



REPUBLIC  RANCHES<sup>LLC</sup>  
*Our Legacy is in the Land*

## Three Sides Farm

Bowie County, TX, Little River County, AR and McCurtain County, OK  
4,484 ± Acres | Shown by Appointment Only



Three Sides Farm is a historic, large and highly productive farm located along nearly five miles of the Red River in Northeast Texas. This top-end farm has the potential for exceptional yields with the right grower! Three Sides Farm is located in one contiguous tract and has large field sizes, which helps maximize farm efficiency. The farm's abundant wildlife is an added bonus for the sportsman or those looking to benefit from hunting lease income. Additionally, Three Sides has the potential to carry a cattle herd which further diversifies the income stream on this capable farming operation.

- Total.....4,484 acres
- Tillable.....2,955 acres
- Irrigated.....1,922 acres
- Pasture.....204 acres

Nearly all of the cultivated ground on this farm is Severn very fine sandy loam. This is a Class 1 soil.

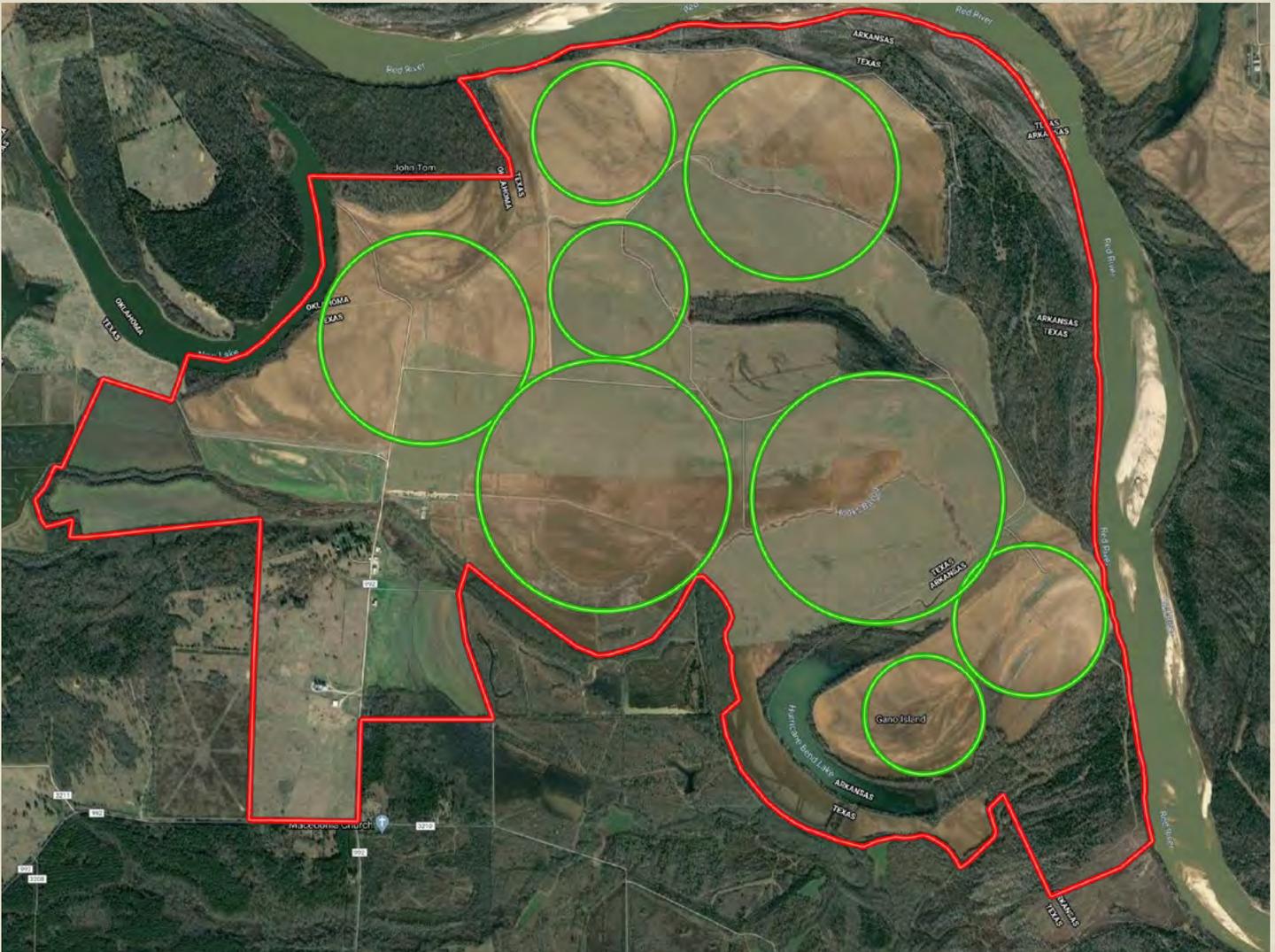
This farm is located in Bowie County, Texas about 15 minutes northeast of De Kalb, Texas. Three Sides Farm partially extends into McCurtain County, Oklahoma and Little River County, Arkansas. Average annual precipitation is 54 inches. The local livestock and poultry markets have strong grain demand which helps to support a positive basis over the CBOT.



- Irrigation
  - Two pump sites on Red River currently yielding over 4,500 GPM
  - Two pump sites on oxbow lakes with ability to fill from river
  - Eight Zimmatic pivots covering 1,922 acres
  - Permitted pumping rights on Red River
- Three very nice Sukup grain bins with grain leg. Farm has a total grain storage capacity of 397,00 bushels
- Over eight miles of hog fence with cross fencing for cattle
- Hog fenced area doubles to allow cattle to graze winter cover
- Covered cattle working pens
- Home on hilltop overlooking farm
- Equipment shop
- Combine shed
- Office and truck scales
- Several other structures including guesthouse, office and barns
- Utilities in place for RV hookup
- Private landing strip for personal use or aerial applicator



# MAP



## JONATHAN TRANTHAM

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## BRYAN PICKENS

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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.



# 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

## 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



# 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 offers 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](http://www.orec.ok.gov)*

