

REPUBLIC RANCHES LLC

Our Legacy is in the Land

HOLLOW POINT RANCH COMMUNITY

5± Acres | \$495,000 | Choctaw County, Fort Towson, OK

5± Acre Lot including 1,200± Acres of Shared Ownership Property

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DESCRIPTION

Hollow Point Ranch ("HPR") is an exclusive shared ownership property in southeastern Oklahoma. This 2,000+ acre development is designed to provide a luxury ranch lifestyle without the effort and expense of purchasing and maintaining an independent large tract. HPR provides residential and recreational opportunities for generational ownership and enjoyment. Approximately 50 deeded 5-acre lots have been created allowing owners privacy with sweeping and memorable views. Hollow Point Ranch Community offers a serene sanctuary away from the uncertainties of urban living while still providing the conveniences of the city. Escape to HPR, a family-friendly, country-living community on the Kiamichi River.

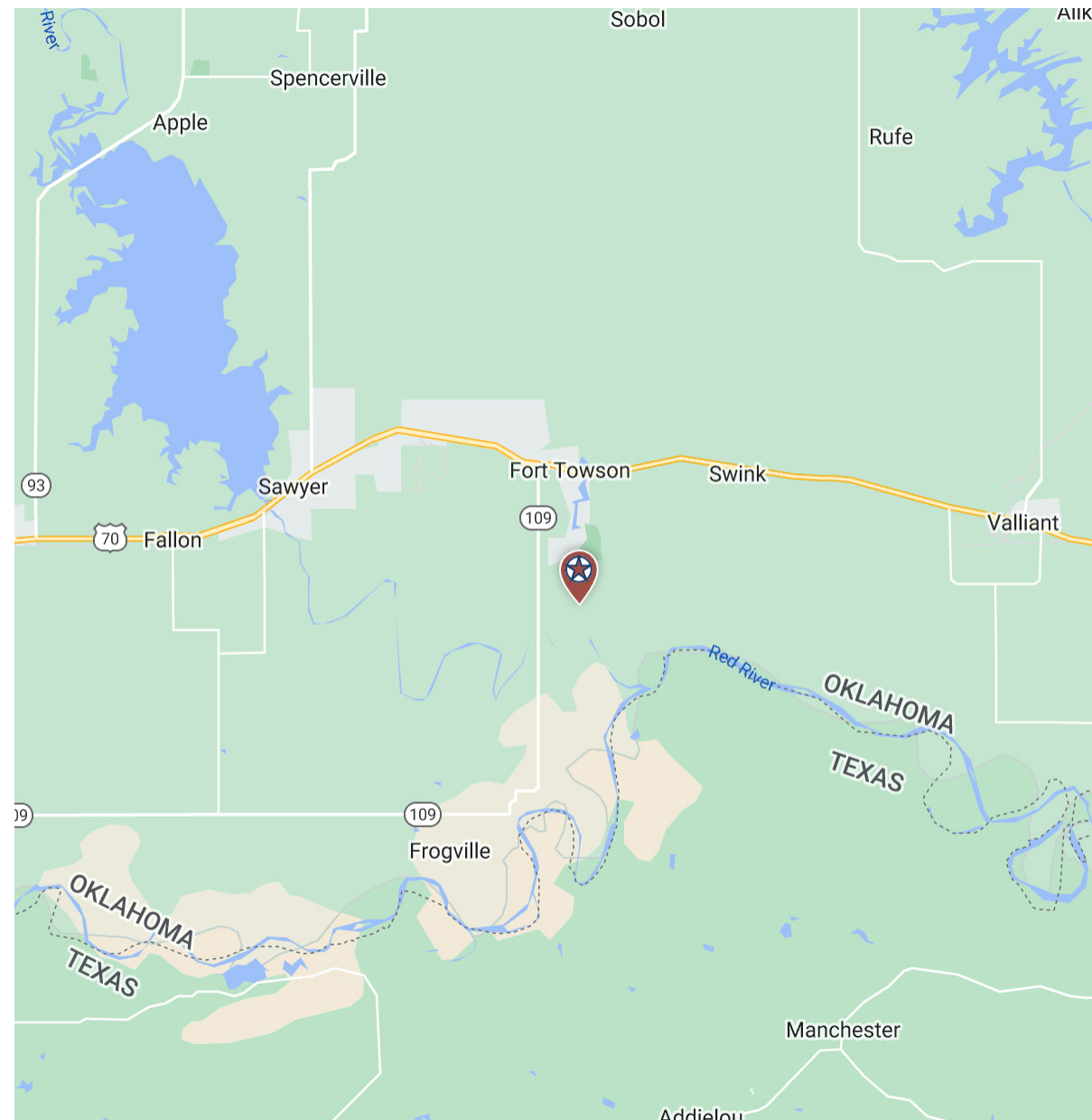
ASSOCIATE CONTACT

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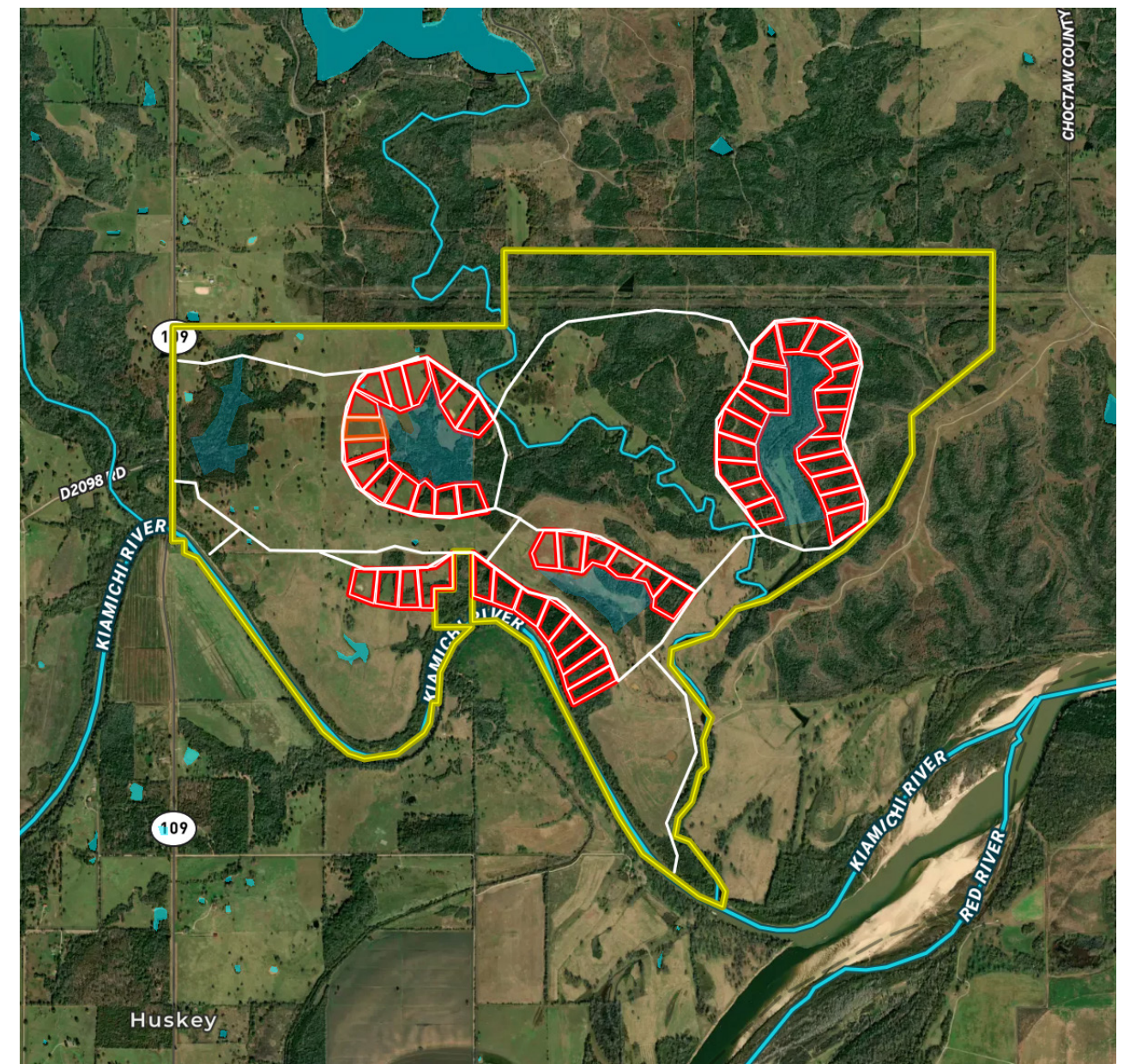
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LOCATION

The ranch is located approximately 2 hours from Dallas and 38 miles from Broken Bow. It sits on the north bank of the Kiamichi River on the east side of Hwy 109 just south of historic Fort Towson. Tulsa and OKC are approximately 3 hours away.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Historically the property has been a grazing and hay operation and was part of the Fightin' 7 Ranch. The topography is very attractive and diverse. Rolling pastures and bottomlands transition to mature timber at various elevations. Some pasture portions will be available to those owners who prefer to graze their own livestock. The property is a mixture of open pastures, and wooded areas ready to be explored. Trails are available for hiking, biking, riding horseback and cruising on ATVs.

