



SUGAR HILL RANCH

2,964 ± ACRES | TITUS COUNTY, MOUNT PLEASANT, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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SUGAR HILL RANCH

Sugar Hill Ranch is a East Texas combination property located only two hours from the Dallas Metroplex. The productive Bermuda pasture fades into a mature wooded bottomland creating a truly special ranch. More than four miles of White Oak Creek traces the majority of the southern boundary leading the way for an abundance of wildlife.

Price: \$5,400,000



- ★ Titus County
- ★ 2,694 +/- Acres
- ★ 2,600 sq. ft. ranch home
- ★ More than 4 miles of White Oak Creek traces the boundary
- ★ Waterfowl, white-tailed deer, hogs
- ★ Over a dozen ponds and a number of marshes

Water: White Oak Creek is the largest creek on the property and stretching for over 4 miles along most of the Southern boundary. A levee system has been constructed along White Oak Creek for over 3 miles. Other major creeks include Piney Creek and East Piney Creek. The ranch also contains well over a dozen ponds and a number of marshes. All the improvements are serviced by community water.

Range and Carrying Capacity: The upland Bermuda pasture rolls towards the fertile and improved bottomland providing very productive grazing year round. The ranch can run approximately 350 mother cows and supply them with sufficient hay. The Bermuda hay fields have yielded over 300 round bales on a single cut and the ranch is cross fenced for rotational grazing. The wooded bottomland consists of mostly Oak with an unlimited number of adult trees.

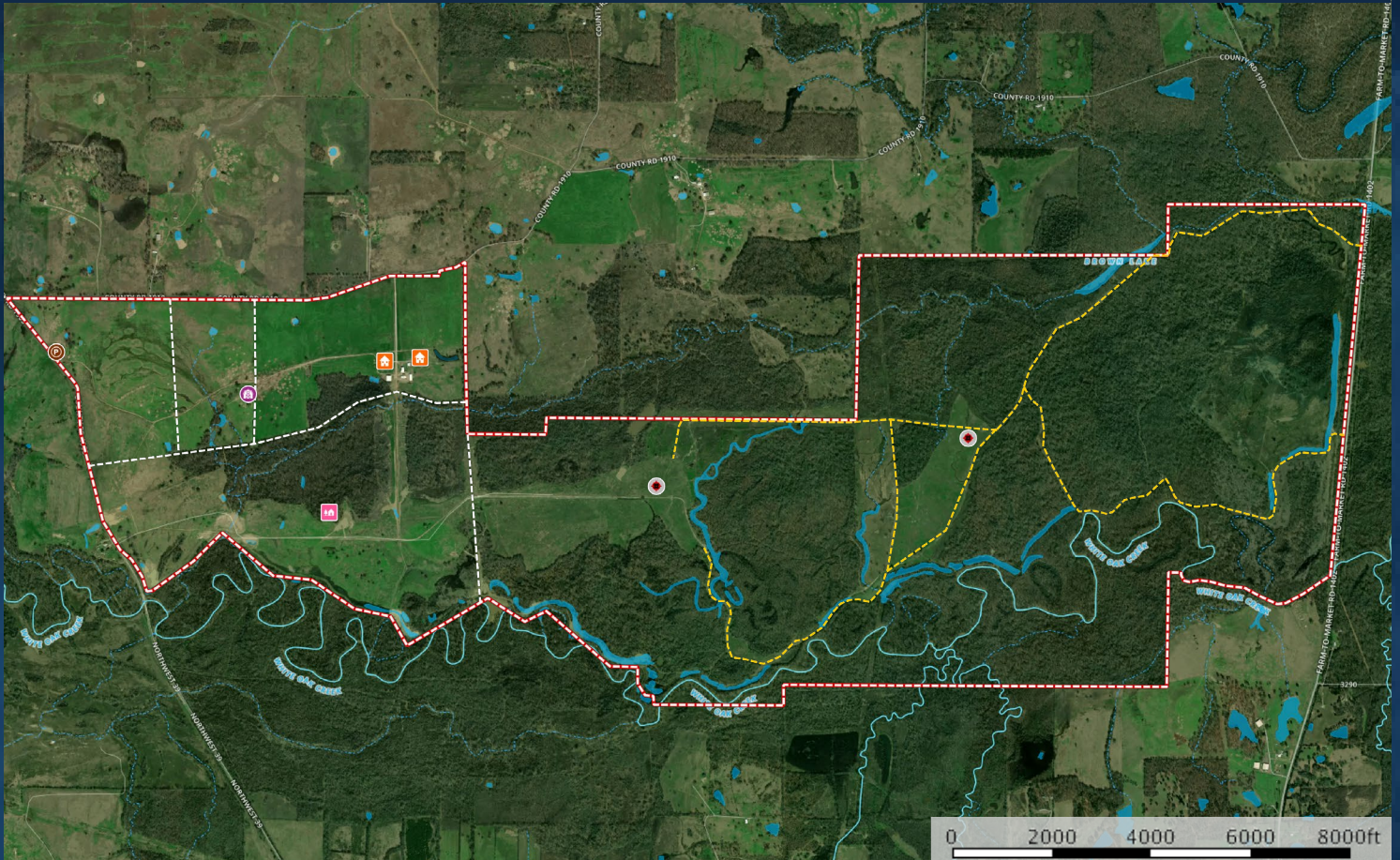
Improvements: The ranch begins at the 1,600+ ft concrete driveway/runway and ending at the main improvements. The first ranch home is approximately 2,600 sq ft, 2 story, and constructed in 1992 with a mirror image second 2,400 sq ft ranch home just across the driveway. Other improvements include 2 hay barns 9,000 and 7,200 sq ft, horse barn and catch pen, 2 large equipment shops approximately 2,500 sq ft and 5,000 sq ft, 3 story barn with living quarters, a secluded hunter's cabin, and finally pipe livestock pens.

Wildlife: Waterfowl have a vital attraction to this property due to the limited pressure and the many stretches of sloth and marsh type pools of water. Whitetail deer and hog hunting have provided much success in recent years. White Oak Creek offers many fishing opportunities along with additional ponds and creeks.

Location: The ranch is located approximately 2 hours from Dallas and 10 miles North of Mount Pleasant. The property can be accessed off of CR 1905, CR 1910, and FM 1402.

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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Buyer/Tenant/Seller/Landlord Initials

Date