



REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

CIRCLE C RANCH

Osage County, Pawhuska, OK

225 ± Acres | \$560,000 | Shown by Appointment Only



Osage County



Views of Hulah Lake



Updated ranch home



White-tailed deer, turkey, quail



Enclosed barns & livestock corals



Tower blind



Circle C Ranch is an unmatched combination property located in northern Osage County. This property has been a passionately managed cow-calf operation for the last decade. The ranch consolidates native, improved grasses, and some recreation to create a well balanced operation. The Circle C Ranch is located 24 miles north of Pawhuska and 27 miles northwest of Bartlesville. The property is in the northeastern portion of Osage County approximately 70 miles from Tulsa. The ranch can be accessed off of CR 3575.

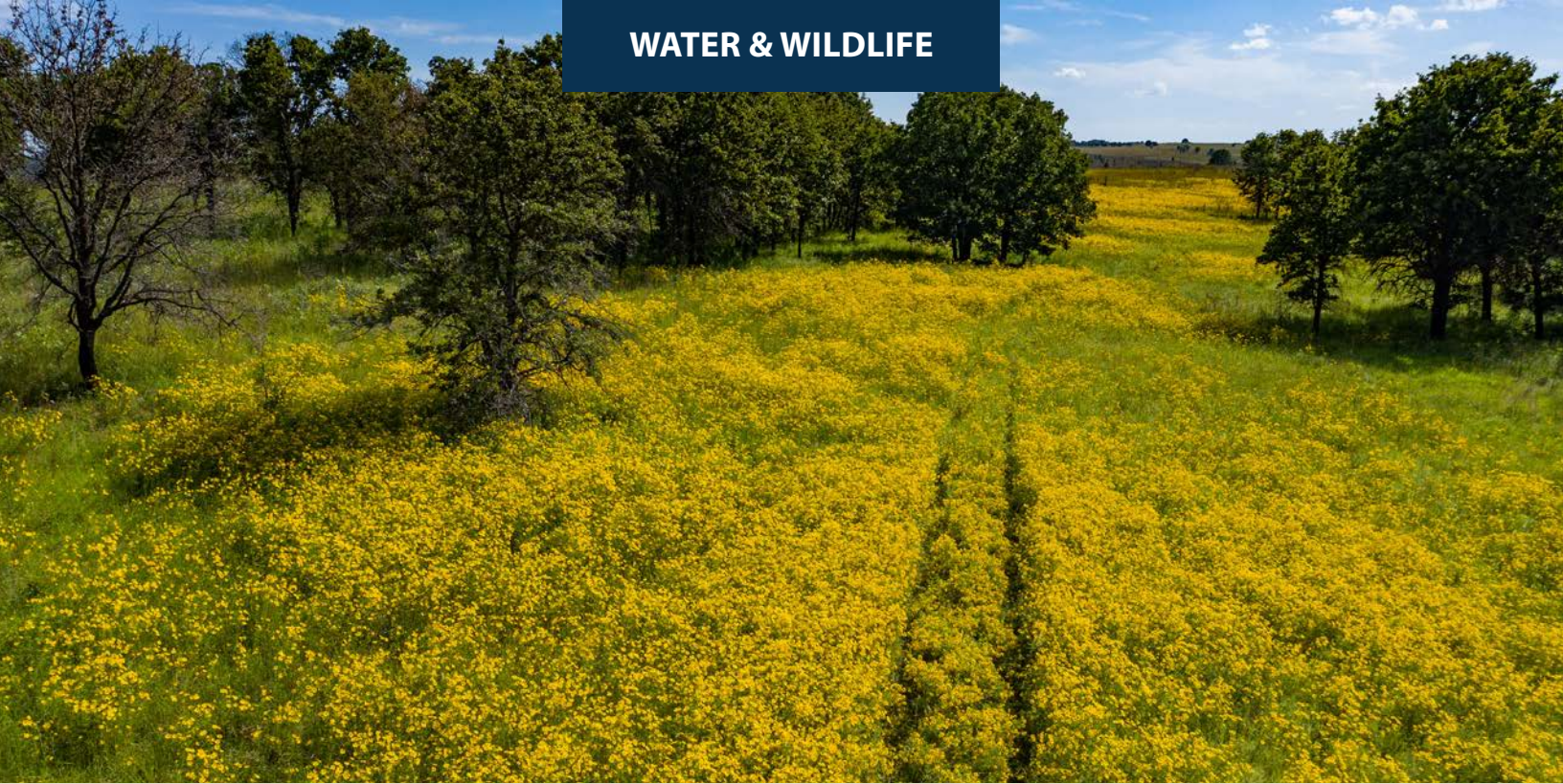
The Northern Cross Timbers ecoregion incorporates majority of Osage County. This property contains 200 acres of native pasture consisting of Little Bluestem, Big Bluestem, and Indian grass. Bermuda, Fescue, and some Crab Grass cover the remainder of the acreage. The ranch can run 30 cows and can produce enough hay to support them. The improved pasture can yield 3 bales an acre while being stocked. The yield can be doubled with fertilizer and/or not grazing the improved acreage. The wooded portions of the ranch hold mainly Post Oak and Blackjack Oak trees. Roughly 60 acres in the northwest corner accommodates over 100' of elevation change with great views of Hulah Lake and the surrounding area.

