



MERIDIAN RANCH

860 ± ACRES | BOSQUE COUNTY, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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REPUBLICRANCHES.COM



- ★ Bosque County
- ★ Wildlife: deer, turkey, hogs, dove, ducks
- ★ 1 Mile of the Dyes Branch Creek
- ★ Located 3 Miles south of Meridian
- ★ 860 +/-Acres
- ★ Enhanced road system
- ★ New fencing on the North and South
- ★ 150' of elevation change



MERIDIAN RANCH

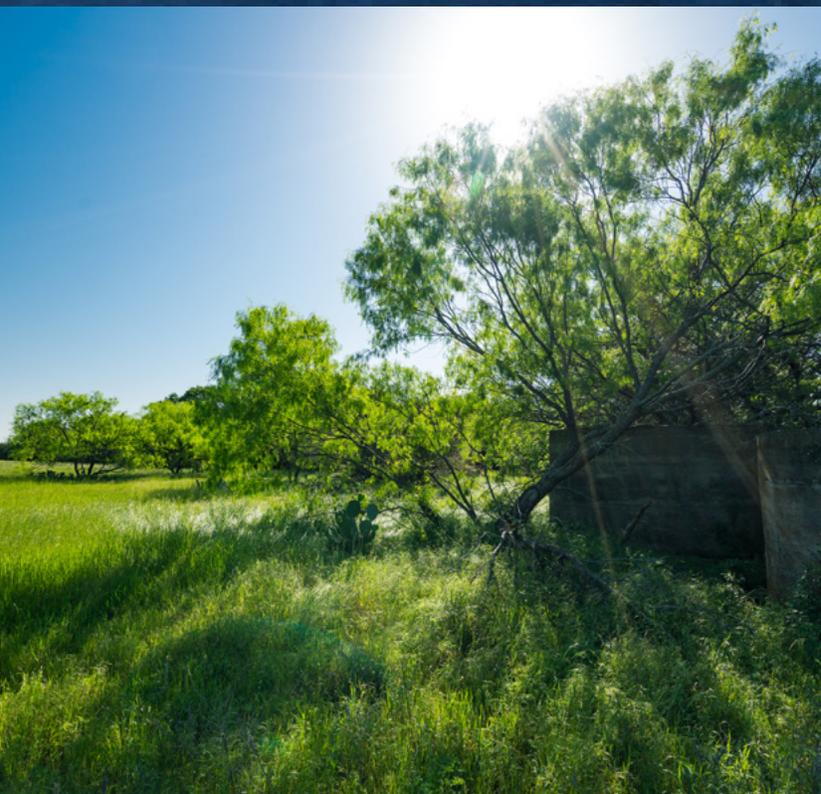
The Meridian Ranch is a recreational paradise located in central Bosque County. The topography is truly unique with rock cliffs and bluffs that create a very scenic retreat. The privacy of the ranch and surrounding properties have a very positive impact on wildlife numbers in this area with the potential for high fencing.

Price: \$3,612,000



Wildlife: Deer and turkey hunting are excellent with also plenty of opportunities to chase hogs, ducks, dove, and do some fishing. The ranch has been improved with new fencing on the North and South, cedar mulching in strategic locations, and a carefully designed road system that has been recently dozed to enhance the interest of the ranch.

Land: 150' of elevation change in multiple areas on the property with some portions containing rock cliffs and bluffs. The ranch is approximately 80% wooded and most of the open meadows make desirable wildlife food plots. 3 deep wooded draws composed of Oak and Juniper add excellent scenic views throughout this ranch. There is also Mesquite and stretches of native pasture. Eckrant association is the main composition of soils including clay that can be