WILDLIFE

Deer, hogs, turkeys, and other native species can be seen on this property. Designated hunting and shooting areas can be enjoyed in keeping with privacy and safety policies of the ranch. Presence of ample quantities of surface water provides plentiful fishing opportunities.

IMPROVEMENTS

Lots are offered with a choice of private lake, river bottom or open country views. Buyers can wait for the opportune time to build or start construction right away. Building designs will be consistent with the aesthetics of the property.

Residents will have full use of a custom-built clubhouse that includes a pool, lounge, conference and game rooms and fitness center. The clubhouse will showcase the architecture and vision of the HPR community. A modern equine facility and arena will board common use and privately owned horses. Owners can enjoy trap shooting and rifle and archery ranges.

HPR is being developed to include lakes, a network of roads, and a full utility infrastructure. Approximately 1,200 acres will be allotted as common use property available to all owners.



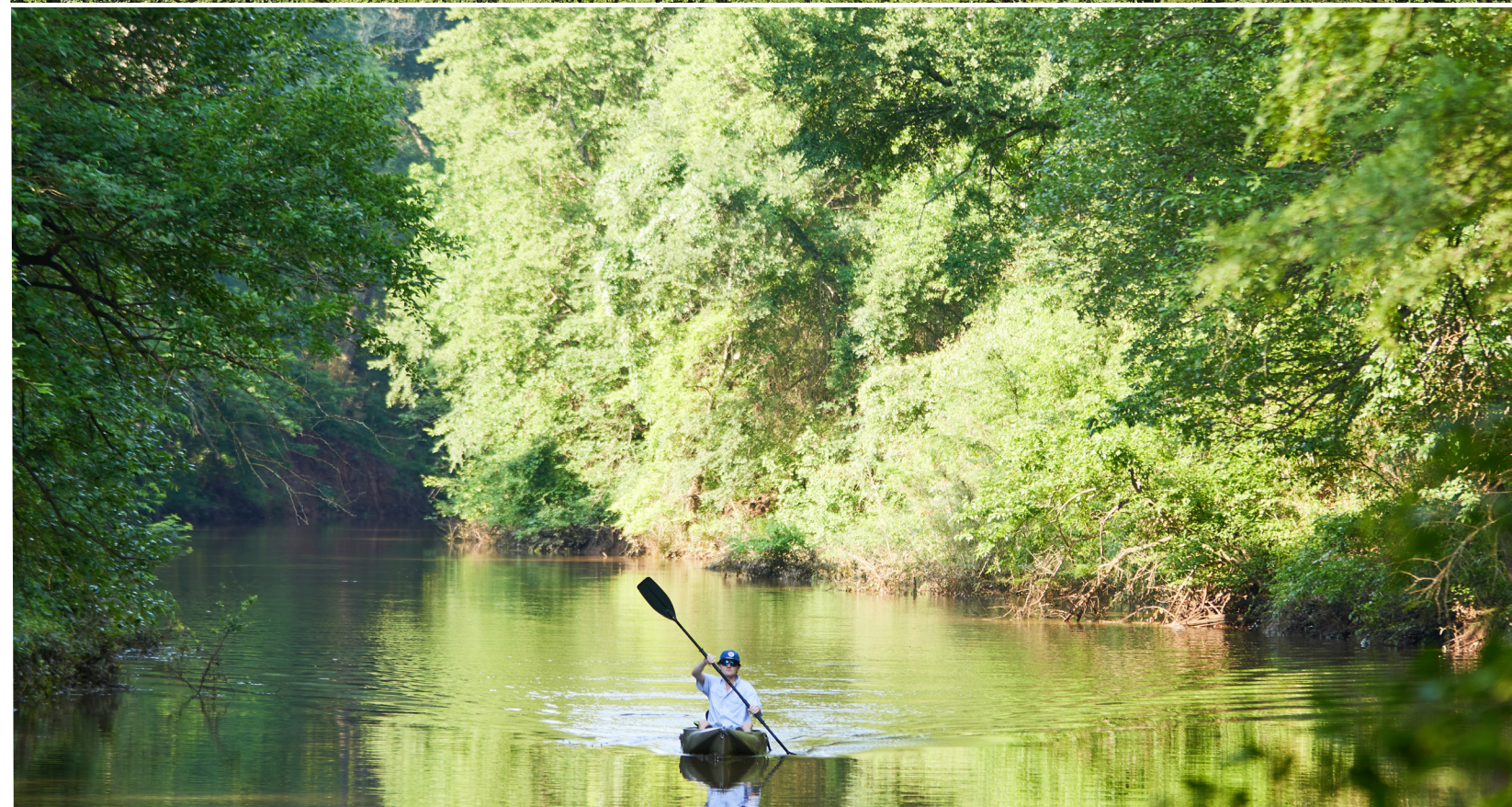
WATER

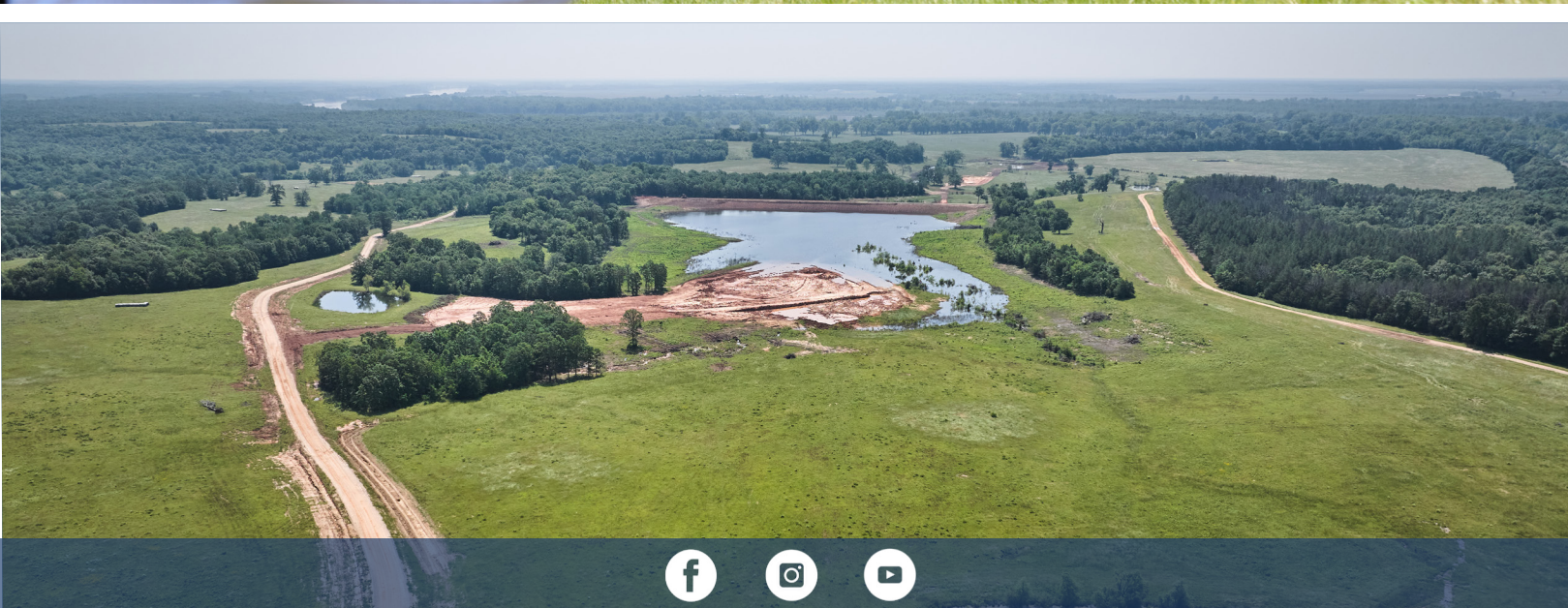
HPR has an abundance of water with 3 large lakes, miles of river frontage, year-round creek, ponds, and water service to all lots. Lake sizes range from 25-40 acres and are convenient for fishing and no-wake boating. Kiamichi River and live-water Gates Creek frontage provides many leisure possibilities. Hugo Lake is a 15 minute drive from HPR where owners will have access to a ranch-owned boat and a range of water activities.

UTILITIES

The ranch will be equipped with a full utility infrastructure as well as back-up utility options. Utilities will be placed underground in order not to obscure or alter the natural beauty and scenery of the ranch.

Ranch shown by appointment only.





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

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.

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.



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