

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BOSQUE CREEK RANCH

1,707± Acres | \$10,500,000 | Wharton County, Mackay, TX

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DESCRIPTION

Under 50 miles southwest of Houston, Bosque Creek Ranch is an exceptional cattle ranching opportunity with long term investment upside. The ranch boasts scenic views, with scattered timber consisting of oaks and pecans on approximately 600 acres of the property. Recreational potential is enhanced by two timber-lined creeks that tie back into the Colorado River bottom, an area rich in wildlife. This investment's long term value is enhanced by over a mile of freeway frontage on U.S. 59/Future I-69 and the adjacent Kansas City Southern rail line.

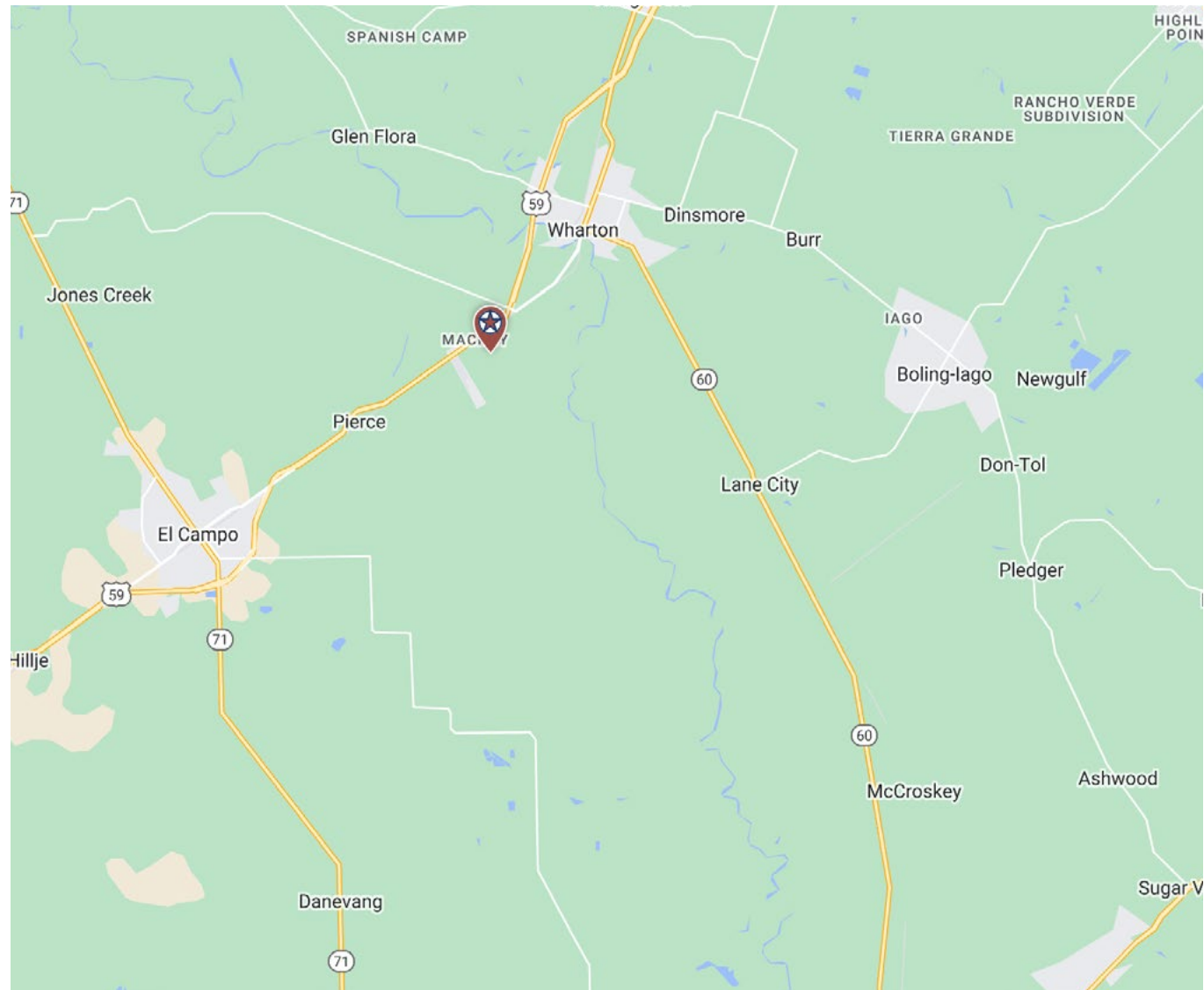
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LOCATION