IMPROVEMENTS



The ranch home includes 3 bedrooms and 1 bathroom and has been recently updated. In addition, there is a large covered front porch and connected carport. A detached 2 car garage with living quarters sits next to the home. Other improvements include 2 wood frame enclosed barns and livestock corals.

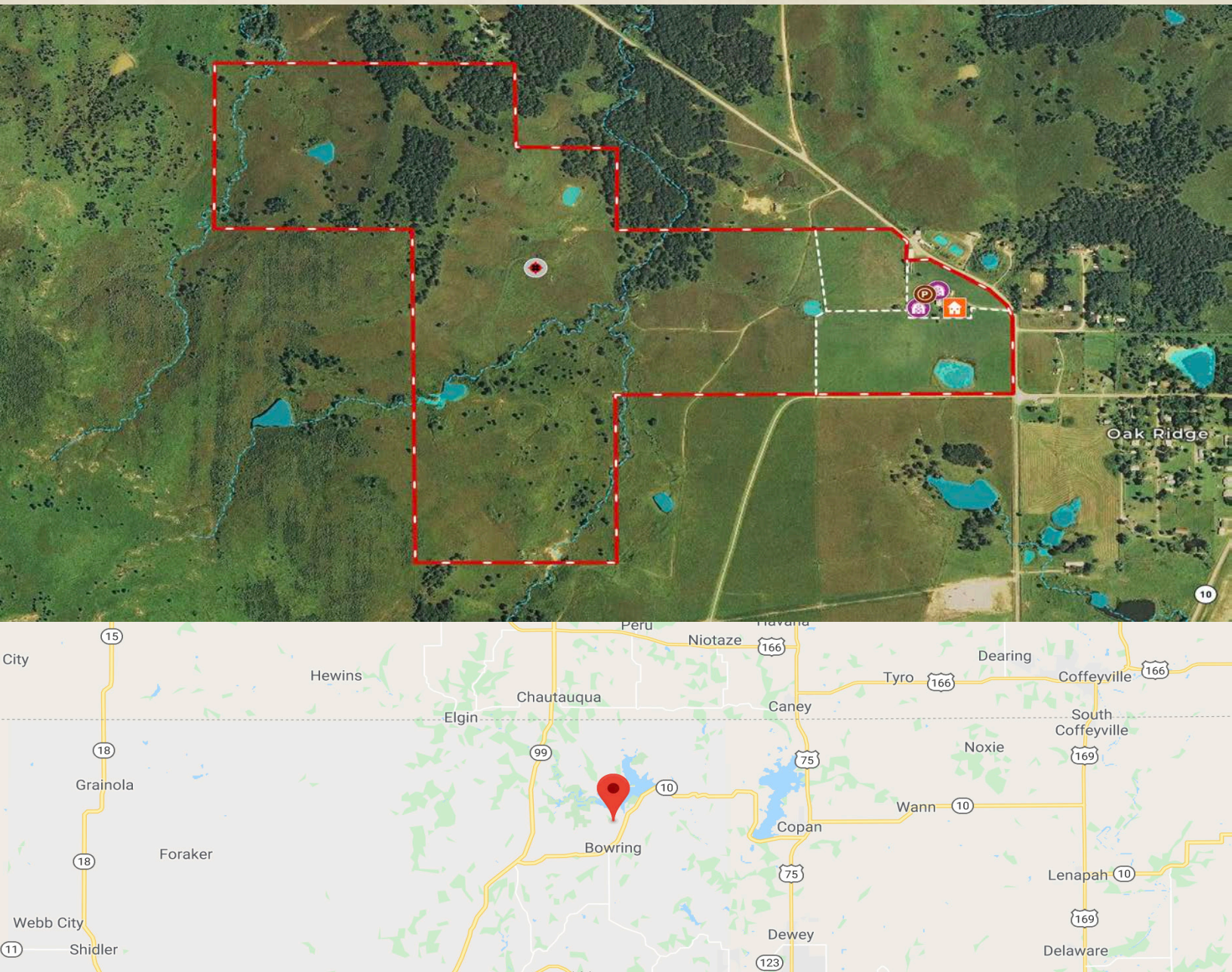




The ranch has 5 ponds and a few wet weather creek systems. The improvements are serviced by rural water. The annual rainfall for the area is approximately 40+ inches. The mouth of the Caney River pours into Hulah Lake just one mile north of this property. Blocks of timber and wooded drainages are scattered throughout the ranch. White-tail deer, turkey, and quail can all be pursued on this property. One tower blind and a few ladder stands have been placed to intersect wildlife on established travel routes. A large ranch on the west boundary of the ranch has a very positive impact on the hunting.



The seller does not own any minerals.



SPENCER REED

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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; Colorado; Louisiana; Arkansas; 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, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana 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. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



OKLAHOMA REAL ESTATE COMMISSION

What You Need to Know About Broker Services

A real estate broker may work with one or both Parties to a real estate transaction. *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.*

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all Parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
 - *That a party is willing to pay more or accept less than what is being offered*
 - *That a party or prospective party is willing to agree to financing terms different from those offered*
 - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
 - *Any information specifically designated as confidential by the party unless such information is public.*

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offer is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services. *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

Disclosure of these duties and responsibilities is required in writing. *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

Services provided to a tenant do not automatically create a broker relationship. *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

For more information, visit www.orec.ok.gov

