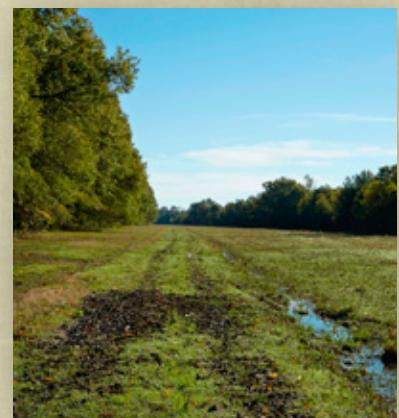




REPUBLIC RANCHES

PURVEYORS OF FINE RECREATIONAL, INVESTMENT, FARM AND RANCH PROPERTIES



TRIPLE CREEK RANCH – 3,248 ACRES +/-

Red River County, Texas

Triple Creek Ranch's 3,248 acres are spread out over some of the best cattle country in Northeast Texas. **Additional 1000+ contiguous acres also available.** An abundance of creeks, flowing artesian wells and ponds give the ranch ample water even in dry periods. It is a truly rare opportunity to find a single tract with this much good pasture and water in Northeast Texas. The wooded creeks and proximity to the Sulfur River bottoms endow Triple Creek with superb hunting and outdoor recreational opportunity as well.

Land: The terrain at Triple Creek consist of densely vegetated low areas, hardwood lined creeks, gently rolling and expansive pastures, and flat open areas suitable for cultivation. Triple Creek's elevation ranges from 275' on the southwest side to 330' on the northeast side of the property. The ranch contains approximately 2,500 acres of excellent pasture. The Ranch averages approximately 50 inches of precipitation per year. **An additional 1000+ contiguous acres also available.**

Soil: Fertile loams on the eastern side and friable clays on the western side of the ranch provide an excellent foundation for a variety of agricultural endeavors.

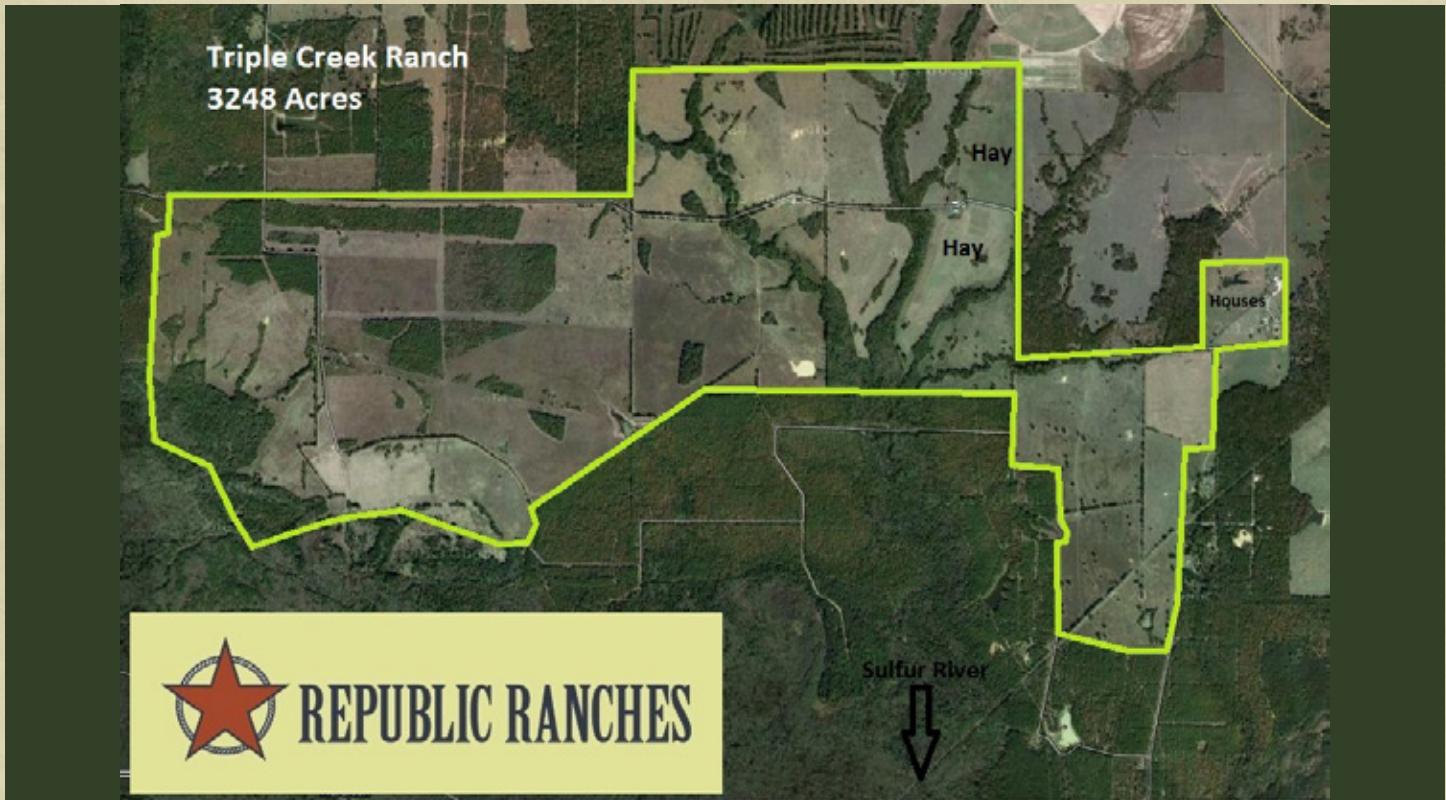
Vegetation: Oaks and hickory are the predominate trees on Triple Creek. Native and improved grasses provide rich grazing for cattle.

Water: Several artesian wells flow even in drought periods. Creeks, ponds and pools provide ample water to all parts of the ranch.

Location: Triple Creek is located in beautiful Northeast Texas about 2.5 hours from Dallas. The Sulfur River lies just south of the ranch.

Agriculture: Triple Creek Ranch can easily carry 650 mother cows as-is, and with some optimizing, over 750. Miles of gravel and packed roads ensure excellent access to all main pastures on the ranch. A good portion of the ranch would make excellent farmland if cultivated.

CONTINUED ON BACK



Houses:

Main residence

—approximately 2,400 sq. ft. brick home with 3 beds and 2.5 baths

Secondary residence

—approximately 2,100 sq. ft. brick home with 3 beds and 2.5 baths

Improvements:

- Two 60' x 100' hay barns
- 40' x 60' equipment barn
- Two sets of working pens
- Horse barn
- Trailer Shed
- Dog pens
- Several miles of roads

Wildlife: Triple Creek Ranch boast exceptional whitetail habitat with rolling timbered terrain, bottom land and close proximity to the Sulfur River bottoms—one of the premier hunting areas in the region. Wild turkey doves and ducks are plentiful.

Minerals: All owned minerals convey. It is believed that between 20 and 60% are owned depending on the tract.

Taxes: Agricultural valuation. (approximately \$12,000)

Price: \$7,150,000.00 (\$2,201.36/acre)

Disclaimer: The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC, its brokers and agents cannot guarantee the accuracy of such information. The information contained herein is also subject to changes,

errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

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