The ranch is located at Mackay, 3.5 miles southwest of downtown Wharton, just west of the Colorado River. Entry to the ranch is from the northwestern border, which fronts the south line of U.S. 59 and the Kansas City Southern rail line for over a mile. The Wharton Regional Airport neighbors the ranch on the west (5,004' asphalt runway). The ranch has approximately 4,760 feet of frontage on County Road 448 which parallels the Union Pacific Railroad and US Highway 59.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Very fertile soils typical of Colorado River bottomland are found on the ranch, consisting predominantly of the highly productive Lake Charles Clay, Bernard Clay Loam, and Edna Loam.

At the time of this writing, the ranch is running 400 A.U. on approximately 1,342 acres of mostly native pasture, with residual improved Bermuda grass heavy in areas. The remaining 365 acres is currently devoted to bailing.

There are approximately 600 acres of the ranch that features beautiful scattered timber, dominated by mature pecans and live oaks. This area provides a corridor to the timbered draws on the ranch and excellent deer and hog habitat.

The topography is generally flat, draining from northwest towards the Colorado River to the south and east. Elevation is approximately 90 - 95 feet. Two small creeks/draws traverse the ranch.

WILDLIFE

Native game on the ranch include a healthy deer herd. Although rarely hunted in past, the deer are abundant in the hardwoods and brush areas of the ranch. The back of the ranch is located next to the heavily wooded Colorado River bottom which holds a high number of deer.

