the ranch, which has not been done in 18 years.

A two-bedroom house is currently being remodeled at the headquarters area overlooking a beautiful lake and quiet setting.

One Zimmatic irrigation pivot system is complete and in place. Ask broker for details.



WATER

There are three large volume water wells that produce at about 180 -200 gpm. One services the 7 mile waterline mentioned below, one services the clearwater lake and irrigation needs at the HQ and house, and one services the irrigation pivot system on the north end. There are approximately 7 additional water wells of various condition. Ask broker for details.

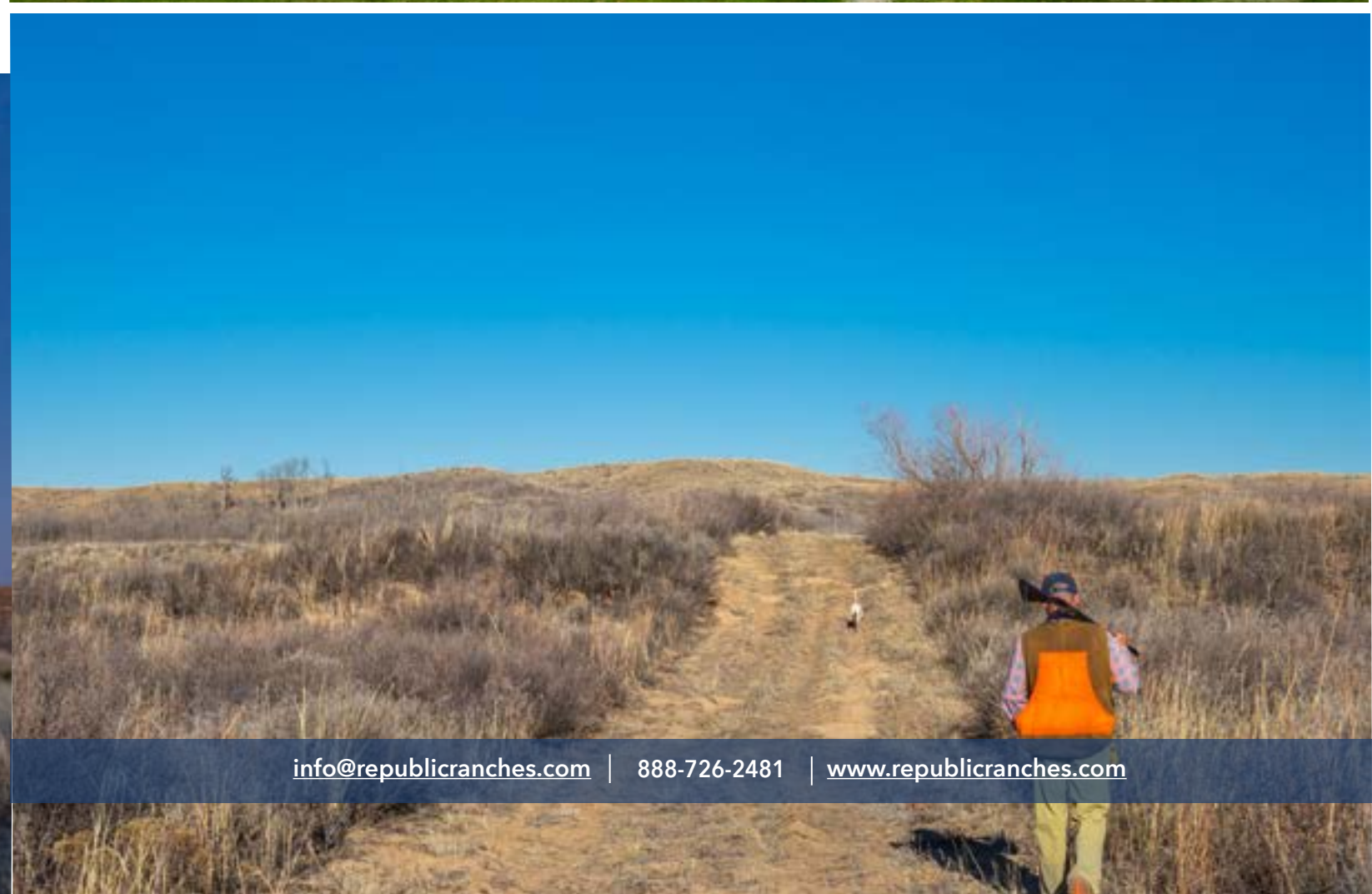
One focal point of the ranch water system on top of the Ogallala aquifer is the 4-inch waterline that runs approximately 7 miles along the Dry Creek area of the ranch. This is an incredible and diverse topographical area for the ranch that runs north to south from one end of the ranch to the other. A sprinkler every 1,000 feet provides moisture and water for quail and wildlife all year long and this runs off of the water well on the south end of the ranch.

The ranch is already permitted for up to 50 additional water wells throughout the ranch to provide additional water for wildlife and livestock (up to 17gpm).

Roberts County receives 23 inches of rain, on average, per year, and 13 inches of snow per year.

Natural stock ponds, potholes, and pools.

Full details on water can be provided by broker.




MINERALS

There is production on the ranch with about 6 well site locations. Minerals are not being offered with this sale. Ask broker for details.

This ranch is being co-marketed with Mark McMillan




OTHER



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.

2-10-2025



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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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.

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.

Republic Ranches, LLC	9000612	info@republicranches.com	888-726-2481
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J Bryan Pickens	592462	bryan@republicranches.com	214-552-4417
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-1

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.



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

