

REPUBLIC RANCHES LLC

Our Legacy is in the Land



Chadbourne Ranch

Miller County, Texarkana, AR

2,292 ± Acres | \$5,165,000 | Shown by Appointment Only



Can carry 600 mama cows



1/2 mile Red River frontage



Located 6 miles north of Texarkana



4 miles of FM 108 frontage

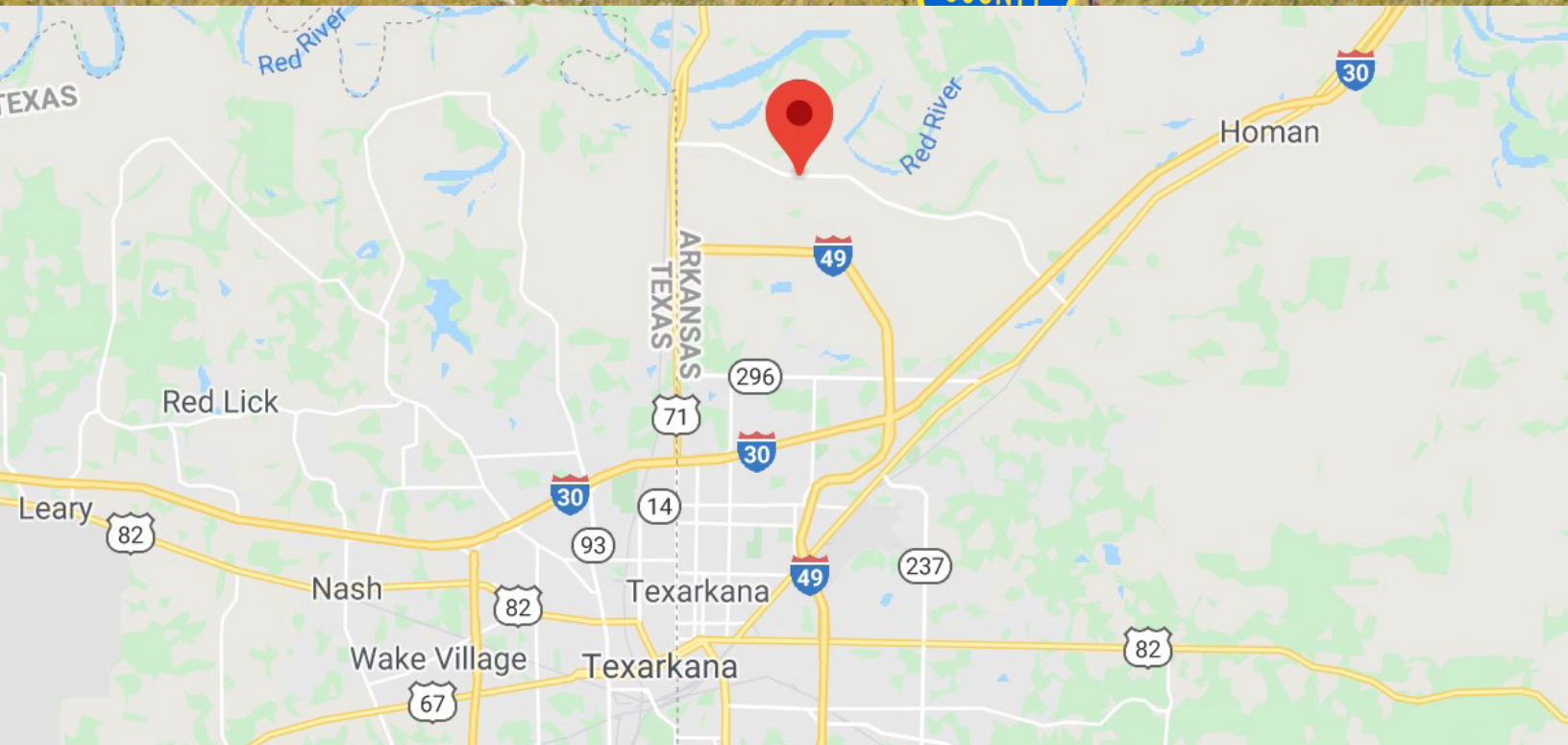


Headquarters, shop, office & barn



Hay production

RANCH LOCATION



The Chadbourne Ranch is a large, productive Red River bottom ranch. Fronting 4 miles of FM 108 just north of Texarkana, it has all weather access via this paved highway to the various pastures. The property has been under the same ownership for approximately 40 years and is priced competitively in the market.

The ranch is located on the state line about 6 miles north of Texarkana, a strong agricultural base in the area. The land is all north of Loop 49, and east of US 59-71. Total acreage is 2,292+/- acres: 2,272 acres are in Miller County, Arkansas – and 20 acres are in Bowie County, Texas.



The ranch has over 4 miles of frontage on FM 108, and both sides of this for approximately 2.5 miles. Soils are mostly clay (Bossier and Billyhaw), with some sandy and alluvial soils near the river. Just to the west is the Kansas City Southern rail that runs north and south along US 59-71 north. Chadbourne Ranch is 80 miles north of Shreveport, and 185 miles east of Dallas, with an elevation at 325'. It lies within the Texarkana ISD.

This ranch has historically been able to carry about 600 mama cows, utilizing a few small areas for hay production as well. There is a year to year tenant in place who has been on the property for over 7 years.





This ranch has approximately 1/2 mile of frontage on the south side of the Red River. There are 4 water wells in good working order. Numerous stock ponds are scattered on the ranch, which has a few miles of Cedar Creek, and intermittent creek system that holds water. The land receives approximately 48" inches of rainfall per year.

The ranch has over 100 +/- acres of old pecan groves.