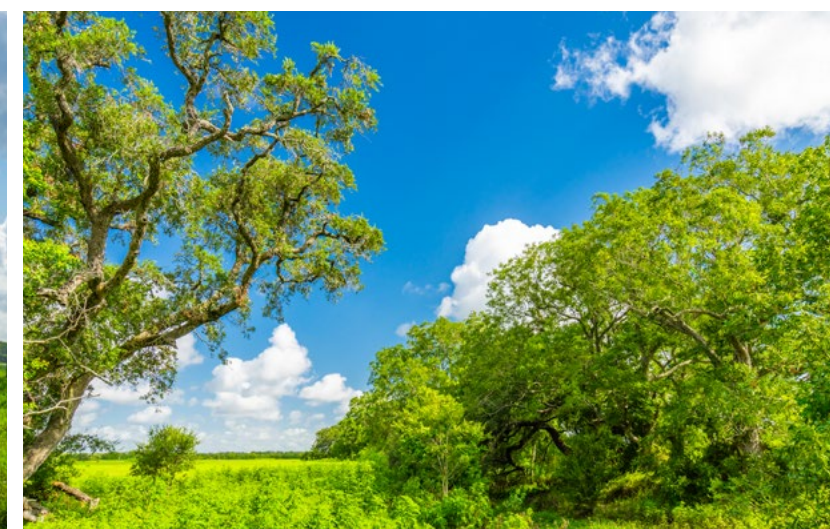
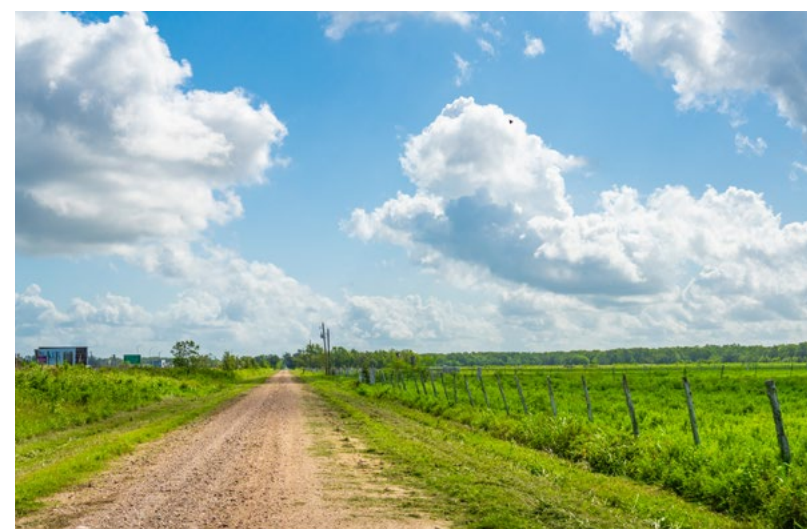
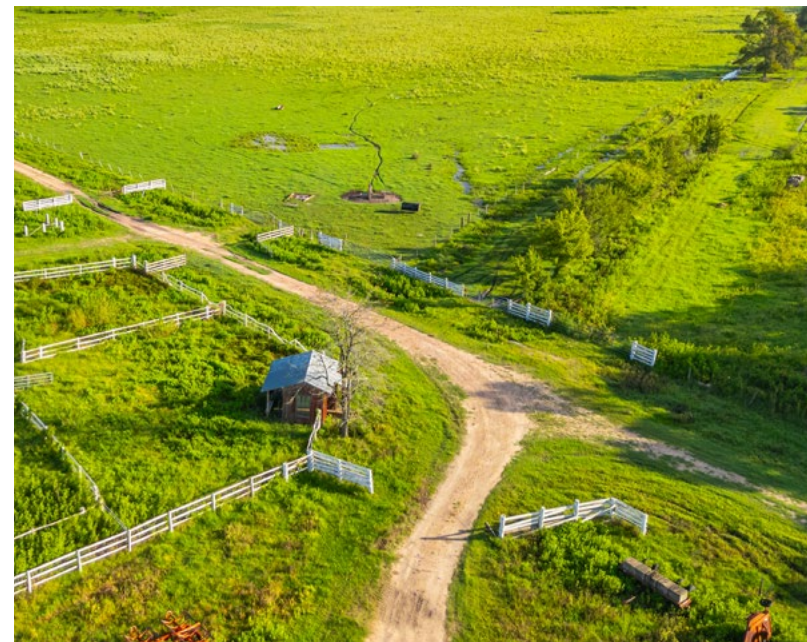
In addition there are numerous hogs, turkey, and dove to be found on the ranch for further sporting attraction.

This area is known for excellent waterfowl hunting, and with some additions of wetland units, would make an excellent waterfowl property during the winter months.

IMPROVEMENTS

The Cattle working facilities include centralized working corrals, multiple traps with covered sheds, covered pipe pens, and show barn. There is fairly extensive cross-fencing.

The ranch also features a ±6,000 SF drive-through barn/shop with a concrete slab.



WATER

There are 6 working electric domestic/livestock wells. Bosque Creek bisects the ranch for approximately 2.75 miles and generally holds water year round and is an excellent wildlife attractant.

ELECTRICITY

Electricity is found throughout the ranch.

MINERALS

Sellers have significant mineral ownership and they may be negotiable with the sale of the ranch.

