



COOK RANCH

1,900 \pm ACRES | HAMILTON COUNTY, CRANFILLS GAP, TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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COOK RANCH

The Cook Ranch is a harmonious dual-purpose ranch for the sportsman and rancher. It has interesting topography, wooded habitat, and clear water in Meridian Creek, and is coupled with improved pastures, well-organized cattle facilities and two ranch homes. This appealing ranch sits in a desirable location near Cranfills Gap and is clean, well-maintained, and very quiet. It has a good shape, semi-live water, and does not have any easements or oil and gas production. It is priced competitively for this area, and it is ready to go!

Price: \$8,270,000



★ Hamilton County

★ Interesting topography

★ Wooded habitat

★ Improved pastures

★ 1,900 +/- Acres

★ Clear water in Meridian Creek

★ Well organized cattle facilities

★ Two ranch homes



Location: The ranch is located in far east central Hamilton County, approximately 6 miles outside of Cranfills Gap. It is 1 mile outside the Bosque County line, just west of Meridian. The drive is just over 1 hour from Waco, and approximately 2 hours from Dallas, 2 ½ hours from Austin, and 4 hours from Houston.

Land: This ranch boasts the top area of Paul Mountain, which runs southeast through the ranch. It offers long vistas for miles in all directions and dynamic views of the ranch prairie ground. Topography is interesting, and unique for this area too, as the elevations range from approximately 981' to 1,224' feet, with about 250' in elevation change. The shape of the ranch is almost a perfect rectangle and installing a high fence around the perimeter would be relatively easy to do without the need for complicated water gaps or challenging terrain on the fence line.

The entire ranch is cross fenced in 18 pastures, all of which have access to water which allows for ease of pasture rotation. Three pastures are improved coastal bermuda in the front of the ranch for grazing, where the operations are located, and the remaining pastures in the front and back of the ranch have native grasses that are good for grazing, and planting oats, wheat or sunflowers. The ranch has historically carried roughly 350+ AU.

There is a good road system that runs front to back of the ranch and allows good access to most locations. The back of the ranch is accessed by three low water crossings: one is concrete and the other two are natural with a rock bottom.

The middle and southern part of the ranch has the topography with large hills that contain Paul Mountain, offering the distant views from on top. Meridian Creek is located in the middle of the ranch and runs the width of the entire ranch. The diverse terrain lends itself to plenty of deer, dove, quail, and turkeys because of this habitat.

Water: The main water feature of this ranch is Meridian Creek. The ranch has over 2 miles on both sides of this creek, and it is semi-live, with clear water and a limestone bottom. It runs southeast through the ranch and helps to support all wildlife and livestock. 5 good Trinity water wells support this ranch, and water wells in this immediate area flow at approximately 30 gpm at depths of around 100 to 120'. They provide service to the homes, office building, working pens and troughs. Water wells in Hamilton County are not under the jurisdiction of any groundwater conservation district. There are approximately 8 ponds scattered throughout the ranch. The largest is approximately 3 acres in size, it is stocked with bass, bream and catfish, and stages a nice setting in front of the main ranch house. The ranch gets an average of 30-34" of rainfall annually.

Minerals: Some of the mineral estate is available with an acceptable contract. There is no current production on the ranch.

Wildlife: The whitetail deer population is healthy and has had very little hunting pressure for many years. Turkeys roost and remain along the Meridian Creek corridor, and the dove and hog hunting are good as well. There is good fishing in a few of the larger ponds, and several deep pockets along the creek hold bass all year long.

Improvements: The 3,400 s.f. main ranch house has 5 bedrooms and 3 baths and is a one-story ranch style home. It was renovated in 2006 with a new addition added, new appliances, a new metal roof, and new AC. This home is well-maintained, very clean and move-in ready. The office building is approximately 1,000 s.f. and it has a comfortable living room and a full kitchen.

The caretaker's home is 2,300 s.f. and has 3 bedrooms and 2 baths. It was built in 1983 and is close to the entrance to the ranch and makes for a good ranch foreman's quarters, with a high view of the entrance area as well as the pastures.

The 20,000 s.f. indoor rodeo arena has 12 stalls, and bleachers, and has a built in workshop. The cattle pens located next to the barn are made out of heavy pipe steel and are set up for working cattle efficiently. The covered working shoots are also made out of heavy pipe steel, are extremely well-built, and were used for working longhorn cattle. There are also two silos for grain storage (corn, wheat, or oats) by the barns. All 9 barns have electricity and water.

Easements: There are no utility easements or power lines on the ranch.

Taxes: The ranch is taxed with a 1d1 agricultural valuation for livestock, and the taxes are approximately \$8,900 per year.

Equipment: Some ranch equipment and rolling stock are available with an acceptable contract.

MAP



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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