IMPROVEMENTS

Improvements include a headquarters area, mechanic shop, office, and a barn area on the highway. One set of working pens is on the northeast area of the ranch.



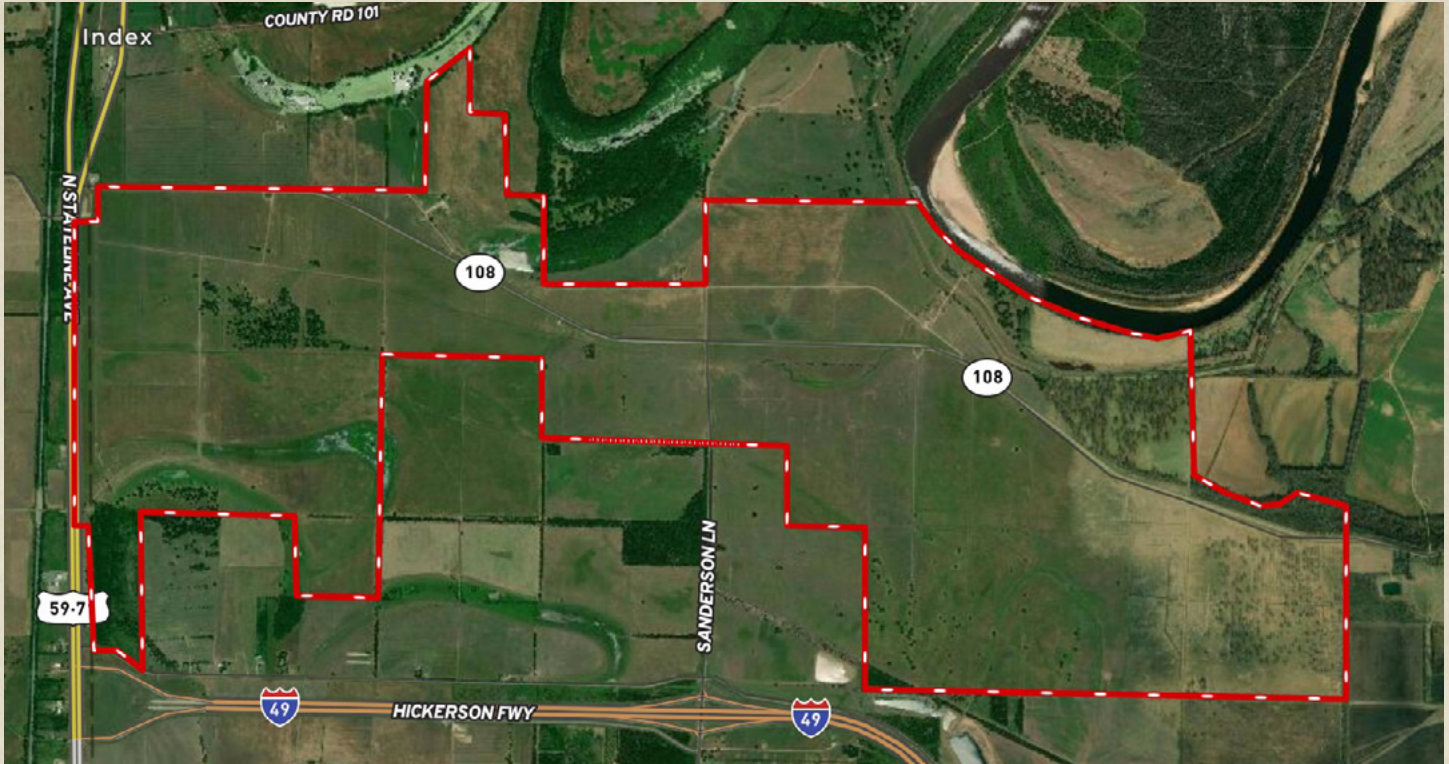
MAP

Minerals

Minerals are not available and currently there is no production on the ranch.

Misc

There is a city water line with multiple taps along FM 108. Ask broker for details.



BRYAN PICKENS

Partner/Principal Broker

Republic Ranches, LLC - Broker

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Who Do Real Estate Agents Represent in a Real Estate Transaction?

Arkansas law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

What Does It Mean to Represent a Seller?

A Real Estate Agent who enters into an agreement to sell property for an owner is known as the “Listing Agent” or “Agent for the Seller.” A Listing or Seller’s Agent represents the Seller in the transaction. That means that the Listing or Seller’s Agent’s primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller’s Agent since that Seller’s Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer’s real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent a Buyer?

A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the “Buyer’s Agent.” A Buyer’s Agent represents the Buyer in the transaction. That

means that the Buyer’s Agent may assist the Seller who is not represented in selling the property, or deal with the Seller’s Agent, but the Buyer’s Agent’s primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer’s Agent since that Buyer’s Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller’s reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Seller and Buyer?

A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a “Dual Agent.” A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

AGENCY REPRESENTATION DISCLOSURE FORM

Bryan Pickens

Real Estate Agent

Republic Ranches, LLC - PB00082200

Real Estate Firm

8100 Lomo Alto, Suite 262

Real Estate Transaction Address

Dallas, TX 75225

City, State, Zip Code

The Real Estate Agent named above:

(Please initial the appropriate response below.)

1) Does not represent me in this real estate transaction but represents only the

_____ Buyer *or* _____ Seller.

OR

2) _____ Represents all parties to this real estate transaction to which I previously consented through a separate written agency agreement.

Name of Party Receiving Agency Disclosure

I acknowledge that I am aware of and understand the disclosure information presented above.

Signature of Party Receiving Agency Disclosure

Date

**THIS IS NOT A CONTRACT
OR AGENCY AGREEMENT**

Agency
Representation