NEARBY ATTRACTIONS

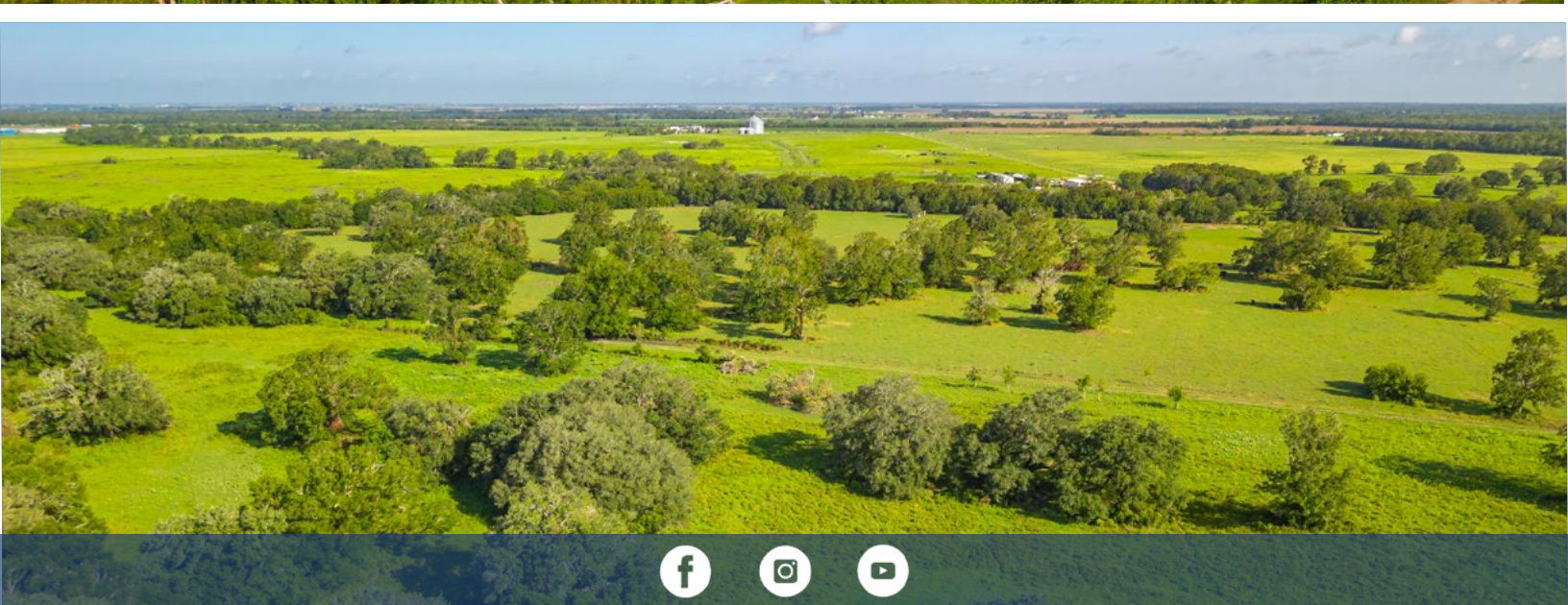
The Bosque Creek Ranch has a rich history. It was once owned by wildcatter Johnny B. Ferguson, who was a race horse breeder. The ranch was home to Top Deck and three time world champion Go-Man-Go (1956,'57,'58), who along with Mr. Ferguson, were inducted into the Quarter Horse Hall of Fame.

In 1959, then Senator Lyndon B. Johnson arranged a tour for a man viewed as likely to become a good, democracy supporting ally in the Caribbean. A barbecue was held, and this potential ally was presented with a prize racehorse from the ranch by Mr. Ferguson before his return to his home country. Unfortunately, the U.S. had misread the situation, and the man, Fidel Castro, went on to become the Communist Dictator of Cuba.

TAXES

2024 taxes are estimated at \$14,880.





Information About Brokerage Services

11-2-2015

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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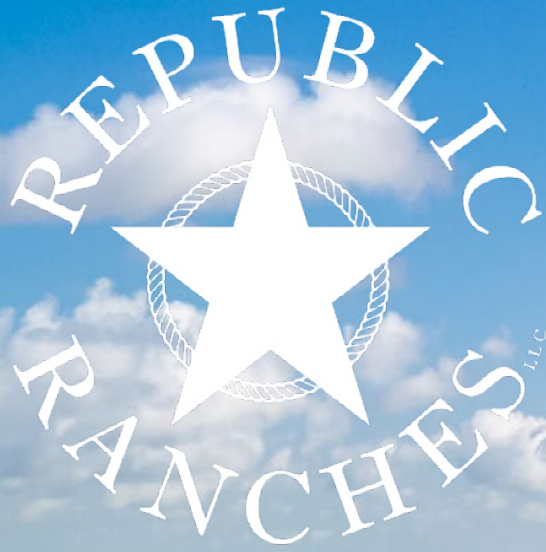
Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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