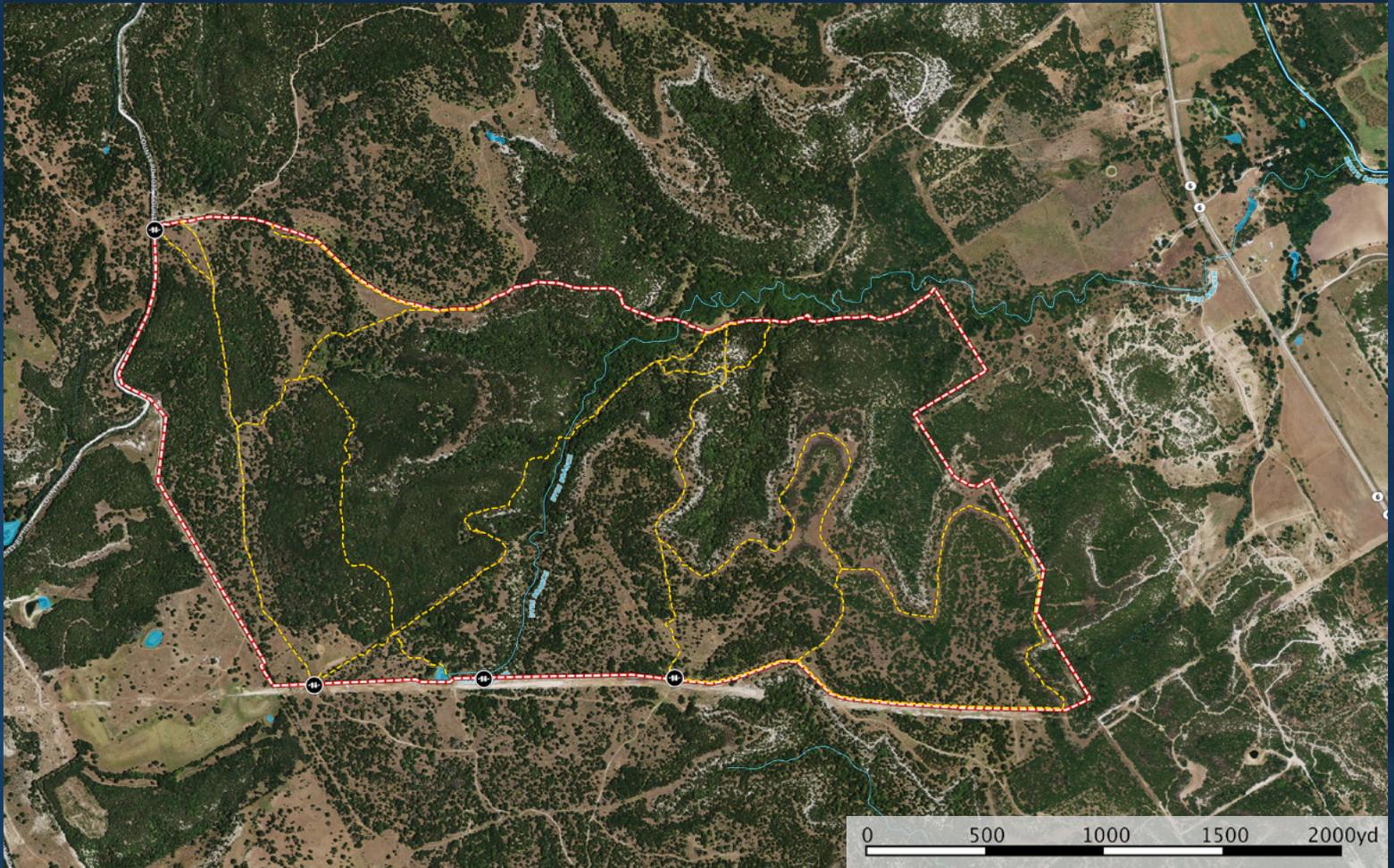
Water: Dyes Branch creek begins on the southern side and continues for over 1 mile through the property and includes a series of waterfalls. The elevation and amount of drainage offer at least two good lake sites. Water well depths in this area are approximately 750' to 950' and can produce 16-20 GPM. There is good ground water under this ranch and the immediate area from the Trinity formation.

Location: The ranch is located in central Bosque County, 3 miles South of Meridian. It is 1.5 hours from Dallas, less than one hour from Waco, and less than 4 hours from Houston. The property is accessed from the West off of County Road 1035.

Minerals: Some minerals will convey with an acceptable contract. There is no production on this ranch

MAP

CLICK BELOW FOR INTERACTIVE MAP



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; 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 or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma 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.



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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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date