

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land



Kautz Farm

Lamar County, TX

1,707 ± Acres | Shown by Appointment Only



Kautz Farm has had a history of exceptional yields thanks to its fertile Class 1 soil and high percentage of irrigation. This farm is a grower's favorite thanks to its consistency, yield potential and well drained soil that allows for earlier planting.

- Total.....1,707 acres
- Tillable.....1,200 acres
- Irrigated.....848 acres

The well-drained soil, capable irrigation, and proximity to Paris and DFW would make this a good sod farm candidate as well. Abundant wildlife allows for excellent hunting in the fall or additional income from year-round hunting leases on the farm.

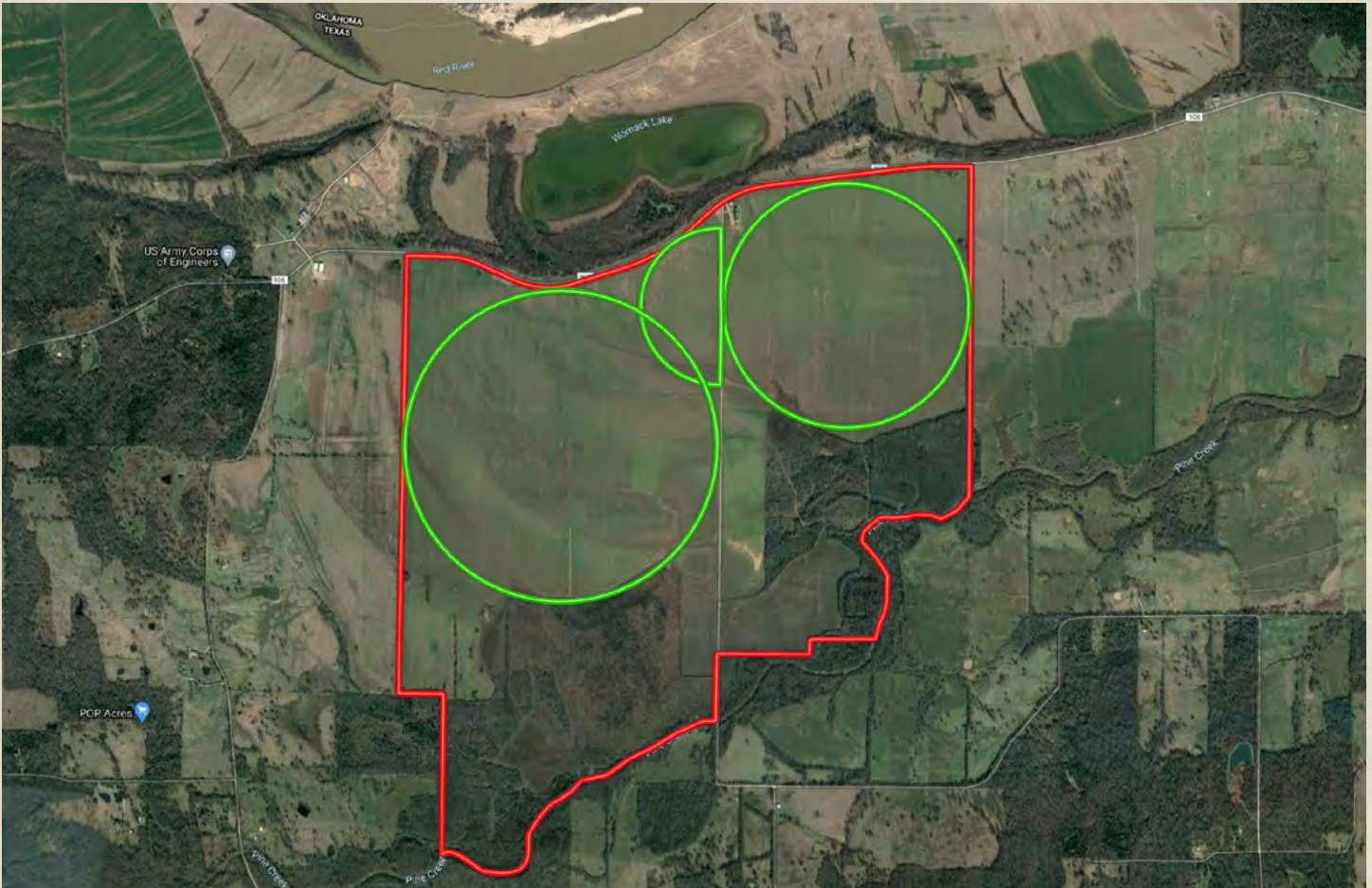
The majority of the tillable ground on the farm is Caspiana silt loam soil, which is a Class 1 soil.

The Kautz Farm is located in Lamar County about twenty minutes north of Paris, Texas. Average annual precipitation is 47 inches. The local livestock and poultry markets have strong grain demand which helps to support a positive basis over the CBOT.



- Irrigation
 - o Three irrigation pivots (Valley, Zimmatic and Lockwood) cover 70 percent of the tillable ground
 - o Permitted pumping on Pine Creek at two sites currently yielding over 2,600 GPM
 - o Weir on Pine Creek helps ensure optimal pumping
- Five grain bins with total capacity of 100,000 bushels
- Around 1,000 acres are hog fenced
- Hog fenced area doubles to allow cattle to graze winter cover
- Pipe fenced area for holding and working cattle
- Open air barn (approximately 50' X 80')
- Utilities in place for RV hookup





JONATHAN TRANTHAM
 Sales Associate
 Republic Ranches, LLC - Broker
 (214) 592-3706
 jmt@republicranches.com

BRYAN PICKENS
 Partner/Broker Associate
 Republic Ranches, LLC- Broker
 (214) 552-4417
 bryan@republicranches.com

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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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| Republic Ranches, LLC | 9000612 | info@republicranches.com | (888) 726-2481 |
| Broker's Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Bryan Pickens | 592462 | bryan@republicranches.com | (214) 552-4417 |
| Designated Broker's Name | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Agent's Supervisor's Name | License No. | Email | Phone |
| Jonathan Trantham | 620160 | jmt@republicranches.com | (214) 592-3706 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

